



**Section IV.D. Narrative Information Sheet**

The Lake Champlain – Lake George Regional Planning Board, and its Coalition Members, the Clinton County IDA, Essex County IDA, Hamilton County IDA, and Warren-Washington IDA, are pleased to submit this proposal for FY2025 Brownfield Assessment Grant funding. Below we provide the information requested.

**1. Application Identification:**

Lake Champlain – Lake George Regional Planning Board (LCLGRPB)  
 310 Canada Street PO Box 765  
 Lake George, NY 12845

**2. Website URL's**

LCLGRPB: [www.lclgrpb.org](http://www.lclgrpb.org)  
 Clinton County IDA: <https://www.clintoncountyida.com/>  
 Essex County IDA: <https://www.essexcountyida.com/>  
 Hamilton County IDA: <https://www.hamiltoncounty.com/ida>  
 Warren-Washington IDA: <https://warren-washingtonida.com>

**3. Funding Requested**

- a. **Assessment Grant Type:** Assessment Coalition
- b. **Federal Funds Requested:** \$1,155,000

**4. Location:** Clinton County, NY; Essex County, NY; Hamilton County, NY; Warren County, NY; and Washington County, NY

**5. Coalition Members' Target Areas and Priority Site Information:**

Coalition Member	Target Area	Priority Site(s)
LCLGRPB	Town of Champlain, Clinton County, NY	The Miromar Site, 40 Miromar Drive, Champlain, NY
Clinton County IDA	CT 36019101600, Town of Plattsburgh, Clinton County, NY	The Former Clinton County Airport, Industrial Boulevard, Plattsburgh, NY
Essex County IDA	Town of Essex, Essex County, NY	The Essex Marine Base Complex, 2266-2272 Main Street, Essex, NY



Hamilton County IDA	Town of Lake Pleasant, Hamilton County, NY	The Former Peters Oil Company Site, 2961 State Route 30, Speculator, NY
Warren-Washington IDA	CT 36113070500, City of Glens Falls, Warren County, NY	The Lehigh Cement Site, 313 Warren Street, Glens Falls, NY

**6. Contacts:**

**a. Project Director:**

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 Economic Development Coordinator, LCLGRPB  
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 Lake George, NY 12845  
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**b. Chief Executive/Highest Ranking Elected Official:**

Beth Gilles  
 Executive Director, LCLGRPB  
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**7. Population:**

The populations provided below are based on the 2020 Census.

<b>Geographic Areas</b>	<b>Population</b>
LCLGRPB Five-County Region (Clinton, Essex, Hamilton, Warren, and Washington Counties)	249,370
Town of Champlain Target Areas	5,745
Town of Plattsburgh Target Area (Census Tract 6019101600)	1,623
Town of Essex Target Area	621
Town of Lake Pleasant Target Area	897
City of Glens Falls Target Area (Census Tract 36113070500)	2,554



**8. Other Factors:**

<b>Other Factors</b>	<b>Page #</b>
Community population is 15,000 or less	Pages 6 -7
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory	Not applicable
The priority site(s) is impacted by mine-scarred land	Not applicable
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them)	Pages 2 -4
The priority site(s) is in a federally designated flood plain	Pages 2 - 4
The reuse or the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy	Page 5
The reuse of the site will incorporate energy efficient measures	Page 5
The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments	Page 5
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in section I.B., for priority sites within the target areas.	Page 10 - 11
The target area (s) is impacted by a coal-fired power plant that has recently closed (2014 or later) or is closing	Not applicable

**9. Letter from the State or Tribal Environmental Authority:**

Attached.

**10. Release Copies of Application:**

Not applicable, as the application does not have confidential, privileged, or sensitive information.

# NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Bureau of Program Management

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October 28, 2024

Beth Gilles, Director  
Lake Champlain – Lake George Regional Planning Board  
PO Box 765  
Lake George, NY 12845

Dear Ms. Gilles:

This is to acknowledge that the New York State Department of Environmental Conservation (DEC) received a request from the Lake Champlain – Lake George Regional Planning Board (LCLGRP), dated October 16, 2024, for a state acknowledgement letter for a Federal Year 2025 United States Environmental Protection Agency (USEPA) Brownfields grant.

