



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

Saranac Lofts
120 Broadway
Saranac Lake, Franklin County

SITE No. C517015
NYSDEC REGION 5

July 2023

Where to Find Information

Access project documents through the DECinfo Locator and at these location(s):

<https://www.dec.ny.gov/data/DecDocs/C517015/>

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

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Project-Related Health Questions

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

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

Environmental Cleanup to Begin at Brownfield Site

Action is about to begin that will 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. The cleanup activities will be performed by Parkview Development & Construction, LLC ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has determined that the Remedial Action Work Plan (RAWP) protects public health and the environment and has approved the plan.

- Access the approved RAWP and other project documents online through the DECinfo Locator:
<https://www.dec.ny.gov/data/DecDocs/C517015/>.
- Documents are also available at the locations identified under "Where to Find Information" at left.

Remedial activities are expected to begin in July 2023, and last about six months. The main contaminants of concern are petroleum-related volatile organic compounds in soil and groundwater.

Highlights of the Upcoming Cleanup Activities: The goal of the cleanup action for the site is to achieve cleanup levels that protect public health and the environment. The key components of the unrestricted use remedy are:

- Building demolition to implement the remedy;
- Removal of suspected underground storage tanks in accordance with local, state and federal regulations;
- Performance of a Community Air Monitoring Program (CAMP) for particulates and volatile organic compounds;
- Excavation and off-site disposal of contaminated soils exceeding unrestricted use soil cleanup objectives;
- Dewatering and offsite disposal of groundwater in compliance with state and municipal requirements;
- Treating contaminated groundwater through injection of chemical oxidants to degrade petroleum contamination;
- 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;

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- Collection and analysis of post-remedial soil samples to evaluate the effectiveness of the remedy;
- Importing clean soil that meets the established soil cleanup objectives for use as backfill; and
- Performance of a soil vapor intrusion evaluation at all new site buildings.

A site-specific health and safety plan (HASP) and a CAMP will be implemented during remediation activities. The HASP and CAMP establish procedures to protect on-site workers and residents and includes required air monitoring as well as dust and odor suppression measures.

Next Steps: After the applicant completes the cleanup activities, they will prepare a Final Engineering Report (FER) and submit it to NYSDEC. The FER will describe the cleanup activities completed and certify that cleanup requirements have been achieved or will be achieved.

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the FER. NYSDEC will then issue a Certificate of Completion (COC) to the applicant. The applicant would be able to redevelop the site in conjunction with receiving a COC. In addition, the applicant would be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

NYSDEC will issue a fact sheet that describes the content of the FER. The fact sheet will identify any institutional controls (for example, environmental easements) or engineering controls (for example, a site cover) necessary at the site in relation to the issuance of the COC.

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 former 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 former tire shop that is currently on site

had been in operation from 1969 to 2022. Drinking water to the area is municipally supplied.

The site is anticipated to be used for mixed use residential and commercial, including parking and sidewalks.

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/dereexternal/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 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>

Site Location





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