

**CITY OF MOUNT VERNON, NY**  
**DEPARTMENT OF BUILDINGS**

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**SHAWYN PATTERSON-HOWARD**  
Mayor

City Hall – One Roosevelt Square, Room 210  
Mount Vernon, NY 10550  
(914) 665-2483 Fax (914) 465-2988  
Email: [DOB@cmvny.com](mailto:DOB@cmvny.com)  
Website: [www.cmvny.com](http://www.cmvny.com)

**Patrick G. Holder, R.A.**  
Commissioner

**Hediye Mamak**  
1<sup>st</sup> Deputy Commissioner

**Markees Boisseau**  
2nd Deputy Commissioner

June 10, 2024

The Honorable City Council of the City of Mount Vernon  
City Hall  
1 Roosevelt Square  
Mount Vernon, New York 10550

THROUGH THE OFFICE OF THE MAYOR

**Re: Imminent Danger- Urgent Demolition of Unsafe Building**

To: The Honorable Council Members:

I respectfully request enactment of legislation approving the use of City funds for the emergency demolition of a property located at 205 South Fifth Avenue which is at high risk of collapsing if not demolished immediately. Said property, between 2008 to present had multiple fire incidents and complaints (see attached) from the neighbors, complaining of squatters, vermin and rodents going in and out of the building; falling debris from the building and sidewalk bridge; hall fires etc.... Recently on June 1<sup>st</sup>, 2024, there was a partial collapse of the retaining wall resulting in debris falling to the sidewalk and penetrating the existing sidewalk bridge. By way of background, this property, which is currently owned by the Mount Vernon Urban Renewal agency, was vacated due to structural instability back in February 2016. The property was deemed Unsafe & Dangerous at that time. Photographs of the property in its current condition are attached.

Previous violations on this building include an Article 21, section 21.01 "Unsafe Building" violation number 36390, was issued on December 3, 2009 (see attached). A conference was conducted with the owner and the Department of Buildings at the time.

Pursuant to Chapter 106 sub-section 5, "in cases where it is reasonably appears that there is immediate danger to the life or safety of any person unless an unsafe building is immediately repaired, vacated or demolished, the Commissioner shall cause the immediate repair, vacation or demolition of such unsafe building." The property located at 205 South Fifth Avenue is at high risk of collapse which, if not immediately remedied, may cause damage to neighboring buildings and property if a collapse should occur.

The emergency demolition work commenced on Friday, June 7, 2024, and what was required to make these conditions safe again included immediate asbestos investigation. This work was performed by Iron Foot Asbestos & Lead Investigations including expedited lab reports, at the cost of \$7,300.00; and full demolition of the structure located on the property, abatement of any asbestos-containing materials, and site clearance. We received three (3) estimates after inviting five companies to bid on this work. The work was performed by Capital Industries Corp., at the cost of \$618,300.00. A copy of the awarded contractor's estimate and the other two estimates that were not awarded is attached. In addition, an Air Quality Monitor consultant was required to be on site monitoring during the demolition. As the removal of debris is currently ongoing and the consultant is required to be on site during this phase, we are still expecting an invoice for this work after the site has been cleared.

Funds for this project are available through a transfer of \$250,00.00 from City Owned Property Capital (DPWH1620.2030930) Project ID (PHS-004) to the Zombie Home Demolition Project/Outside Contracted Services (A3620.405ARP) Project ID (PHS-006).

If this meets with approval of Your Honorable Body, I request that you enact this legislation declaring an emergency at 205 South Fifth Avenue and approving the use of funds to demolish the property.

Respectfully submitted.



Patrick G. Holder R.A.  
Commissioner  
Building Department

cc: Mayor, Corporation Counsel, City Clerk, Comptroller