



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

Saranac Lofts
120 Broadway
Saranac Lake, Franklin County

SITE No. C517015

NYSDEC REGION 5

February 2023

Remedy Proposed for Brownfield Site Contamination

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 Lake 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

Project-Related Health Questions

Stephen Lawrence
NYSDOH
Empire State Plaza-Corning Tower
Albany, NY 12237
(518) 402-0450
beci@health.ny.gov

For more information about New York's Brownfield Cleanup Program, visit:

www.dec.ny.gov/chemical/8450.html

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), to address contamination related to the Saranac Lofts site ("site") located at 120 Broadway, Saranac Lake, Franklin County. Please see the map for the site location.

Based on the findings of the investigation, NYSDEC in consultation with the NYSDOH has determined that the site does not pose a significant threat to public health or the environment.

How to Comment: NYSDEC is accepting written comments about the proposed plan, called a "Draft Remedial Action Work Plan (RAWP)" for 45 days, from **February 22 through April 8, 2023.**

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

Draft Remedial Work Plan: The proposed unrestricted use remedy consists of:

- Building demolition to implement the remedy;
- Removing underground storage tanks;
- Performance of a Community Air Monitoring Program for particulates and volatile organic compounds;
- Excavation and off-site disposal of contaminated soils exceeding unrestricted use soil cleanup objectives;
- Dewatering and offsite disposal or discharge to the local wastewater system in compliance with municipal requirements;
- Treating contaminated groundwater through injection of chemical oxidants to degrade petroleum contamination;
- Importing clean material that meets the established soil cleanup objectives for use as backfill;
- Implementation of storm-water pollution prevention measures during remedial activities;
- Decommissioning of existing monitoring wells;
- Installation of new monitoring wells for post-remediation monitoring and sampling;
- Performance of a soil vapor intrusion evaluation at all new site buildings;
- Submission of a Final Engineering Report that describes remedial activities performed;

BROWNFIELD CLEANUP PROGRAM

- If Track 1 (unrestricted use) conditions are not met, the remedy would be a Track 2 cleanup (restricted residential). Track 2 would require the submission of a Site Management Plan to manage residual contamination and recording of an Environmental Easement.

The proposed remedy was developed by Parkview Development & Construction, LLC (“applicant”) after performing a detailed investigation of the site under New York’s Brownfield Cleanup Program (BCP).

A Remedial Investigation Report, which describes the results of the site investigation, was submitted prior to the Remedial Action Work Plan and is also available for review at the locations identified on Page 1.

Next Steps: NYSDEC will consider public comments, revise the cleanup plan as necessary, and issue a final Decision Document. NYSDOH must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The applicant may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

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 filling station and automotive repair facility between 1916-1924. The tire shop that is currently on site has been in operation since 1969. Drinking water to the area is municipally supplied.

The site is anticipated to be used for unrestricted use purposes following cleanup activities. 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 (<https://www.dec.ny.gov/cfm/external/derexternal/index.cfm?pageid=3>) by entering the site ID: C517015.

Summary of the Investigation: The primary contaminants of concern at the site are petroleum-related volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), and metals which are present site-wide in soil, groundwater, and soil vapor.

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: 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





Translation Available. Don't see your language? Ask!

English	To have this document translated into a language you can understand, contact the person below. There is no charge for the translation.
Español Spanish	Si necesita la traducción de este documento a un idioma que pueda entender, comuníquese con la persona indicada abajo. La traducción es gratis.
简体字 Simplified Chinese	如需將此文件翻譯成您能理解的語言版本，請聯絡下方人員。本次翻譯不收取費用。
Русский Russian	Чтобы получить перевод этого документа на понятный вам язык, свяжитесь с представителем, данные которого указаны ниже. Плата за эту услугу не взимается.
אידיש Yiddish	צו האבן די דאקומענט איבערגעטייטשט אין א שפראך וואס איר קענט פארשטיין, פארבינדט זיך מיט די פערזאן אונטן. די איבערטייטשונג איז פריי פון אפצאל.
বাঙালি Bengali	এই নথিটি আপনি বুঝতে পারেন এমন একটি ভাষায় অনুবাদ করতে, নিম্নলিখিত ব্যক্তির সাথে যোগাযোগ করুন। অনুবাদের জন্য কোন চার্জ দিতে হবে না।
한국어 Korean	이 언어를 본인이 이해할 수 있는 언어로 받아보려면 아래 담당자에게 문의하십시오. 번역료는 없습니다.
Kreyòl Ayisyen Haitian Creole	Pou yo ka tradwi dokiman sa nan yon lang ou ka konprann, kontakte moun ki anba a. Ou p'ap peye anyen pou tradiksyon an.
Italiano Italian	Per ottenere la traduzione di questo documento in un'altra lingua, contatti la persona indicata qui di seguito. La traduzione è gratuita.
العربية Arabic	لترجمة هذا المستند إلى لغة يمكنك فهمها، تواصل مع الشخص أدناه. لا يتم تطبيق رسوم مقابل الترجمة.
Języki Polski Polish	Aby uzyskać tłumaczenie tego dokumentu na język, który jest dla Ciebie zrozumiały, skontaktuj się z poniższą osobą. Za tłumaczenie nie jest pobierana żadna opłata.

Contact: Kaleigh Zappia, (518) 897-1241, kaleigh.zappia@dec.ny.gov