



FACT SHEET

Environmental Restoration Program

Site E517007: 400 Upper Broadway Site
Village of Saranac Lake, Franklin County, NY

December 2009

No Further Action Remedy Proposed for Village of Saranac Lake Brownfield Site; Public Comment Period and Public Meeting Announced

The public is invited to comment on a No Further Action (NFA) remedy proposed by the New York State Department of Environmental Conservation (NYSDEC) to address contamination related to the 400 Upper Broadway Site (site). The site is located at 400 Upper Broadway in Saranac Lake, Franklin County. See map on page 4 for site location.

The Proposed Remedy

Based upon limited human exposure potential and negligible environmental impacts, the remedy proposed for the site is to take no further action with site management. NYSDEC developed the proposed remedy after the Village of Saranac Lake investigated the site and analyzed potential alternatives to address contamination under New York's Environmental Restoration Program.

The proposed remedy is described in a draft cleanup plan called a "Proposed Remedial Action Plan." The document is available for public review at the locations identified on Page 3. The document also is available on the NYSDEC web site at www.dec.ny.gov/chemical/37562.html.

Environmental Restoration Program:

New York's Environmental Restoration Program (ERP) reimburses municipalities for their costs to investigate and clean up municipally owned contaminated properties. Once cleaned up, the properties may be redeveloped for commercial, industrial, residential or public use.

A **brownfield** is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination.

For more information about the ERP, visit:
www.dec.ny.gov/chemical/8444.html

Public Meeting

Tuesday, December 15
7 pm

Village of Saranac Lake Offices
3 Main Street
Saranac Lake, New York

NYSDEC invites you to a public meeting to discuss the no further action remedy proposed for the site. You are encouraged to provide comments at the meeting, and during the 45-day comment period described in this fact sheet.

How to Comment

NYSDEC is accepting written public comments about the proposed remedy for 45 days, from December 2, 2009 through January 15, 2010. Submit written comments to:

Michael McLean, P.E.
New York State Department of Env. Conservation
P.O. Box 296
Ray Brook, NY 12977
mpmclean@gw.dec.state.ny.us

Background

NYSDEC previously accepted an application from the municipality to participate in the Environmental Restoration Program. The application proposes that the site will be used for restricted residential usage.

The site consists of two contiguous parcels of land that are addressed as 400 Upper Broadway in the Village of Saranac Lake, Franklin County, New York. The site consists of approximately 2.6 acres of vacant undeveloped land which is mainly wooded and contains wetlands on the western portion. The project site is bordered to the north by the First Christian Church; to the east by residential dwellings and Upper Broadway; to the south by wooded, undeveloped land; and to the west by NYS Route 86 (Lake Colby Drive). Lake Colby is located approximately 2,000 feet west of the site.

The site has historically been used for commercial and manufacturing activities including automotive and boat repair, manufacturing of aircraft landing gear and land mine fuses during World War II, and utility company operations. Petroleum fuels, solvents, PCBs and heavy metals may have been used in association with these historic activities at the site. Since the late 1960s, the site has been vacant and the northern parcel was reportedly used as a solid waste disposal area (dump) by unknown entities for 5 to 10 years before being prohibited. No site investigations were done prior to the current Village of Saranac Lake 2007-2008 investigation.

Summary of the Proposed Remedy

The proposed remedy represents the alternative preferred by NYSDEC and the New York State Department of Health (NYSDOH) for the site. The draft cleanup plan has several goals:

- identify cleanup levels to be achieved;
- explain why NYSDEC and NYSDOH believe the proposed remedy will protect public health and the environment; and
- provide a detailed description of the proposed remedy.

During the course of the 2007-2008 investigation certain actions, known as interim remedial measures (IRMs), were undertaken in response to the threats identified above. Initial improvement work, officially known as an IRM is conducted at a site when a source of contamination or exposure pathway (the way in which a person may contact contamination) can be effectively addressed without extensive investigation and evaluation. The IRMs undertaken at this site included the segregation, sampling and off-site disposal of several 55-gallon and 20-gallon drums and their contents; and the sampling and off-site disposal of a 1,000 gallon aboveground storage tank and its contents.

The proposed use and development of the property is restricted residential, which will also permit commercial or industrial uses. The remedy requires on the northern portion of the site (LOT 3) that there be two feet of soil with contaminant concentrations below restricted residential values. This requirement may be achieved either by excavation and disposal of contaminated surface soil, or importing clean soil from off-site to be used as cover.

Next Steps

NYSDEC will consider public comments as it finalizes the no further action remedy for the site. The selected remedy will be described in a document called a "Record of Decision" that will explain why the remedy was selected and respond to public comments. This document will be made available to the public (see "Where to Find Information" below).

As the NFA remedy includes site management, the municipality may be required by NYSDEC to implement a site management plan. The plan will ensure protection of public health and the environment by describing any necessary engineering and/or institutional controls and how they would be effectively maintained. The municipality also would be required to file an Environmental Easement that identifies the restrictions on use of the site and any institutional/engineering controls. The easement would give NYSDEC the ability to assure compliance with these restrictions and controls. When the municipality has met these requirements to NYSDEC's satisfaction, NYSDEC would issue a document to the municipality called a Certificate of Completion. This document would release the municipality from liability related to the site and allow the site to be re-used. NYSDEC and the municipality will keep the public informed as the project is conducted and completed.

FOR MORE INFORMATION

Where to Find Information

Project documents are available at the following location(s) to help the public to stay informed. These documents include the draft cleanup plan for the site, called the "Proposed Remedial Action Plan."

Village Clerk's Office
Power and Light Building
3 Main Street, Suite 1
Saranac Lake, NY 12983
518-891-4150
Hours: M-F 8 AM to 4:30 PM

Saranac Lake Free Library
109 Main Street
Saranac Lake, NY 12983
518-891-4190
Hours: M-Sat 10 AM to 5:30 PM
Thurs 10 AM to 8 PM

Who to Contact

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

Project Related Questions

Michael McLean, P.E.
NYSDEC
P.O. Box 296
Ray Brook, NY 12977
518-897-1242
mpmclean@gw.dec.state.ny.us

Site-Related Health Questions

Ian Ushe
New York State Department of Health
Bureau of Environmental Exposure Investigation
547 River Street
Troy, NY 12180-2216
518-402-7880
ziu01@health.state.ny.us

If you know someone who would like to be added to the site contact list, have them contact the NYSDEC project manager above. 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.



Figure 2: Site Features Map, 2003 Aerial Photography

Town of Harristown

Franklin County, New York

Map Notes:
 Full Color Aerial Photography Flown April, 2003.
 Photo Resolution: 1 ft/pixel.
 Horizontal Photo Accuracy: +/- 4 ft.



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 "Integrity" and "Service" are the hallmarks of C.T. Male Associates, Inc. and its subsidiaries.

Scale: **1 inch = 204 feet**

Project Number: 07-1002
 Data Source: NYGIS Clearinghouse
 Projection: SP NAD83 NYE PL



Date: June 19, 2009
 User Name: JCS
 File Name: SaratocSite2003.mxd