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Site Record

Document Repository

Site-related documents are available for review through the DEC Info Locator

Administrative Information

Site Name: Saranac Lofts
Site Code: C517015
Program: Brownfield Cleanup Program
Classification : A
EPA ID Number:

Location

DEC Region: 5
Address: 120 Broadway
City: Saranac Lake
Zip: 12983
County: Franklin
Latitude: 44.330830558
Longitude: -74.134199241
Site Type:
Estimated Size: 1.1 Acres
Distance of site to the nearest points of community interest:

- School: 2,378.65 Ft
- Daycare Facility: 2,004.75 Ft
- Medical Facility: 1,431.19 Ft
- Senior Care Facility: 138.48 Ft
- Disadvantaged Community Boundary: 140,745.29 Ft (Not located within a DAC)
- Potential Environmental Justice Area: 0.00 Ft (Located within a PEJ)

Hazardous Waste Disposal Period

No Hazardous Waste Disposal information available.

Institutional And Engineering Controls

No Institutional And Engineering Controls Information Available

Site Owner(s) and Operator(s)

Current Owner Name: Saranac lofts HOUSING DEVELOPMENT FUND COMPANY, INC.
Current Owner(s) Address: 55 South Broadway
Tarrytown, NY, 10591

Current Owner Name: Saranac Lofts Limited Partnership
Current Owner(s) Address: 57 Route 6
Baldwin place, NY, 10505

Current On-Site Operator: Adirondack Tire Co.
Stated Operator(s) Address: 117 Broadway
Saranac Lake, NY, 12983

Site Document Repository

Name: Saranac Lake Free Library
Address: 109 Main Street
Saranac Lake, NY, 12983

Library URL:

Site Description

Location:
The 1.11-acre parcel is located at 120 Broadway in a well-developed village area of Saranac Lake, Franklin County.

Site Features:
The site is made up of two property tax map lots. A former tire shop (a former filling station) is located at the southern portion of Lot 12 on Broadway. The site is significantly sloped with an approximately 15-foot drop in elevation from the front of the former tire shop to the rear of the building with a walkout basement. The remainder of the property is relatively flat and is comprised of a gravel parking lot at the rear of the building and a maintained yard (entirety of Lot 11). Portions of the eastern and western borders at Lot 12 are defined by the extent of the on-site building. Portions of the northern border at Lot 11 are defined by a concrete retaining wall.

Current Zoning and Land Use:
The site is unoccupied and is located in a E-1 commercial and residential zoning district. Uses at adjoining properties include the Adirondack Rail Trail (a 119-mile walking/biking corridor to the north), the Saranac Lake Volunteer Rescue Squad to the east, multi-family

residential developments to the west of Lot 12 (south of Lot 11), a bookstore and and a children's museum and family resource center to the south, and a propane storage facility (Hyde Fuel) to the west of Lot 11.

Past Uses of the Site:
The southern portion of the subject property (Lot 12) was in use for commercial purposes as a filling station and automotive maintenance facility sometime between 1916 and 1924. This portion of the property contains a small structure that has been used as a tire shop since circa 1969. The northern portion of the property (Lot 11) contained a woodworking factory from at least 1916 through 1965 (remaining portions of these buildings were present on the property as late as 1977).

Site Geology and Hydrogeology:
Soils in the vicinity of the subject property are likely to be derived from glaciolacustrine deposits, which overlie hard crystalline bedrock. Soils recovered during the combined Phase I & II subsurface investigation generally consisted of loamy, fine to medium sands. Likely fill material containing sandy loams or variable-texture sand with coal fragments and/or ash was observed in several borings during the remedial investigation ranging in depth from several inches to up to ten feet below grade surface (bgs). Boring refusal (likely on bedrock) was encountered at depths ranging from seven feet bgs at the southern end of Lot 12, ten to 13.5 feet bgs at the northern half of Lot 12 and nine to 13.5 feet bgs at Lot 11. Bedrock outcrops were observed on the opposite site of Broadway, but not on the property.

Saturated soils were encountered at the surface to ten feet bgs at Lot 11 and approximately 15 feet bgs at the southern end of Lot 12 to five feet bgs at the northern half of Lot 12.

Overall groundwater flow at the site is southerly at Lot 11 and north-northeasterly at Lot 12, toward a low-lying area at the northern half of Lot 12, from which it flows southeasterly toward the Saranac River (located approximately 0.2-mile from the property).

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type
1,3,5-trimethylbenzene
Ethylbenzene
Lead

Contaminant Name/Type
Dibenz[a,h]anthracene
Methylene chloride
Benzene
Benzo(a)pyrene
Indeno(1,2,3-cd)pyrene
Benzo(b)fluoranthene
Naphthalene
Toluene
1,2,4-trimethylbenzene
Benzo(a)anthracene
Cyclohexane
Xylene (mixed)

Site Environmental Assessment

Soil and groundwater were analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), metals, polychlorinated biphenyls (PCBs), per- and polyfluoroalkyl substances (PFAS), pesticides and herbicides. Based upon investigations conducted to date, the primary contaminants of concern for the site include VOCs, SVOCs, such as polycyclic aromatic hydrocarbons (PAHs; ex: benzo(a)anthracene, benzo(a)pyrene and benzo(b)fluoranthene), and metals.

