



VILLAGE OF FORT EDWARD

118 Broadway, P.O. Box 345, Fort Edward, N.Y. 12828
Phone (518) 747-4023 Fax (518) 684-2242
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BOARD OF TRUSTEES

Mayor Matthew Traver

Trustee Peter Williams

Trustee John Boucher, Jr.

Trustee Edward Carpenter

Trustee David Cutler

BOARD OF TRUSTEES OF THE VILLAGE OF FORT EDWARD COUNTY OF WASHINGTON, STATE OF NEW YORK

Resolution 15 of 2024-2025

RESOLUTION DECLARING PROPERTY LOCATED AT 62 CANAL STREET AND 50 EAST STREET TO BE SLUM AND BLIGHTED AND AUTHORIZING APPLICATION FOR FUNDING THROUGH THE 2024 CDBG VACANT PROPERTY CLEARANCE PROGRAM

Motion by: Trustee Carpenter Seconded by Trustee Boucher
Date: October 7, 2024

All ayes. Motion carried.

WHEREAS, the Board of Trustees of the Village of Fort Edward, Washington County, New York, recognizes the importance of maintaining the aesthetic, structural, and safety standards within our community; and

WHEREAS, the elimination of specific conditions of blight, deterioration, or safety hazards on a spot basis is crucial for the prevention of blight and the protection of adjacent properties or areas; and

WHEREAS, there exists in the Village of Fort Edward deteriorating, dilapidated, or blighted properties and/or buildings that pose a significant threat to public health and safety to residents and;

WHEREAS, a need exists to address and arrest the adverse conditions that have led to and perpetuate the identified deterioration, decay and blight and;

WHEREAS, the conditions found at the identified property or properties, as identified below, are consistent with the definitions for "slum and blight" as set forth by the United States Department of Housing and Urban Development (HUD) in 24 CFR Part 570 and;

NOW THEREFORE, BE IT

RESOLVED, the Village of Fort Edward Board of Trustees declares the two (2) specific location(s) identified below as "slum and blight" consistent with all Federal and State law and;

62 Canal Street, Fort Edward, NY 12828:

SBL: 171.6-1-25 / (See location map and photos attached)

Two-family home half a block south of East Street and across from the Canal Street Marketplace and Town and Village of Fort Edward Offices and Fire Department, and adjacent to the former original Champlain Canal that was subsequently filled in and converted to a Village street in the early 20th Century.

The home was abandoned by its former owners in the early 2000s and already in a deteriorated condition. The Village acquired the property by deed from Washington County, which foreclosed on the property for back taxes in 2009. The Village's Code Enforcement Officer has formally condemned the property due to structural deficiencies and safety hazards including a collapsing main roof, rotted foundation sill plate, and crumbling brick chimney. The interior is unsafe due to the suspected roof failure, and the house is a safety hazard for existing residential properties on either side as well as the Canal Street Marketplace across the street. The Village's code enforcement officer has identified that the exterior façade beneath the current siding is comprised of asbestos containing shingles and given the age of the structure is believe to contain lead paint. Due to the collapsing nature of the structure, an interior analysis cannot safely be performed.

50 East Street, Fort Edward, NY 12828:

SBL: 171.6-1-18 / (See location map and photos attached)

Former brick and wood-frame single-family home converted to 2-to-3 absentee-owned apartments in the 1980s or 90s; the house was vacated in approximately 2008 due to deteriorating structural conditions including roof leaks and infiltration of pigeons and other vermin through rotting fascia and soffit holes. Subsequent owners have attempted to gut the home to start renovations, with those efforts failing due to a lack of adequate financing, potential asbestos in plaster and insulation materials, and other obstacles. In addition, the property was gutted of copper piping and related valuable metals which was believed to have been sold for scrap, leaving the building in a state of lack of heat and utilities, which has further exacerbated the state of the structure.

The property was acquired by Washington County for back taxes in 2012 and has been marketed through the Fort Edward Local Development Corporation for reuse by qualified individuals and/or business owners seeking a mixed-use location in between Broadway (Route 4) and the Fort Edward Train Depot, with no serious interest or offers received in nearly 10 years. The house structure continues to deteriorate, creating a safety hazard for adjacent properties including a Hudson Headwaters Health Center and other viable residences on both sides of East Street. The Village's Code Enforcement Officer has deemed 50 East Street to be inhabitable, and the Village believes rehabilitation and reuse given the suspected presence of hazardous materials (asbestos and lead paint) and the substantial cost of structural and mechanical renovations to be prohibitive;

