

**TOWN OF POUGHKEEPSIE  
DEMOLITION ORDER  
AND  
NOTICE OF PUBLIC HEARING**

**PLEASE TAKE NOTICE**, that pursuant to Town of Poughkeepsie Code Chapter 71, the premises at 195 Vassar Road, Town of Poughkeepsie, County of Dutchess, State of New York, Tax Grid No. 6259-01-469860 (“the Premises”), the owner of record being Kenneth Walters, 195 Vassar Road, Poughkeepsie, New York 12603, was inspected by Town of Poughkeepsie Building Inspector Bruce Flower on July 29, 2025, who reported that the structures on the Premises were inaccessible by the driveway, and that the structures are open, infested, subject to entry, unfit for human habitation or occupancy, and present a fire and public health hazard, which resulted in him recommending that the driveway be made accessible and the structures secured at ground level, demolished and removed, and

**WHEREAS**, on August 6, 2025, the Town of Poughkeepsie Town Board adopted the Report of Building Inspector Flower, copy annexed, which included a recommendation that the Town Board:

- Order the opening of the driveway access and the demolition and removal of the unsafe buildings by Owner, and the service by the Town of a Code §71-7 Notice.
- Set a public hearing for a further Town Board Order.
- Order the Owner to forthwith physically secure all structures on the property at ground floor level until the demolition can be completed, failing which the Town shall do so.
- Place all costs associated with this proceeding and Town Board Order per Code §71-11, Assessment of expenses, on the property.

and it directed that a Public Hearing on this Demolition Order be held, now therefore

**IT IS ORDERED** that the owner of 195 Vassar Road, which Premises has been found to be unsafe and dangerous as described in the Report and above, shall open the driveway to allow access, forthwith secure the structure at the ground floor level, failing which the Town shall do so, and demolish and remove all structures on the Premises in accordance with all Local, State and Federal laws rules and regulations, including the procurement of all required permits, which access, opening, demolition, permitting and work shall be commenced within thirty (30) days of the service of this Order, and if timely commenced shall be completed within sixty (60) days of service, and

**IT IS FURTHER ORDERED** that a Hearing regarding this Notice and Order and the required access and demolition will be held on August 20, 2025 at the Town of Poughkeepsie Town Hall, One Overocker Road, Poughkeepsie, New York 12603 in the public meeting room at 7:00 p.m., and

**IT IS FURTHER ORDERED** that all prior Resolutions, Orders and Notices regarding the Premises shall remain in full force and effect, including but not limited to Resolution 11:15 - #2 of 2023, the Order of November 17, 2023 filed in the Dutchess County Clerk’s Office on December 3, 2024, all directions and authorizations for the Town to obtain proposals, bids and contracts for asbestos and demolition services, which work may proceed pursuant to them, and

**PLEASE TAKE FURTHER NOTICE** that if the required permitting, access, demolition and opening are not timely commenced, or if timely commenced but are not timely completed, this Board may again provide for it to be done by Town employees and/or contractors, with all Town expenses to be assessed against the Premises pursuant to Town Code Chapter 71, NY Town Law Article 15 and NY Town Law §130 (16), and

**PLEASE TAKE FURTHER NOTICE** that the Town of Poughkeepsie reserves its right to proceed more rapidly with the remediation of this site if it is required, pursuant to Town Code §71-12.

Rebecca Edwards, Supervisor

Dated: Poughkeepsie, New York  
August 7<sup>th</sup>, 2025  
Felicia Salvatore, Town Clerk  
Town of Poughkeepsie

**RESOLUTION 8:6 - # 3 OF 2025**

WHEREAS, Building Inspector, Bruce Flower of the Town of Poughkeepsie has pursuant to Town Code §71-5 submitted an updated Unsafe Building Investigation Report dated July 30, 2025 (“The Report”, at Exhibit A) to the Town Board of the Town of Poughkeepsie regarding 195 Vassar Road, Town of Poughkeepsie, County of Dutchess, State of New York, Tax Grid No. 6259-01-469860 (the “Premises”), the owner of record being Kenneth Walters, 195 Vassar Road, Poughkeepsie, New York 12603, which Report shows that at the Premises the house, attached garage, enclosed porch and breezeway have accumulated rubbish, an inaccessible driveway and downed trees, are open at the doorways and windows, infested with insects and animals, accessible to and an attractive nuisance for minors under 18 years of age, a haven for vagrants, trespassers and illegal activity, have failed floors, a separated and disintegrating chimney and are otherwise unfit for human occupancy, by reason of which Inspector Flower has recommended that this Board direct that the Premises be made accessible by the Owner, that the structures on it be forthwith secured, and failing that that the Town do so, that the structures be demolished and removed, that the Town’s costs be assessed against the Owner, and that a hearing be scheduled; now therefore

BE IT RESOLVED, that the Town Board of the Town of Poughkeepsie does hereby waive a verbatim reading of The Report, directs that it be spread across the record as if it, in fact, had been read verbatim, and finds that the Premises and structures are unsafe and dangerous, and ORDERS that they be made accessible, forthwith secured at the ground floor, failing which the Town shall do so, and demolished and removed; and

BE IT FURTHER RESOLVED, that this Board directs that a Demolition Order and Notice of Public Hearing in substantially the form at Exhibit B, which includes Notice of a Public Hearing to be held on August 20, 2025 at 7:00 p.m. at the Town of Poughkeepsie Town Hall, One Overocker Road, Poughkeepsie, New York 12603, Notice that the required demolition, permitting and access work be started within 30 days of service of the Order and Notice, and if timely commenced shall be completed within 60 days of service, and Notice that the Town’s expenses of this proceeding, restoring the access and performing the demolition and removal may be levied on the Owner’s tax bill as provided in Town Code §71-11, Town Law Article 15, and Town Law §130(16), be served as provided in Town Code §71-8, and thereafter filed with the Dutchess County Clerk’s Office pursuant to Town Code §71-9, and

BE IT FURTHER RESOLVED, that all prior Reports, Notices, Orders and Resolutions relating to the Premises are incorporated and shall remain in full force and effect, including but not limited to Resolution 11:15 - #2 of 2023, and the Order of November 17, 2023 as filed with the Dutchess County Clerk's Office on December 3, 2024, and that all previous directions and authorizations for the Town to obtain proposals, bids and contracts for asbestos and demolition service and to proceed with the required work continue in effect.

