Suozzo, Doty & Associates
PROFESSIONAL ENGINEERING, PLLC

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September 15, 2026

Ms. Katrina Glynn
Village of Saranac Lake
Community Development Director
39 Main Street, Suite 9
Saranac Lake, NY 12983

RE: NYS OGS 46219 – APA Headquarters
SDA Project #25-059
SEQRA Full EAF Supporting Document

Dear Ms. Glynn:

Suozzo, Doty & Associates Professional Engineering, PLLC (SDA) is providing the following support document to the SEQRA Full EAF (FEAF). This support document provides additional information in support of the responses provided in the FEAF.

This letter first provides a short narrative on Classifying the Action along with a list of potentially involved agencies and their contact information for determining potential lead agency status. Second, the letter generally discusses state agency and Village projects local level approvals. Third, the document provides additional information in support of the responses provided in the FEAF in the same sequence as the FEAF. Supporting appendices to the FEAF are also provided as an attachment to the letter.

Thank you for your time and consideration of this matter. Please call our office with any comments or questions.

Sincerely,

Richard M. Adams
Project Manager
(518) 240-6293

Classifying the Action

This project could be considered a Type I action.

Therefore, it is our recommendation that this project is treated as a Type I action, and that coordinated review is conducted.. The following agencies should be coordinated with for lead agency status. We respectfully request the Village, after submitting lead agency notifications, directly call each agency so as to expedite the lead agency status determination process.

Involved Agency List:

NYS APA
P.O. Box 99
1133 NYS Route 86
Ray Brook, NY 12977

NYS OGS
35th Floor, Corning Tower
Empire State Plaza
Albany, NY 12242

Village of Saranac Lake
Village Trustees
39 Main Street, Suite 9
Saranac Lake, NY, 12983-1733

NYS DOH
Marlene R. Martin, P.E.
Regional Water Engineer
NYS DOH Saranac Lake District Office
marlene.martin@health.ny.gov

NYS DEC, Region 5
Regional Permit Administrator
PO Box 296
1115 NYS Route 86
Ray Brook, NY 12977-0296
phone: 518-897-1234
dep.r5@dec.ny.gov

Franklin County Planning Department
Franklin County Courthouse
355 West Main Street
Suite 456
Malone, New York 12953
countymanager@franklincounty.gov

Army Corps of Engineers, NYS Field Office
US Army Corps of Engineers
New York District
Upstate Regulatory Field Office
ATTN: CENAN-OP-RU, Bldg. 10, 3rd Floor North
1 Buffington Street
Watervliet, NY 12189-4000
cenan.rfo@usace.army.mil

USF&W, Regional Office:
Tim Sullivan
US Fish and Wildlife Service
New York Field Office
3817 Luker Road
Cortland, NY 13045
fw5es_nyfo@fws.gov
tim_r_sullivan@fws.gov

State Agency and Village Projects Local Level Approvals

It is noted that since the project sponsor is NYS Office of General Services for (SEQRA purposes) and NYS Adirondack Park Agency (in general), and the property owner is Village of Saranac Lake, this project would not be subject the local approval process (e.g. area variances and site plan approval). However, the APA is submitting this project to the Village of Saranac Lake Development Board for review, as a matter of good faith/professional courtesy.

