

**Appendix I:**  
**50 North Broadway Conditions Report**



June 20, 2022  
06252.0008

Mr. Ryan Sutherland  
AMS Acquisitions  
One Bridge Plaza  
Suite 840  
Fort Lee, NJ 07024

Education

Energy Utility

Healthcare

Public Works

Real Estate

Re: Structural Investigation  
50 North Broadway  
Yonkers, NY

Dear Mr. Sutherland,

Science & Technology

PS&S Engineering, PC has completed a visual structural inspection and public records investigation of the building at 50 North Broadway in Yonkers, NY. The intent of this investigation was to ascertain the structural integrity of the building and the feasibility of reusing the existing structure in any capacity. Due to the poor condition of the building, PS&S was not able to safely access the interior of the building. Therefore, all conclusions rely on exterior visual inspection from ground level and public records.

### **Building Summary**

The building is a two-story brick building with a basement, with brick party walls on two sides. The floors and roof consist of wooden beams spanning between the party walls and a single line of lally-column supported wood beams. There are no windows or doors remaining on the building, with all exterior openings partially covered with plywood. The brick façade was in fair condition at the first floor but several loose and missing bricks were observed at the parapet, indicating that bricks are highly prone to falling onto the sidewalk below.

While access to the inside of the building was unavailable so a structural assessment beyond the front façade was unable to be performed, extensive historic documentation was discovered pertaining to the structural condition of the building.

### **Summary of Public Records**

On July 27<sup>th</sup>, 2000 a City of Yonkers building inspector performed an inspection following a fire incident in the building. Numerous unsafe or dangerous conditions were discovered, including significant burn damage to wood beams, walls, and floors. A partial collapse of the roof and shattered windows were observed. The building was deemed unfit for use and ordered to be boarded up unless a structural engineer verified the structure was safe. No

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further documentation from this incident was discovered, and it is unknown if any repairs were made.

On January 25, 2012, a City of Yonkers building inspector performed an inspection following a partial building collapse at the rear of the building, which is likely due to the original fire damage 11 years earlier not being properly repaired.

On October 8, 2013, an additional building inspection was performed. The interior of the building was deemed unsafe for entry. A large hole approximately 8ft x 10ft was observed in the roof, along with various other structural and egress elements being in a severely deteriorated state. The building was found to be “in a dangerous condition and in immediate need of demolition”.

Following the 2013 report, a Building Permit was filed on October 22, 2013, for shoring and stabilizing the building, with drawings prepared by Dennis Douglas, PE, PC. It is unknown if this temporary shoring was installed.

A Building Permit was submitted on December 2, 2013, with full repair construction documents. The repair plans involved removing and replacing all wood floor and roof beams, in addition to constructing a new line of columns and girders adjacent to each party wall, so the new structure would be completely independent of the adjacent buildings. Diagonal cross bracing for a lateral force resisting system was also designed. It is unknown if any of this work was performed.

On March 15, 2022, a Notice of Violation was issued by the Department of Housing and Buildings pertaining to the loose bricks and plywood at the street side of the building. See existing photos in Appendix A, attached.

### **Findings and Conclusion**

PS&S concurs with the March 15, 2022, Notice of Violation that the façade and plywood at the front to the building poses an immediate threat to pedestrians below, and the sidewalk should be protected until it is removed or repaired.

While it is unknown if any of the repair work ordered by the City or proposed in the building permits was completed, no public records exist indicating any repair work has been performed and it is unlikely due to the present condition of the site. The most recent Building Permit was for a complete reconstruction of the building. In the 8 years since that Building Permit was filed, the structural condition of the building has certainly deteriorated even further.



Due to the discovered public records and visual inspection of the building, it is PS&S's recommendation that the entire building be demolished. To preserve and reuse any existing structural members or repair the front façade is practically and economically unfeasible, in our opinion. The single party walls on each side of the structure appear to be integral with the adjacent buildings, so care should be taken during demolition to avoid damage. A demolition permit including demolition and shoring drawings prepared by a Professional Engineer should be submitted to the City of Yonkers as soon as practical prior to any construction activity.

PS&S appreciates the opportunity to provide this letter and would be pleased to provide any additional engineering and architectural work required for this project. Please feel free to contact Greg Ranft (732) 584-0468 should you have any questions.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Greg Ranft'.

Gregory Ranft, P.E.  
Senior Engineer



# APPENDIX A

  

# SITE PHOTOS



Photo 1: View of existing roof from above. No signs of any repair or shoring work can be seen.



Photo 2: View of front face of building, showing plywood covering façade to prevent bricks from falling.





Photo 3: View of brick façade, showing missing bricks and mortar.