Dated: August 6th 2025

Moved: Anne Burger

Seconded: Rebecca Edwards

Motion passes/ fails: Ayes 7 Nays 0

JEN/mem

t-7/28/2025

m-8/6/2025

	AYE	NAY	ABSTAIN
<u>PRESENT</u> /ABSENT Councilman Reuter	<u>✓</u>	___	___
<u>PRESENT</u> /ABSENT Councilwoman Laird	<u>✓</u>	___	___
<u>PRESENT</u> /ABSENT Councilwoman Burger	<u>✓</u>	___	___
<u>PRESENT</u> /ABSENT Councilman Cifone	<u>✓</u>	___	___
<u>PRESENT</u> /ABSENT Councilman Sharpe	<u>✓</u>	___	___
<u>PRESENT</u> /ABSENT Councilwoman Shershin	<u>✓</u>	___	___
<u>PRESENT</u> /ABSENT Supervisor Edwards	<u>✓</u>	___	___

# Town of Poughkeepsie

## BUILDING DEPARTMENT



ONE OVERROCKER ROAD

Phone: (845) 485-3655

POUGHKEEPSIE, NY 12603

Fax: (845) 486-7881

### UNSAFE BUILDING INVESTIGATION REPORT

July 30, 2025

Town of Poughkeepsie Town Board.

Re: 195 Vassar Road, Poughkeepsie, NY 12603 Grid # 5159-01-469860

This report is written in compliance with Chapter 71, Section 71-5, Investigation and report. Chapter 68, Section 68-32, sub-section(s) A, and B, Abatement of unlawful acts, of the Code of the Town of Poughkeepsie.

On July 28, 2025, a reinspection of the property was performed by myself to assess the current condition of the structure. This report is for the house, breezeway, attached garage and overall property which appear to be vacant and has been unoccupied since the building was condemned on February 21, 2020. The last Unsafe Building Investigation Report was produced by Deputy Building Inspector Wayne Cichon on January 27, 2022, and documents previous history leading to the condemnation of the structures. Below are the current conditions of the property and structure which existed at the time of inspection.

- The driveway on the property to the home from Vassar Road is blocked by overgrown trees and brush. There is no vehicle access on the property to the home currently. Overgrown brush on the property made inspection of the structure difficult, Trees and vines are blocking the view of the exterior structure.
- Home, garage and breezeway are not secured to prevent access by the vagrants and other trespassers. Additionally, the structure poses to be an attraction to minors under 18 years of age as a place to explore.
  - The door at the side of home near the garage is open allowing general public to enter the unsafe structure.
  - A window on the south side of home to basement is broken. This allows vermin and rodent harborage and infestation.
  - The breezeway area is not secured and needs a barrier to prevent access. Trespassers can walk directly into the breezeway area which has ceiling and roof damaged above.
  - Broken windows are allowing for infestation of insects and allow birds and other animals to nest inside the home.

Exhibit A

- A large tree had fallen on the roof of the home and caused damage to the roof structure. The tree was removed, and damage was covered by a tarp which currently is partially missing. The unprotected roof has allowed the roofing to further degrade and allows water to enter the home and rot the interior framing of the structure.
- The interior of the house, breezeway and garage still have accumulation of garbage on the floors as seen through window and doors from the exterior. The condition at interior prevents safe access for anyone to inspect the interior conditions, but some areas of the first floor already have failed and fallen into the basement.
- The following structural issues we also observed from the exterior.
  - The wall area near adjacent to the chimney on the north side of the home has opened further since the last inspection.
  - The chimney on the south side of the home is disintegrating. The concrete block continues to deteriorate from the winter freeze thaw cycles.
  - Ceiling and roof framing in the breezeway have been damaged from the fallen tree in the past.
  - Roof over side entry door to the home near the garage is not properly supported. A ladder is being used to help keep the roof in place and prevent it from falling.
  - Many areas of the soffit around the structure have rotten and are falling off the home.
  - There is roof damage on the house near the north chimney. As noted earlier, there is also a hole in the roof which allows water to enter the home.
- I have renewed the Building Departments posting of the structure as Condemned, Unsafe, and Unfit for Human Occupancy.

After inspecting the property and structure located at 195 Vassar Road, I request the Town Board:

- Order the opening of the driveway access, the demolition and removal of the unsafe buildings by Owner, and the service by the Town of a Code §71-7 Notice.
- Set a public hearing for a further Town Board Order.
- Order the Owner to forthwith physically secure all structures on the property at ground floor level until the demolition can be completed, failing which the Town shall do so.
- Place all costs associated with the Town Board Order as per Chapter 71-11, Assessment of expenses, on the property.

Respectfully submitted,



Bruce Flower  
Building Inspector

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Dated: Poughkeepsie, New York  
\_\_\_\_\_, 2025

\_\_\_\_\_  
Rebecca Edwards, Supervisor

Exhibit B