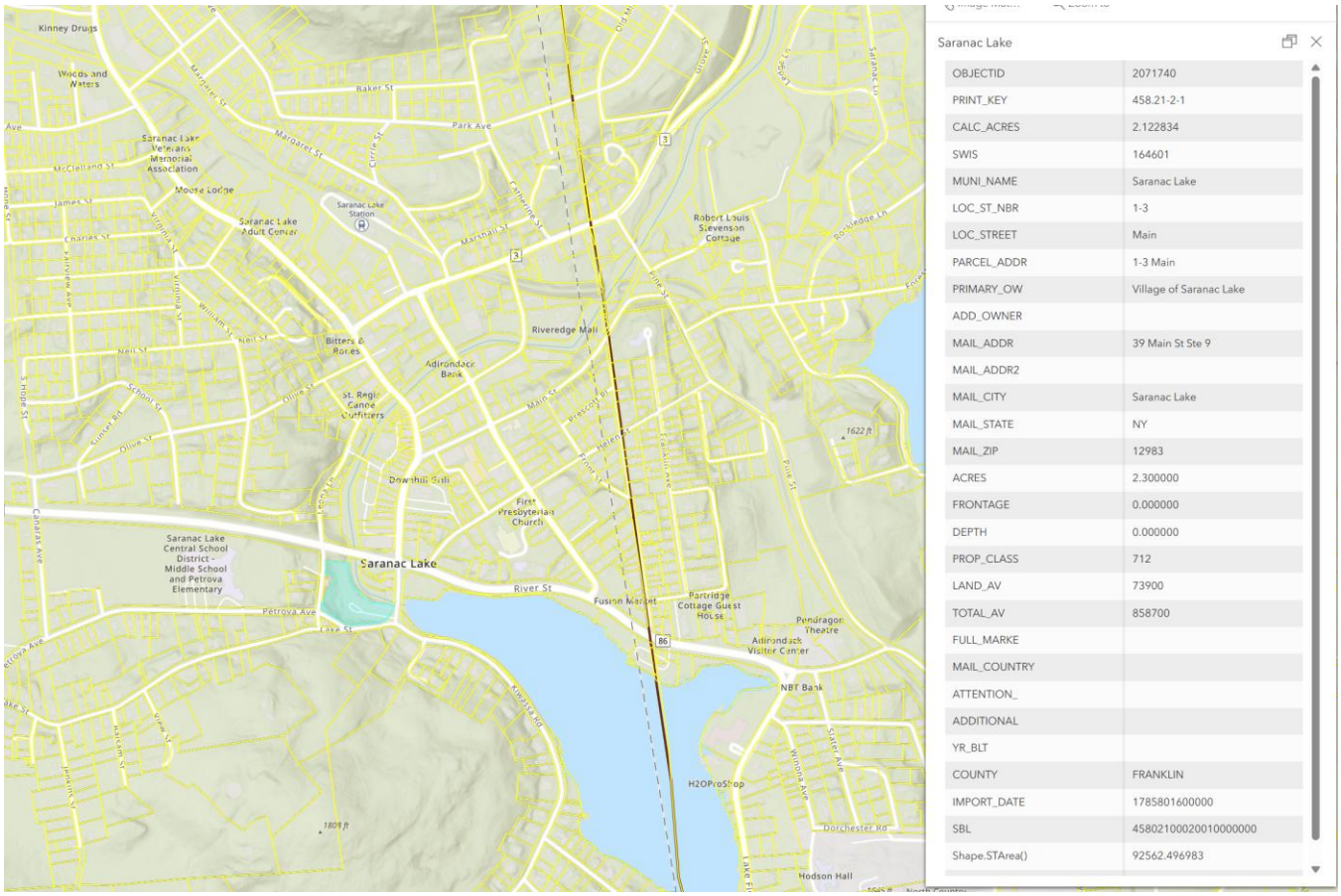
FEAF Supporting Information

In accordance with Section F of the FEAF, the following narrative and appendices are provided to clarify the project. The Appendices provided are listed below.

- Appendix 1: Pre-Renovation Asbestos, Lead-Based Paint, and PCB Caulk Survey, prepared by Bergmann, dated January 30, 2024
- Appendix 2: Phase I Environmental Site Assessment APA Headquarters Feasibility Study – Phase I EAS, prepared by Bergmann, dated August 16, 2023
- Appendix 3: Phase II Environmental Site Assessment Report APA Headquarters Feasibility Study, prepared by Bergmann, dated October 26, 2023
- Appendix 4: Lead in Potable Water & PCB Wipe Test, prepared by Bergmann, dated February 2, 2024
- Appendix 5: Wetland/Watercourse Delineation & Preliminary Threatened and Endangered Species Habitat Study Report, prepared by Bergmann, dated September 5, 2023
- Appendix 5a: Non-jurisdictional letter from the Adirondack Park Agency, dated October 6, 2023.
- Appendix 5b: Letter titled Adirondack Park Agency Headquarters on Saranac Lake Outlet, prepared by the US. ACOE Upstate New York Section, dated October 3, 2024
- Appendix 6: ITE Trip Generation Estimates, undated, prepared by Suozzo, Doty, & Associates
- Appendix 7: DEC Environmental Remediation Database results for nearby site 517015.
- Appendix 8: Phase 1A Literature Search & Sensitivity Assessment – Adirondack Park Agency Headquarters Relocation Project, prepared by Hudson Cultural Services, dated September 2026.

