



COUNTY OF DUTCHESS
DEPARTMENT OF PUBLIC WORKS
DIVISION OF BUILDINGS

**Condemnation Order in connection with the
NELSON HOUSE ANNEX,
28 MARKET ST. and
44 MARKET ST.
CITY OF POUGHKEEPSIE, COUNTY OF DUTCHESS**

WHEREAS, the County of Dutchess owns the attached structures located at 28 Market Street and 44 Market Street, and

WHEREAS, the structures located at 28 Market Street are a portion of the former Nelson House, which was constructed in 1876 and the former Nelson House Annex, which was constructed in 1930, and

WHEREAS, the structure located at 44 Market Street was constructed in the mid 20th century, and

WHEREAS, the structures located at 28 Market Street and 44 Market Street have been vacant since 1996, and

WHEREAS, the County of Dutchess commissioned a Building Conditions Assessment of 28 Market Street by Sen Architects, and

WHEREAS, Sen Architects and its sub-consultants, Robert Silman Associates (structural report) and Warren Panzer (environmental report) issued a report on the condition of the structures located at 28 Market St., and

WHEREAS, said reports indicated that the structures located at 28 Market Street have significant structural deficiencies, and

WHEREAS, Richard Carroll, CFPS, the Code Enforcement consultant for the Dutchess County Department of Public Works, and I conducted an exterior building review of 28 and 44 Market St., and

WHEREAS, Richard Carroll issued a letter dated September 12, 2012 stating “the buildings should be demolished as soon as feasible to preclude any further exposure to public safety”, and

WHEREAS, Michael C. Caldwell, M.D., Dutchess County Commissioner of Health, issued a letter dated August 28, 2007, which stated that the structures located at 28 Market St. contain mold and asbestos to such an extent which prohibits people from entering these structures unless they had proper respirator protection, medical clearance and asbestos awareness training, now,

THEREFORE, I, Joseph M. Beahan, Code Enforcement Officer for Dutchess County, and the Authority Having Jurisdiction over all structures owned by the County of Dutchess, hereby determines that the structures located at 28 and 44 Market Street, City of Poughkeepsie, County of Dutchess, are unsafe, unfit for human occupancy and pose a public safety concern as defined in Section 107 of the Property Maintenance Code of New York State, 2010 edition, and

FURTHER, I declare the structures located at 28 and 44 Market Street, City of Poughkeepsie, County of Dutchess to be condemned and recommend to County Executive, Marcus J. Molinaro, that these structures be demolished as soon as practicable.

Dated: September 24, 2012
Poughkeepsie, NY



Joseph M. Beahan,
Code Enforcement Officer for
the County of Dutchess
NYS #1208-7624