Soils: Contaminated soils are likely due to historic repair activities and releases from former gasoline underground storage tanks (USTs) at the site. VOCs, PAHs, and metals were detected in soils above restricted-residential use soils cleanup objectives (RRU SCOs). PFAS impacts were limited to one exceedance above NYSDEC soil cleanup guidance values. No pesticides, PCBs or herbicides were detected in soil samples (with the exception of endosulfan sulfate detection in a duplicate sample).

Groundwater: VOC and SVOC contaminates were detected in groundwater above groundwater standards. Site groundwater is also characterized by low grade metal and PFAS contamination. Pesticides, PCBs and herbicides were not detected in any groundwater samples.

Soil Vapor: Gasoline constituents are present in soil vapor. This is likely due to the field evidence of petroleum contamination documented in both soil and groundwater.

Nature and Extent of Contamination:

Soil: VOCs are above RRU SCOs and/or protection of groundwater (POG) SCOs in soil near the tank location, and north-northeast of the site building. Concentrations detected above RRU SCOs in sample 2SB-05 5 include 1,2,4-trimethylbenzene (320 ppm; RRU SCO 52 ppm); 1,3,5-trimethylbenzene (100 ppm; RRU SCO 52 ppm); and xylenes (210 ppm; RRU SCO 100 ppm). Total xylene was reported above the POG SCO in sample 2SB-07 7 northeast of the building (3.4 ppm; POG 1.6 ppm). 2SB-05 5 contained high levels of total tentatively identified compounds (TICs; 777 ppm). No other VOCs were reported above RRU SCOs, and no other VOCs found in groundwater above standards were also detected in soil above POG SCOs.

PAHs were detected above RRU SCOs in sample 2SB-13 2-5, 2SB-23 0-5 and 2SB-24 0-5. Which include maximum reported values of benzo(a)anthracene (4.38 ppm; RRU SCO 1 ppm), benzo(a)pyrene (3 ppm; RRU SCO 1 ppm); and benzo(b)fluoranthene (6.11 ppm; RRU SCO 1 ppm). All SVOCs detected above SCOs, and all TICs, were located in the upper 0 to 5 feet interval of soil.

TAL metals were detected above RRU SCOs in sample 2SB-06 5 and 2SB-08 0-5, including maximum reported values for: barium (3,780 ppm; RRU SCO 400 ppm); cadmium (6.48 ppm; RRU SCO 4.3 ppm); copper (429 ppm; RRU SCO 270 ppm); and lead (1,010 ppm; RRU SCO 400 ppm). No other sampling locations contained metals above RRU SCOs. UU SCOs were exceeded in twelve other samples collected.

No pesticides, PCBs, and herbicides were detected above unrestricted use SCO in soil

samples. The detections of PFAS compounds PFOS and PFOA were not above the restricted residential use guidance values.

Groundwater: VOCs above groundwater standards were detected in MW-01 and MW-04. Concentrations detected above AWQS (5 ppb) at MW-01: 1,2,4-trimethylbenzene (1,440 ppb), 1,3,5-trimethylbenzene (352 ppb), ethyl benzene (1,280 ppb), toluene (707 ppb), and total xylenes (1,196 ppb). Similar contamination was found at MW-04 at lower levels. Cyclohexane and methylcyclohexane (AWQS not established) were detected at elevated levels in both wells (as high as 112 ppb).

Chlorinated VOCs were detected at MW-01: 1,2-dichloropropane at 2.3 ppb, (AWQS 1 ppb) and MW-04: 1,1,2-trichloroethane, at 32.3 ppb (AWQS 1 ppb). VOC TICs were detected: 737 ppb at MW-04, 299 ppb at MW-01, and 1 ppb at MW-03 (no TICs were found in other wells). The detection of these TICs could be indicative of natural degradation of petroleum. Trace to low levels of one or more SVOCs, primarily PAHs, were reported in all wells. Naphthalene was detected above its AWQS of 10 in MW-01 (179 ppb) and MW-04 (14.2 ppb).

SVOC TICs were detected: 5,978 ppb at MW-01 and 1079 ppb at MW-04.

Multiple metals were reported in all groundwater samples, with elevated levels of both total and
dissolved cobalt, iron, manganese, and/or sodium in all wells except MW-05. MW-01 detected a
concentration of cobalt above AWQS. Dissolved metal concentrations did not exceed AWQS or were significantly lower than total metals concentrations in groundwater for the metals cobalt and iron. This indicates that these metals are not migrating through the water column. The data is indicative of ubiquitous and/or naturally occurring metals in groundwater upgradient and across the site.

PFOS and PFOA were detected in two samples (MW-04, MW-09), below the maximum contaminant level, or drinking water standard, which is 10 ppt for both substances.

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(up to 95,000 ug/m3). Nine soil vapor samples reported concentrations of solvent 2-butanone between
1,400 to 3,400 ug/m3. Most of the soil vapor detections were located on Lot 12 with the solvent 2-butanone present throughout the Site.

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Refine This Search

Access is not restricted and people who enter the site could contact contaminants in the soil by walking, digging or otherwise disturbing the soil. People are not drinking the contaminated groundwater because the area is served by a public water supply that is not affected by this contamination. Volatile organic compounds in the groundwater may move into the soil vapor (air spaces within the soil), which in turn may move into overlying buildings and affect the indoor air quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion. Soil vapor intrusion is not a current concern as the site is currently unoccupied, however, the potential exists for the inhalation of site contaminants due to soil vapor intrusion for any future on-site redevelopment and occupancy. Environmental sampling indicates soil vapor intrusion from site contamination is not a concern for off-site buildings.

For more Information:

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