FEAF Section A Project and Applicant/Sponsor Information

General Location Map



Brief Description of Proposed Action

The project site is in the Village of Saranac Lake at 1-3 Main Street, parcel 458.21-2-1. The property is owned by the Village of Saranac Lake. The project includes the interior renovation (and incidental, minor exterior renovation), of the existing buildings that include the historic Paul Smith's Electric Light & Power building. The existing building's total gross floor area will be unchanged and remain at approximately 10,650 square feet. The project also includes the construction of a new building at the same parcel. The new building will be 3-stories with an approximate total gross floor area 16,080 square feet. Therefore, the total complex will have a total gross floor area of approximately 26,730 square feet. The combined complex will be the NYS Adirondack Park Agency Headquarters (leasing the site from the property owner the Village of Saranac Lake). Access to the site will be provided from the existing curb cut on Main Street.

The majority of site will be redeveloped including the existing impervious surfaces. The existing asphalt driveway and concrete walks will be excavated to support the new site layout. Portions of the existing Village of Saranac Lake sanitary sewer main will be relocated to support the layout of the new building. The existing building sanitary sewer lateral will be upgraded/replaced. A new sanitary service lateral will be provided for

the new building. The water service lateral to the existing building will be upgraded/replaced. A new water service lateral will be provided to the new building. Water service will continue to be provided by the Village of Saranac Lake from an existing water main on Main Street at the project site entrance (please note some minor disturbance may occur in the Main Street right-of-way to support upgraded water service connection). For stormwater and drainage, the project will subject the redevelopment requirements of the SMDM and will be subject to the NYS DEC SPDES for Construction Activities. Stormwater will be treated/mitigated on site. Existing storm drain pipes that are affected by construction activities will be replaced. Treated site stormwater will eventually be conveyed towards and eventually be discharged to the Saranac River on-site. The site layout will include 56 parking spaces and 4 handicap accessible spaces for a total of 60 parking spaces. The proposed asphalt driveway will facilitate access to both buildings. Concrete sidewalks will be constructed and provide ADA accessibility between the existing and proposed building. A bicycle rack will be provided. Exposed pervious areas will be finished with grass or landscaping. A new sign will be located near the site entrance. Concrete walk will re-establish connection to the existing bridge to HydroPoint Park and the River Walk. A striped walkway will re-establish connection to the existing trail on the northern extent of the site. Site lighting will be provided with light posts. A new transformer pad will be provided. Electrical vehicle charging spaces will be provided. Electrical, plumbing, and heating, air conditioning and ventilation will be provided in support of the existing and new building. A new soil nail retaining wall will support the layout of the new building.

FEAF Section B Government Approvals

a. City Council, Town Board, or Village Board of Trustees:

Property lease. Property lease is included in this section to generally reference the Village execution of property lease with the APA.

b. City, Town or Village Planning Board or Commission:

Village of Saranac Lake (VSL) Development Board Site Plan Approval

c. City, Town or Village Zoning Board of Appeals

VSL Development Board (Area Variances)

d. Other local agencies

VSL DPW (approval for water and sanitary sewer service)

e. County agencies

Unified Franklin County Planning Referral (GML 239-m)

f. Regional agencies

None.

g. State Agencies

APA (Public Use Application); NYS DEC (401 WQC); NYS Office of General Services (design, construction, funding approvals); NYS DEC GP-0-25-001; NYS Department of Health (potential)

Please note that the Division of Budget and Office of State Comptroller were not included in the section as their involvements is strictly routing funding allocation and discretionary approvals.

h. Federal Agencies

Army Corps of Engineers (potential Nationwide Permit or Section 404). US Fish and Wildlife Service (potential).

FEAF Section C Planning and Zoning Actions

Section C.2 Adopted land use plans

Section C.2.a

Please note, the Village's designated engineer provided a compliance review document on August 5th, 2026 based on the preliminary submission of the site plan. The Village's designated engineer provided a comment that stated, "*Proposed redevelopment appears consistent with the purpose of District E and advances applicable goals of the Village Comprehensive Plan, including historic preservation, adaptive reuse, downtown reinvestment, and maintenance of a vibrant mixed-used downtown environment*."

