



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

Saranac Lofts
120 Broadway
Saranac Lake, NY 12983

SITE No. C517015

NYSDEC REGION 5

September 2022

Report Recommends Cleanup of 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 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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Albany, NY 12237
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bee@health.ny.gov

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

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

The New York State Department of Environmental Conservation (NYSDEC) is reviewing the Remedial Investigation Report for the Saranac Lofts site ("site") located at 120 Broadway, Saranac Lake, Franklin County. Please see the map for the site location.

Remedial Investigation Report: The Remedial Investigation Report (RIR) describes the results of the site investigation and recommends development of a remedy to address the contamination that was found. The RIR was submitted by Parkview Development & Construction, LLC ("applicant").

- Access the RIR and other project documents online through the DECinfo Locator:
<https://www.dec.ny.gov/data/DecDocs/C517015/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

Highlights of the Remedial Investigation Report: Volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), per- and polyfluoroalkyl substances (PFAS) and metals were detected in subsurface soils and groundwater at concentrations above their applicable standards, criteria, and guidance values. Soil vapor sampling indicated that VOCs were detected in all samples analyzed. The compounds are mainly present at depths up to five feet below grade and are likely the result of past site uses.

Next Steps: NYSDEC will complete its review, make any necessary revisions and, if appropriate, approve the investigation report. The approved report will be made available to the public (see "Where to Find Information" at left). The applicant may then develop a cleanup plan, called a "Remedial Action Work Plan." This plan describes how contamination will be addressed, with NYSDEC and NYSDOH overseeing the work. NYSDEC will present the draft 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

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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 restricted residential 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 (by entering the site ID, C517015) at:

<https://www.dec.ny.gov/cfmx/extapps/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 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>

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Site Location





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