I understand that the LCLGRP plans to submit a Brownfield Assessment Coalition Grant application up to \$1,155,000 with coalition partners of the Clinton County Industrial Development Agency, Essex County Industrial Development Agency, Hamilton County Industrial Development Agency, and Warren-Washington Counties Industrial Development Agency. Focus of the funding will be to create a fund to be used to conduct environmental assessments and cleanup at sites throughout Clinton, Essex, Hamilton, Warren, and Washington counties. Funding will also be allocated for reuse planning.

DEC encourages initiatives to redevelop brownfields with the goal of mitigating any environmental and health impacts that they might pose.

Sincerely,



Karen Diligent  
Director, Bureau of Program Management

ec: T. Wesley, USEPA Region 2  
Y. DeJesus, USEPA Region 2  
R. Mustico, DEC Albany  
B. Huyck, DEC Region 5

**Lake Champlain-Lake George Regional Planning Board: FY 2025 Brownfields Assessment  
Coalition Grant Application – Narrative Proposal**

**1. PROJECT AREA DESCRIPTION & PLANS FOR REVITALIZATION**

**1.a. Coalition Members, Target Areas, & Brownfields**

1.a.i. Coalition Members: The Lake Champlain-Lake George Regional Planning Board (RPB) is submitting a Coalition Assessment Grant proposal for our underserved five-county region in partnership with 4 non-lead coalition members: Clinton County, Hamilton County, Essex County, and Warren-Washington Counties Industrial Development Agencies (IDA). The IDAs, per their enabling statutes, are subdivisions of New York State government charged with fostering economic development through attracting developers to business parks and mixed-use housing sites within their respective jurisdictions. Combined, they cover the entirety of the RPB's five-county region. The IDAs have connections with property owners and a pulse on the local and regional development scene. The RPB often partners with the IDAs to secure funding for development of plans and municipal infrastructure for sites, along with providing access to capital for private developers through Small Business and Workforce Housing loan funds. However, success has proven difficult in the North Country, where attracting developers requires advancing sites to a level of readiness to be competitive on the State and national stage; addressing legacy environmental uncertainty, garnering public buy-in on site redevelopment, and evaluating the market potential of sites. The Coalition non-lead members, faced with dispersed sites throughout their counties and limited budgets and staffing (one per county), rely on the RPB to secure and manage grant funds on their behalf. The RPB brings a roster of professionals with experience managing large federal grants, a regional understanding, and strong connections with the IDAs, counties, communities, and local non-profits to address challenges. With representation across the RPB region, the Coalition will be able to collectively tackle the region's dispersed brownfields and advance local and regional revitalization goals to improve communities and restore economic vitality.

1.a.ii. Overview of Brownfield Challenges & Description of Target Areas: The geographic boundary includes Clinton, Essex, Hamilton, Warren and Washington Counties of New York State. Encompassing over 4 million acres, the region is one of the largest geographically, yet least populated in the state: 70 of the 85 municipalities have populations of less than 5,000, only 6 have more than 10,000. Population decline, a high median age, loss of legacy manufacturing and a labor force participation below state and national averages have led to stagnant economic growth. Since the 2008 recession, the region's employment base grew by 1%, while the state grew employment by 12% and the nation by 14%. To further stagnation, development potential in the region is limited by the land restrictions within the Adirondack Park: a protected state park with a state agency that regulates new development for environmental benefit. 80% of the RPBs' region is within the Adirondack Park. Faced with these challenges, the region needs to focus on previously developed and disturbed, underutilized, vacant, and brownfield properties to advance economic development goals. These sites are the key to success but stymied by uncertainty around legacy environmental contamination, market potential, and location within floodplains and environmentally sensitive areas.

The proposed project is a direct result of the RPB's 2021 USEDA-funded [\*Forward Together Economic Resiliency Plan\*](#), which identifies forward looking strategies for the region's businesses, and establishes how the region can seize on newly developed market opportunities. The plan states, "Brownfields hold great redevelopment opportunities...these sites are often in high visibility areas, making their transformation to a productive use a boost for the community's morale and fiscal bottom line." To leverage the opportunities for community revitalization that brownfields possess, the plan includes a priority project to create an inventory of sites in need of

## Lake Champlain-Lake George Regional Planning Board: FY 2025 Brownfields Assessment Coalition Grant Application – Narrative Proposal

assessment, prioritize sites and determine the scope of assessment for each site, and conduct assessments. The identified partners for this work are the RPB and IDA's. This grant will be the impetus for this priority project to commence.