Section C.2.b

Olympic Trail Scenic by-way (potential): this project improves accessibility to the VSL River Walk including ADA accessibility.

Northern Forest Canoe Trail: This project improves accessways for the Lake Flower to Saranac River carry, and increased/improved signage.

Clean Water Plan: Lake Champlain watershed, TMDL/HAB Action Plan: The redevelopment project meets the water quality and quantity requirements of the NYS DEC SMDM and provides stormwater treatment where none currently exists.

Adirondack Park: Redevelopment project, historic building preservation, improves accessibility to public resources, improves runoff to a Recreational River (Saranac River), development encouraged in Hamlets.

Village of Saranac Lake Park Vision Plan (2018) River Walk Park: Improves wayfinding/signage, improves connection to the River Walk with redevelopment including improved ADA accessibility. Historic building preservation of the historic Paul Smith building that is in close proximity to the walk. Adds bike storage where none currently exists. Adds delineated path to Beaver River Park. Provides stormwater treatment where none currently exists.

Village of Saranac Lake Final Bicycle + Pedestrian Trail Master Plan: Improves wayfinding/signage, improves connection to the River Walk with redevelopment included improved ADA accessibility. Historic building preservation of Paul Smith building that is in close proximity to the walk. Adds bike storage where none currently exists.

Village of Saranac Lake 2025 Capital Improvement Plan and 3 Main Street Historic Assessment : Renovation of the historic 1-3 Main Street building achieved with this project.

Village of Saranac Lake 2022 Village's Energy Master Plan. When considering the 2025 CIP, 3 Main Street Historic Assessment, it is noted that historic renovation this project proposes has, in our opinion, further supported the penstock/dam improvements, which the CIP states, "*so that this facility can once again produce renewable power for the Village's use. By doing so, Saranac Lake can offset municipal energy costs and showcase a sustainability initiative, all while preserving a unique historic asset*."

Village of Saranac Lake Destination Master Plan: Generally the project improves wayfinding/connectivity, improves connection to the River Walk with redevelopment included improved ADA accessibility, historic preservation achieved, improved stormwater runoff all lead to general goals identified within the Destination Master Plan.

Section C.2.c

Park Vision Plan (2018) River Walk Park: Improves wayfinding/signage, improves connection to the River Walk with redevelopment included improved ADA accessibility. Historic building preservation of Paul Smith building that is in close proximity to the walk. Adds bike storage where none currently exists. Adds delineated path to Beaver River Park. Provides stormwater treatment where none currently exists.

Village of Saranac Lake Final Bicycle + Pedestrian Trail Master Plan: Improves wayfinding/signage, improves connection to the River Walk with redevelopment included improved ADA accessibility. Historic building preservation of Paul Smith building that is in close proximity to the walk. Adds bike storage where none currently exists.

Village of Saranac Lake 2025 Capital Improvement Plan and 3 Main Street Historic Assessment : Renovation of the historic 1-3 Main Street building achieved with this project.

Village of Saranac Lake 1992 Saranac River Walk Plan: This project enhances the connection to the Saranac River Walk.

Section C.2.d

2022 Village's Energy Master Plan elements. When considering the 2025 CIP, 3 Main Street Historic Assessment, it is noted that historic renovation this project proposes has further supported the penstock/dam improvements, which the CIP states, "*so that this facility can once again produce renewable power for the Village's use. By doing so, Saranac Lake can offset municipal energy costs and showcase a sustainability initiative, all while preserving a unique historic asset*."

Climate Action Plan: Although recently adopted, it would appear that the elements listed above would be applicable to the Climate Action Plan – although specific elements are unknown at this time.

Section C.3 Zoning

Section C.3.a: This project promotes the downtown area as the principal commercial district and includes historic preservation of a valuable existing historic resource.

Section C.3.b: The proposed project is a permitted use subject to site plan review.

Section C.4 Existing Community Services

Section C.4.c : The Village of Saranac Lake has fire contracts with the Town of Harrietstown, Town of St. Armand, and the Town of North Elba.

