

(Fact Sheet Begins Next)

## Act Now to Continue Receiving Information About This Site!

DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites *electronically by email*.

If you would like to continue to receive information about the contaminated site featured in this fact sheet:

**You must sign up for the DER email listserv:**

[www.dec.ny.gov/chemical/61092.html](http://www.dec.ny.gov/chemical/61092.html)

DER cannot register your email address - only the email address owner can do so. If you already have signed up for the listserv for the county in which the site is located, you need do nothing.



### Why You Should Go “Paperless”:

- Get site information faster and share it easily;
- Receive information about all sites in a chosen county - read what you want, delete the rest;
- It helps the environment and stretches your tax dollars.

**If “paperless” is not an option for you**, call or write to the DER project manager identified in this fact sheet. Indicate that you need to receive paper copies of fact sheets through the Postal Service. Include the site name in your correspondence. The option to receive paper is available to individuals only. Groups, organizations, businesses, and government entities are assumed to have email access.



Department of  
Environmental  
Conservation

# FACT SHEET

Brownfield Cleanup Program

Saranac Lofts  
120 Broadway  
Saranac Lake, NY 12983

February 2022

**SITE No. C517015**  
NYSDEC REGION 5

## Where to Find Information

Access project documents through the DECinfo Locator  
<https://www.dec.ny.gov/data/DecDocs/C517015/> and at these location(s):

**Saranac Free Library**  
109 Main Street  
Saranac Lake, NY 12983  
(518) 891-4190

## Who to Contact

Comments and questions are welcome and should be directed as follows:

**Project-Related Questions**  
Kaleigh Zappia, Project Manager  
NYSDEC  
1115 State Route 86  
Ray Brook, NY 12977  
(518) 897-1241  
[kaleigh.zappia@dec.ny.gov](mailto:kaleigh.zappia@dec.ny.gov)

**Project-Related Health Questions**  
Stephen Lawrence  
NYSDOH  
Empire State Plaza-Corning Tower  
Albany, NY 12237  
(518) 402-0450  
[bee@health.ny.gov](mailto:bee@health.ny.gov)

**For more information about New York's Brownfield Cleanup Program, visit:**  
[www.dec.ny.gov/chemical/8450.html](http://www.dec.ny.gov/chemical/8450.html)

## Draft Investigation Work Plan for Brownfield Site Available for Public Comment

The public is invited to comment on a draft work plan being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to investigate the Saranac Lofts site ("site") located at 120 Broadway Saranac Lake, Franklin County. Please see the map for the site location.

**Draft Investigation Work Plan:** The draft investigation work plan, called a "Remedial Investigation Work Plan," (RIWP) was submitted to NYSDEC under New York's Brownfield Cleanup Program. The investigation will be performed by Parkview Development & Construction, LLC ("applicant") with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

**How to Comment:** NYSDEC is accepting written comments about the Draft RIWP for 30 days, from **February 9 through March 11, 2022**.

- Access the RIWP and other project documents online through the DECinfo Locator:  
<https://www.dec.ny.gov/data/DecDocs/C517015/>.
- Documents also are available at the location(s) identified at left under "Where to Find Information."
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area at left.

**Highlights of the Proposed Site Investigation:** The investigation will define the nature and extent of contamination in soil, soil vapor, groundwater and any other parts of the environment that may be affected.

Previous investigations have detected volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), and metals in soil on site. Low level soil vapor impacts also exist.

Key components of the investigation work include:

- Drilling and sampling soil borings to document soil conditions;
- Collecting exterior soil vapor and interior sub-slab soil vapor samples to further define on-site contamination and any potential off-site impacts; and
- Installing and sampling groundwater monitoring wells to document groundwater quality.

# BROWNFIELD CLEANUP PROGRAM

**Next Steps:** NYSDEC will consider public comments, revise the plan as necessary, and approve the work plan. NYSDOH must concur with the plan. After the work plan is approved, the activities detailed in the work plan will be implemented.

When the investigation is completed, a report will be prepared and submitted to NYSDEC that summarizes the results. NYSDEC will review the report, make any necessary revisions and, if appropriate, approve the report.

After the investigation, a proposed cleanup plan, called a "Draft Remedial Work Plan" will be developed. The cleanup plan will include an evaluation of the proposed site remedy or recommend a no action or no further action alternative. The goal of the cleanup plan is to ensure the protection of public health and the environment. NYSDEC will present the proposed cleanup plan to the public for its review and comment during a 45-day comment period.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

**Site Description:** The 1.11-acre site includes two tax lots (Lot 11 and 12) within the village of Saranac Lake. Lot 11 currently consists of a maintained yard. Lot 12 is comprised of a two-story tire shop and gravel parking lot. Lot 11 was previously a woodworking factory from 1916-1965. Lot 12 was developed as a filing station and automotive repair facility between 1916-1924. The tire shop that is currently on site has been in operation since 1969. Current development plans for the site include construction of affordable housing on Lot 11, and mixed use (commercial and affordable housing) on Lot 12.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C517015) at:

<https://www.dec.ny.gov/cfm/xtapps/derexternal/index.cfm?pageid=3>

**Brownfield Cleanup Program:** New York's Brownfield Cleanup Program (BCP) encourages the voluntary cleanup of contaminated properties known as "brownfields" so that they can be reused and redeveloped. These uses may include recreation, housing, business, or other uses. A brownfield site is any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

For more information about the BCP, visit:

<https://www.dec.ny.gov/chemical/8450.html>

*We encourage you to share this fact sheet with neighbors and tenants, and/or post this fact sheet in a prominent area of your building for others to see.*

## Stay Informed With DEC Delivers

Sign up to receive site updates by email:

<https://www.dec.ny.gov/chemical/61092.html>

Note: Please disregard if you already have signed up and received this fact sheet electronically.

## DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites:

<https://www.dec.ny.gov/pubs/109457.html>

# BROWNFIELD CLEANUP PROGRAM

## Site Location