While the needs are great throughout the region, the following 5 target areas (TAs) were identified in collaboration with Coalition members based on greatest need and potential:

- The RPB identified the **Town of Champlain**, Clinton Co., NY: Disadvantaged community with a site identified for much-needed housing, in line with the RPB's 2023 ["Building Balanced Communities"](#) regional housing strategy, which identifies Opportunity Sites for workforce housing development throughout the region.
- The Clinton County IDA identified **Census Tract (CT) 36019101600, Town of Plattsburgh**, Clinton Co., NY: Disadvantaged community with a 700-acre former airport, the subject of multiple planning studies focused on infill development for business attraction and workforce housing.
- The Essex County IDA identified the **Town of Essex**, Essex Co., NY: Small community of under 1,000 is located along Lake Champlain with limited waterfront access for the community. There are several underutilized waterfront properties, that with redevelopment could spur economic development around waterfront access.
- The Hamilton County IDA identified the **Town of Lake Pleasant**, Hamilton Co., NY: Small community of under 1,000 contains several brownfield sites that are now owned by the IDA, but whose redevelopment is inhibited because of site contamination.
- The Warren-Washington IDA identified **CT 36113070500, City of Glens Falls**, Warren Co., NY: Disadvantaged community, a City gateway, and contains multiple vacant former industrial properties that inhibit access to a recreational bike trail and the Hudson River waterfront.

The TAs include high concentrations of vacant and blighted properties, recognized Disadvantaged Communities<sup>1</sup> and Potential Environmental Justice (EJ) Areas<sup>2</sup>. In addition to these initial TAs, the proposed scope includes an inclusive process to identify 15 additional priority sites within the greater five-county Region, as outlined in Section 1.a.iv.

1.a.iii. Description of the Priority Brownfield Sites: The RPB and Coalition members conducted a review of current land uses and NYSDEC site remediation data, as well as obtained local input from elected officials and non-profits, to identify potential brownfield sites, which led to the identification of the stated TAs. From this initial list, one priority site was identified in each TA that is vacant or underutilized where redevelopment is inhibited by the potential presence of contamination. These sites require assessments for the Coalition Members to advance redevelopment, pending results, to serve the urgent needs in each TA. Provided below is a general overview of the brownfield sites in each TA and priority sites.

Within the Town of Champlain TA, 141 potential brownfield sites were identified. Twenty were identified due to current uses, including small parcels with auto related (auto body, auto dealers, gas stations) uses and larger industrial sites, while most were identified because of historic spills at the properties, bulk storage that occurs at the properties, or the site's listing as a NYSDEC Remediation site. Only 11 of the 144 sites are vacant; however, these vacant sites represent a combined 400 acres, representing an opportunity for investment and redevelopment,

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<sup>1</sup> [Explore the map - Climate & Economic Justice Screening Tool \(geoplatform.gov\)](#)

<sup>2</sup> NYSDEC:

<https://data.gis.ny.gov/datasets/02d8ba023f90403c92f5523e8f3c8208/explore?location=43.299310%2C-73.659618%2C11.91>

**Lake Champlain-Lake George Regional Planning Board: FY 2025 Brownfields Assessment  
Coalition Grant Application – Narrative Proposal**

pending the results of site assessment. **Priority Site 1 - The Miromar Site** is a 41-acre parcel assemblage containing an abandoned, former shopping center located adjacent to Interstate-87. The property is located downgradient of two gas stations to the south, with the Great Chazy River to the north, raising concerns about groundwater contamination at the site. Given the building's location and age, it may also contain asbestos and lead-based paint, which require assessment. The abandoned property is highly visible along the Interstate and seen daily by those crossing the U.S.-Canada border in Champlain. Its underutilized, blighted condition undermines the success of the larger TA by degrading the gateway to the Town of Champlain, reducing opportunities for economic development and community building and inhibiting visitor spending potential in this community located within a tourist destination. The RPB and Clinton County IDA have been working with the Town to find a way to redevelop this site for workforce housing based on its location adjacent to the highway and proximity to Plattsburgh, the employment center of the county. This property is a prime location for redevelopment to improve workforce housing options in the most northern part of the state.