Section D Project Details

Section D.1.b.c:

This area includes: the Beaver Park parcel (447.77-12-6), which is owned, according to Franklin County GIS mapping, the Village Improvement Society (0.46 acres); the adjoining area that appears to contain the HydroPoint Park (0.8 acres); 17 Main Street parcel 458.21-2-2, which is owned, according to Franklin County GIS mapping, by the Village of Saranac Lake (0.35 acres); Riverside Park parcel (458.21-3-1) (1.0 acre); Parcel east of the site across Main Street (458.21-3-1) (0.14 acre).

Section D.1.c:

The project could be considered an expansion of an existing project or use.

Buildings

The existing 1-3 Main Street building(s) comprise a total gross building area of approximately 10,650 square feet. The existing building(s), including the Paul Smith building, include interior renovations (and minor exterior renovations), but the proposed gross building area of the existing buildings is to remain unchanged at approximately 10,650 square feet. The new building's total gross building area is approximately 16,080 square feet. Summarized below:

Existing gross building area: ~10,650 square feet

New gross building area: ~16,080 square feet.

Total combined gross building area (existing + new) = ~26,730 square feet or a 151% increase of total gross floor area on the subject property.

Parking

In the existing condition the parking lot most likely provides approximately 70 parking spaces. The proposed layout includes 60 parking spaces (56 regular plus 4 handicap accessible spots). A decrease by 10 parking spaces is proposed.

Section D.1.g:

For this section, we are not considering the existing buildings to be "expanded" because the gross floor area of the existing building is unchanged. This section only includes the new structure, so D.1.g.i was input as 1, for just the new structure.

Section D.2 Project Operations

Section D.2.a:

Although the only excavations are for general site preparation, foundations, and grading/installation of utilities or foundations, it is possible that the site cut may exceed the fill and therefore some earth material may be hauled offsite.

Section D.2.a.ii:

The volume to be removed from the site is an estimate. If excavated material meets certain requirements it can be used on-site and vice versa.

Section D.2.b:

For more detailed information, please refer to the Wetland Delineation Report (September 5, 2023), NYS APA Non-jurisdictional letter (October 6, 2023), and US ACOE non-jurisdictional letter (October 3, 2024).

Section D.2.b.iii:

This was answered 'no' as we believe bottom sediments is in reference to a waterbody not a wetland. If it could be interpreted that bottom sediments also could include wetland bottom sediments, then the answer would be yes since the entire 0.10 acre footprint of the wetland is affected.

Section D.2.b.iv:

This was answered 'no' since aquatic vegetation is not proposed to be removed below the ordinary high-water mark of the Saranac River. We also don't find aquatic vegetation could mean Hydrophytic vegetation associated with the wetland (since wetland questions are separate). Please refer to the Government Approvals section in regard to permits/approvals or non-jurisdictional inquiries regarding the disturbance to the bank of the Saranac River to support installation of new stormwater pipes. The total area of disturbance is approximately 550 square feet and will be stabilized following construction. The work is proposed above the ordinary high water mark and therefore the embankment vegetation was not considered aquatic vegetation.

Section D.2.c.ii (…have capacity to serve the proposal):

Please note that formal request for service has not yet occurred.

Section D.2.c.iii:

This was answered 'no' because:

- An existing 10" water main exists at the entrance to the site and currently serves the existing building(s).
- The existing building(s) is currently served by a 1 ¼" water service that is being upgraded to a 2" water service.
- The proposed building will require a new service lateral, however we do not consider this a new "line extension". As the new service lateral will just serve the proposed new building at this time.

Section D.2.d.iii (in regard to line extension within an existing district)

This was answered 'no' because:

- The existing building(s) sanitary sewer lateral will be replaced in-kind
- The new building will be served by a proposed sanitary sewer lateral that will tie-in directly to the existing 12" sanitary sewer main located on the project site.
- No new sections of the 12" sanitary sewer main are proposed as the existing 12" sanitary sewer main is only being re-aligned (not extended) on the project site due to the placement of the new building.

Section D.2.e

Please note that a SWPPP will be prepared in accordance with the NYS SMDM and the project will require coverage under the NYS DEC SPDES General Permit for Construction Activities GP-0-25-001.

Section D.2.e.i

The project is classified as a redevelopment project. The existing site includes approximately 26,567 square feet of impervious cover. In the proposed condition, approximately 5,507 square feet of impervious surface will be made pervious and approximately 7,064 square feet of new impervious will be created and therefore the net increase in impervious cover is approximately 1,557 square feet.

