

**TOWN BOARD OF THE TOWN OF TICONDEROGA
COUNTY OF ESSEX, STATE OF NEW YORK**

Resolution No. ____ of 2025
Adopted _____, 2025

Introduced by _____
who moved its adoption

Seconded by _____

**SUPPORTING AND REQUESTING REMOVAL OF CERTAIN PARCELS FROM THE
COUNTY TAX-FORECLOSURE AUCTION AND DONATION TO THE ESSEX
COUNTY LAND BANK**

WHEREAS, the parcels identified in *Exhibit A* are vacant, deteriorated, tax-delinquent and/or otherwise contributing to neighborhood blight within the Town of Ticonderoga; and

WHEREAS, returning problem properties to productive use, eliminating blight, supporting workforce/affordable housing, and enabling appropriate commercial reuse are compelling public purposes that promote public health, safety, and welfare; and

WHEREAS, the Essex County Land Bank (“ECLB”) is authorized under the New York Land Bank Act (N-PCL, Article 16) to acquire, hold, manage, and dispose of real property to accomplish these purposes; and

WHEREAS, donation of the parcels to ECLB will facilitate stabilization, demolition where necessary, rehabilitation, and disposition for the above public purposes; and

WHEREAS, this municipal action is a Type II action pursuant to 6 NYCRR §617.5(c)(25) (disposition/transfer of real property assistance), requiring no further SEQRA review;

NOW, THEREFORE BE IT RESOLVED, that:

- 1) The Town formally supports and requests that Essex County (Treasurer, Real Property Tax Services, County Attorney, and Board of Supervisors) remove the parcels listed in Exhibit A from the tax-foreclosure auction and donate fee title of said parcels to the Essex County Land Bank.
- 2) The Town Clerk is directed to forward certified copies of this Resolution to the Essex County Treasurer, Essex County Board of Supervisors, Essex County Attorney, Real Property Tax Services, and the Essex County Land Bank.
- 3) This Resolution shall take effect immediately.

EXHIBIT A — Parcels Proposed for Removal from Auction and Donation to ECLB

Address	Current Owner	Tax Due	SBL (Tax Map)	Acres	Account	Notes / Intended Path
105 Montcalm St	Kassidy	\$42,722.84	15480015043412100	—	—	Downtown commercial storefront; remove from auction and donate to ECLB for stabilization/rehab and productive reuse.
6 Battery	Crammond	\$76,468.90	150.51-6-1.000	0.20	711A101513	Last payment 9/12/2007; long-term blight. Demo & rebuild or parcel sale.
56 Lake George Ave	Palermo Holdings	\$30,875.20	150.51-10-41.000	0.50	711A106904	Severe disrepair; stop-work for no permits. Stabilize/rehab (code-driven).
7 Wiley	Laplanche	\$7,065.00	150.43-1-15.000	0.10	711A106006	Disrepair; code letter issued. Stabilize/rehab (life-safety).
21 Lake George Ave	Foote	\$16,589.12	150.59-1-2.000	0.34	711A101410	Duplex; chronic delinquency. Rehab for multi-gen/workforce (verify occupancy).