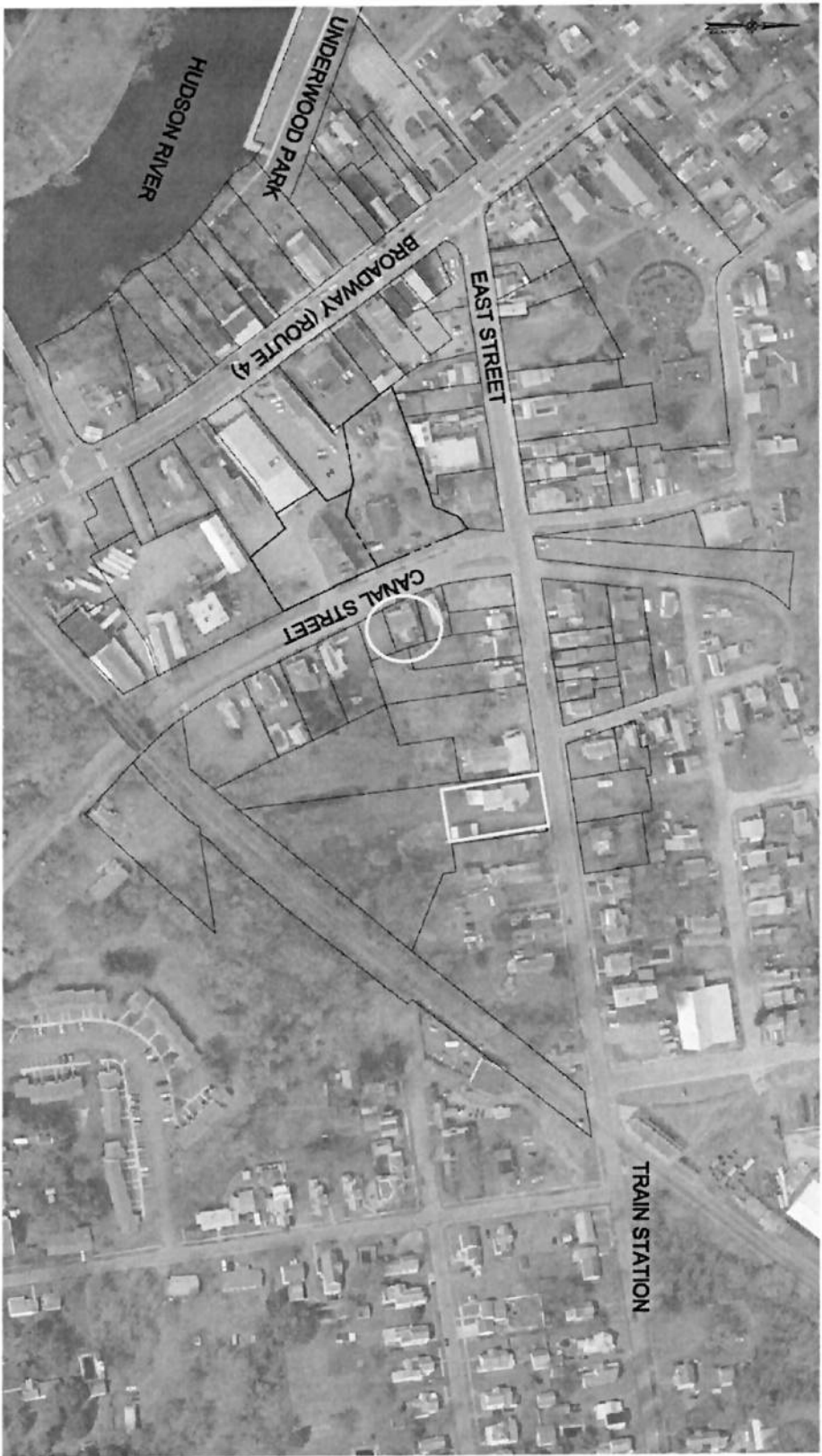
And be it further

RESOLVED, the Board of Trustees Village is adopting this Resolution to facilitate the proper abatement of hazardous materials and removal of the blighted structures to improve public health and safety for all Village residents if and when appropriate funding is available; and be it further

RESOLVED, that the Mayor is authorized to approve, execute and advance any documents or instruments necessary to carry out this resolution, including but not limited to applications for grants or other assistance; and be it further

RESOLVED, that this resolution shall take effect immediately.

This Declaration with attendant documentation is hereby enacted on Monday, the 7th day of October 2024 and takes effect immediately.



OVERALL AREA LOCATION PLAN
SCALE NOT TO SCALE

CANAL STREET MARKETPLACE

VILLAGE OF FORT EDWARD
WASHINGTON COUNTY - NEW YORK

SEPTEMBER 17, 2008

THE Charter Companies
Professional Services
100 West Street, Suite 200
Fort Edward, NY 12124
Tel: 518.537.1100
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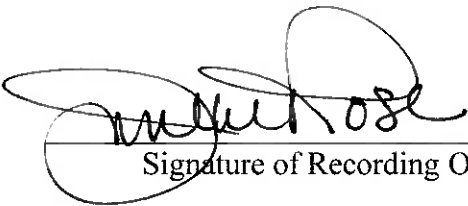
MAP PREPARED FOR
AVIATION ASSOCIATES
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FOR PRESENTATION PURPOSES ONLY

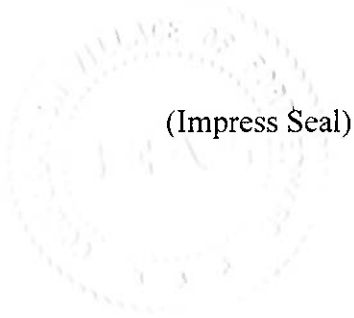
CERTIFICATE OF RECORDING OFFICER

That the attached RESOLUTION is a true and correct copy of the RESOLUTION, as regularly adopted at a legally convened meeting of the **Board of Trustees of the Village of Fort Edward**, duly held on the 7th day of October, 2024; and further that such RESOLUTION has been fully recorded in the Village Clerk's office located at the Village Offices, 118 Broadway, Fort Edward, NY 12828.

In witness thereof, I have hereunto set my hand this 8 day of October, 2024.



Signature of Recording Officer



(Impress Seal)

Village Clerk - Treasurer