Section D.2.e.iii

As detailed in the project SWPPP, the proposed treatment will meet the redevelopment standards by using hydrodynamic treatment units (re-development portion) and an infiltration basin and bioretention facility for the net increase in impervious surfaces.

Section D.2.j Traffic

The 12th edition of the Institute of Transportation Engineers (ITE) was utilized to develop peak hour trip estimates. The Land Use Group considered is the 700-799 Office. Within that Land Use Group, multiple Land Uses were considered, and the description and additional data (provided by ITE) of each land use was taken into consideration.

Land Use 730 Government Office Building is described by the ITE as a government office building that is an individual building containing either the entire function or simply one agency of a city, county, state, federal, or other governmental unit. However the additional data section states that each study site in the current database serves a municipal or county agency. Based on the additional data, it does not appear that Land Use 730 is the most fitting land use since a municipal or county agency does not fit the description of the Adirondack Park Agency. It would appear that a municipal or county agency would generate more trips than the APA since a municipal or county agency typically consists of departments that would generate far more trips than the APA (e.g. municipal or county DMVs, tax collection, assessment office). See below the description from the ITE.

Land Use: 730
Government Office Building

Description

A government office building is an individual building containing either the entire function or simply one agency of a city, county, state, federal, or other governmental unit.

Additional Data

Each study site in the current database serves a municipal or county agency.

The sites were surveyed in the 2000s and the 2010s in Oregon and Texas.

Source Numbers

579, 889

Land Use 710 General Office Building is described by the ITE as a general office building with multiple tenants that employ persons in the management, direction or conduct of legal, accounting, engineering, consulting, real estate, insurance, financial, or other professional services. This may be an appropriate Land Use as the APA provides some of those services. See below the description from the ITE:

Land Use: 710
General Office Building

Description

A general office building is a building with multiple tenants that employ persons in the management, direction, or conduct of legal, accounting, engineering, consulting, real estate, insurance, financial, or other professional services. A general office building with a gross floor area of 10,000 square feet or less is classified as a small office building (Land Use 712).

Additional Data

If two or more general office buildings are in close physical proximity (within walking distance) and function as a unit (perhaps with a shared parking facility and common or complementary tenants), the total gross floor area or employment of the paired office buildings can be used for calculating the site trip generation. If the individual buildings are isolated or not functionally related to one another, trip generation should be calculated for each building separately.

The average building occupancy varies considerably among the studies for which occupancy data were provided. The reported occupied gross floor area was 88 percent for general urban/suburban sites and 96 percent for the center city core and dense multi-use urban sites.

The sites were surveyed in the 1990s, the 2000s, the 2010s, and the 2020s in Alberta (CAN), California, Connecticut, Georgia, Indiana, Kentucky, Maine, Minnesota, Montana, New Hampshire, New Jersey, Ontario (CAN), Texas, Utah, and Virginia.

Source Numbers

404, 407, 408, 562, 734, 850, 859, 862, 867, 869, 883, 884, 890, 891, 904, 944, 946, 964, 965, 972, 1009, 1030, 1058, 1061, 1219, 1221

Land Use 714 Corporate Headquarters Building is described by ITE as a single tenant office building with gross floor area that is larger than 10,000 square feet and houses the headquarters of a company or organization – the building consists of offices, meeting rooms, space for file storage and data processing… This may be an appropriate Land Use as it is the APA headquarters including offices, meeting rooms, space for storage and data processing. See below the description from the ITE:

Land Use: 714
Corporate Headquarters Building

Description

A corporate headquarters building is a single tenant office building with a gross floor area that is larger than 10,000 square feet and houses the corporate headquarters of a company or organization. The building generally consists of offices, meeting rooms, space for file storage and data processing, a restaurant or cafeteria, and other service functions.

Additional Data

The sites were surveyed in the 1990s, the 2000s, and the 2010s in Connecticut, New Jersey, New York, Ohio, Oregon, Pennsylvania, and Vermont.

Source Numbers

406, 444, 524, 552, 717, 862, 904, 1219

Land Use 715 Single Tenant Office Building is described by ITE as a building that is greater than 10,000 square feet of gross building area and contains offices, meeting rooms, and space for file storage and data

processing for a single company… This may be an appropriate Land Use as it is the APA headquarters including offices, meeting rooms, space for storage and data processing. It is noted that 714 and 715 provide similar descriptions and trip generation results. See below the description from the ITE.

Land Use: 715
Single Tenant Office Building

Description

A single tenant office building has a gross floor area that is greater than 10,000 square feet and contains offices, meeting rooms, and space for file storage and data processing of a single business or company and possibly other service functions including a restaurant or cafeteria.

Additional Data

The sites were surveyed in the 1990s and the 2000s in Missouri, New Jersey, and New York.

Source Numbers

407, 510, 701

Summary of Trip Generation Results

Land Use	AM Weekday Peak Hour Adjacent Street – Avg. (Total Trips)[1]	AM Weekday Peak Hour Adjacent Street – Fitted Curve (Total Trips)[1]	PM Weekday Peak Hour Adjacent Street – Avg. (Total Trips)[1]	PM Weekday Peak Hour Adjacent Street – Fitted Curve (Total Trips)[1]
710 General Office	33	50	32	58
714 Corporate HQ	51	43	43	15
715 Single Office Tenant	54	29	49	25
730 Gov Office	90	---	46	45

[1] Please note that the setting/location was General Urban/Suburban, the independent variable was 1,000 square feet GFA, time period was AM/PM weekday, peak hour of adjacent street traffic, and the independent variable used was 27 to represent 27,000 square feet of gross building area that is the combined total of all buildings.

As presented in the summary above, none of the land uses produce greater than 100 peak hour vehicle trips per day. Further, the NYS DEC for the Full EAF, "Answering Question D.2.j" provides project thresholds that generate 100 Peak Hour Trips, where the General Office building must be greater than 67,000 square feet – which this project is well under that threshold with approximately 27,000 square feet of total gross floor area. Also, please note that the total trip estimates are not considered all new trips to the site since the site already generates trips with its current use as a municipal parking lot.

Section D.2.j.v

The current driveway to access the current municipal parking lot does not include full pavement striping and therefore the current layout is wide open. The proposed layout is probably narrower but meets the NYS Fire Code requirements for maneuverability. The current un-striped nature of the existing lot may be improved by the proposed layout as field notes indicate larger recreational vehicles and trailers currently taking up multiple parking spaces and affecting the flow of traffic internally.

Section D.2.p

The NYS DECinfo Locator provides the following below.

Facility Information

Site Number: 5-416703
Status: Active
Expiration Date: 10/02/2027
Site Type: PBS
Facility Type: Municipality (Incl. Waste Water Treatment Plants, Utilities, Swimming Pools, etc.)
Site Name: VILLAGE SARANAC LAKE
Address: 3 MAIN STREET
Locality: SARANAC LAKE
State: NY
Zipcode: 12983
County: Franklin

Facility (Property) Owner(s) Information

Facility Owner: VILLAGE SARANAC LAKE
Mail Contact: VILLAGE SARANAC LAKE, 39 MAIN STREET, SARANAC LAKE, NY, 12983

Facility Operator

Facility Operator: DUSTIN MARTIN

Tank Information

Tank No.	Tank Location	Status	Capacity (Gal.)
001	Underground including vaulted with no access for inspection	Closed - Removed	8000
002	Underground including vaulted with no access for inspection	Closed Prior to 03/1991	2000
003	Underground including vaulted with no access for inspection	In Service	2000
004	Aboveground on saddles, legs, stilts, rack or cradle	In Service	165

Section D.2.r.ii

By rehabilitating the interior of the existing building(s), the project vastly minimizations the amount of material needed for the entire project – which is also consistent with Village planning studies (renovation of the Paul Smith building).

Section D.2.t and D.2.t.iii

See attached Pre-Renovation Asbestos, Lead-Based Paint, and PCB Caulk Survey prepared by Bergmann, dated January 30, 2024 for additional information.

Section E Site and Setting of Proposed Action

Section E.1.e.

Dam length, Surface area, Volume impounded, and date/summary of last inspection: To be provided later by the Village of Saranac Lake.

Section E.1.g and h (General)

See the attached ACM Survey and, Phase I & Phase II ESA for full details.

Section E.1.h

This section was filled out using the NYS DEC's Spill Incident Database and Remedial Site Database (Franklin County, Saranac Lake, Address: "Main Street"), however for full detailed information please refer to the attached Phase I and Phase II ESAs.

Section E.1.h.iv

Please refer to the attached Phase I and Phase II ESAs.

In regard to the project area being within 2,000 feet of a site remediation:

Site Code V00017: According to NYS DEC Environmental Remediation Databases, Site Description/Contaminants of Concern/Site Environmental Section Provide:

Site Description

Site Description

The Parish Energy/Alaskan Oil nice and easy gas station is located at 70 River Street in the Village of Saranac Lake, Franklin County.

The main site feature is the gasoline convenience store building with fuel dispensers and canopies.

The site is still currently being used as a gasoline retail facility.

Surrounding properties are currently being used as residential, commercial and a village park on Saranac Lake.

Underground fuel storage tanks and dispensers are the historical sources of contamination.

Original subsurface investigation was performed in November 1995 and a supplementary investigation was performed off site.

The sites current activities are limited to groundwater monitoring

The VCA was terminated on September 15, 2007. As of that date, remedial work at the site reverted to the spill response program and is being managed under Spill Number 98-00441.

Contaminants of Concern (Including Materials Disposed)

No materials information available.

Site Environmental Assessment

Environmental Assessment

The primary contaminants of concern at this site are Benzene, toluene, ethylbenzene, xylene(BTEX) and MTBE resulting from the underground petroleum storage tanks.

Investigations indicate that a groundwater plume extends to the southeast underneath River Street toward but not to Saranac Lake.

Groundwater standard exceedances have occurred for Benzene, ethylbenzene and mtbe.

There does not appear to be resource or significant environmental threat at this site. While the plume extends toward Saranac Lake, several years have monitoring have indicated that it is not expanding to the lake.

Site Code 517015: According to NYS DEC Environmental Remediation Databases, Site Description/Contaminants of Concern/Site Environmental Section Provide: See attached document.

Section E.1.h.v

Please refer to the attached Phase I and Phase II ESAs.

Section E.2.h.iv

Please note that federal wetlands were automatically populated by the EAF system. Please refer to the attached US ACOE indicating the on-site wetland is non-jurisidictional.

Section E.3.f

The project site is located within an archeological buffer area. A Phase 1A report was completed in September 2026 and is included as an appendix. To our knowledge the Phase 1A report has not been sent to SHPO yet since it was recently completed and therefore NYS OPRHP "sign-off" has not been received yet.

Section E.3.h

Resource: Adirondack Park

Nature of designation: Open space recreation

Distance: 0 miles

Resource: Olympic Trail state historic trail

Nature of designation: scenic byway

Distance: <1 miles

Resource: Village of Saranac Lake and Village Improvement Society parklands

Nature of designation: Open space recreation

Distance: 0-5 miles

Resource: Adirondack Rail Trail

Nature of designation: Open space recreation

Distance: <1 mile

INTENTIONALLY BLANK

Appendix 1: Pre-Renovation Asbestos, Lead-Based Paint, and PCB Caulk Survey, prepared by Bergmann, dated January 30, 2024

Appendix 2: Phase I Environmental Site Assessment APA Headquarters Feasibility Study – Phase I EAS, prepared by Bergmann, dated August 16, 2023

Appendix 3: Phase II Environmental Site Assessment Report APA Headquarters Feasbility Study, prepared by Bergmann, dated October 26, 2023

Appendix 4: Lead in Potable Water & PCB Wipe Test, prepared by Bergmann, dated February 2, 2024

Appendix 5: Wetland/Watercourse Delineation & Preliminary Threatened and Endangered Species Habitat Study Report, prepared by Bergmann, dated September 5, 2023

Appendix 5a: Non-jurisdictional letter from the Adirondack Park Agency, dated October 6, 2023.

Appendix 5b: Letter titled Adirondack Park Agency Headquarters on Saranac Lake Outlet, prepared by the US. ACOE Upstate New York Section, dated October 3, 2024

Appendix 6: ITE Trip Generation Estimates, undated, prepared by Suozzo, Doty, & Associates

Appendix 7: DEC Environmental Remediation Database results for nearby site 517015.

Appendix 8: Phase 1A Literature Search & Sensitivity Assessment – Adirondack Park Agency Headquarters Relocation Project, prepared by Hudson Cultural Services, dated September 2026.