Within the Town of Plattsburgh TA, almost half of the 53 potential brownfield sites are current auto-related and industrial uses (22 parcels equaling 92 acres). Vacant and underutilized brownfields total over 1,000 acres, with the largest being **Priority Site 2 - The Former Clinton County Airport**, a 747-acre, five-parcel assemblage located along the Saranac River waterfront. The property, which was previously the County Airport, is currently vacant, owned by Clinton County, and is within the floodplain. The property is listed as an RCRA hazardous waste site. Items such as car batteries and refrigerators were reportedly discarded into a dump on the property. The adjacent Clinton County Fairgrounds entered into an Order on Consent with the NYSDEC in July 2009, for the investigation and removal of solid waste/debris. Given the date of the investigation and removal action, there remain concerns around vapor intrusion that need to be evaluated to ensure the site is remediated properly. In 2021, the Town, working with the IDA commissioned a Smart Growth Plan for the site, which provided a conceptual framework for its development, including light industrial, mixed-use, housing and open space. This plan can't be realized without first completing the proper environmental assessments through this Coalition.

Within the Town of Essex TA, 23 potential brownfield sites were identified; 70% of the sites were identified as potential brownfields because of reported spills at the properties. **Priority Site 3 - The Essex Marine Base Complex** is a waterfront 1.56-acre assemblage of 3 properties under private ownership. The properties continue to be used for commercial marina services, including storage, water access, and dockage. However, marina services have continued to shrink to minimal levels; one site is currently for sale (listed on Essex County IDA website) and one business is currently utilizing RPB business resources for transitional planning. The property is located in the floodplain and its historic and current uses, including a gas station, service dock, and shipyard pose environmental concerns around potential heavy metals and petroleum compounds at the site. Given the site's waterfront location, these contaminations could raise concerns around sediment and water contamination impacting water quality. This site was identified as a priority by the RPB and Essex County IDA due to its significant waterfront acreage and the Town's interest in redeveloping the site through a public/private partnership for economic development, workforce housing, and public access to the waterfront.

In the Town of Lake Pleasant TA, 75% of the 32 identified potential brownfield sites have historic spills or have bulk storage on the sites and are not active industrial or auto-oriented uses. Several of the brownfield sites are publicly owned, including **Priority Site 4 – The Former Peters Oil Company Site**, a now vacant lot that was previously occupied by a gas station and is

**Lake Champlain-Lake George Regional Planning Board: FY 2025 Brownfields Assessment  
Coalition Grant Application – Narrative Proposal**

currently owned by Hamilton County after a tax foreclosure. The property is in the heart of the Village of Speculator within the Town and has been the subject of several community visioning plans over the years. NYSDEC did conduct some interim cleanup at the site, but without complete subsurface remediation, the site’s redevelopment is unlikely. With the recent restoration of the neighboring property with a new business, plans for workforce housing adjacent to the site, and downtown revitalization efforts led by the Village, Hamilton County IDA, and RPB it is critical for the extent of the site’s contamination to be determined to build on this recent momentum and revitalize the Village’s downtown.

The City of Glens Falls TA is a historically industrial area with 70 potential brownfield sites totaling 200 acres. Much of this industrial heritage remains; 17 of the sites (totaling a combined 143 acres) are active industrial uses today. **Priority Site 5 - The Lehigh Cement Site** is a 21-acre waterfront 7-parcel assemblage owned by the Lehigh Cement Company, a heavy industrial use that closed in 2023, eliminating almost 100 jobs. The property is listed as a hazardous waste site being evaluated under RCRA (no enforcement action is being taken), its current and historic use could have resulted in heavy metal soil contamination, and the site has confirmed ASTs and potential additional USTs, which pose concerns for VOCs and petroleum contamination. The site is located along the Feeder Canal bike trail and falls within the boundaries of two ongoing BOA studies: the City of Glens Falls’ Hudson Avenue BOA and the Town of Queensbury’s South Queensbury BOA. This site was identified as a priority site because of the critical timing of the plant’s closure, its relation to several neighborhood-wide plans, and its strategic waterfront and recreation-rich location.

1.a.iv. Identifying Additional Sites: Beyond the initial five priority sites, the RPB and the non-lead Coalition members will identify 15 additional sites throughout the region for environmental assessment and site reuse planning using a three-tiered approach. The first step will be a GIS-based desk review of environmental data, using spatial criteria developed by the Coalition, such as property size, existing infrastructure, potential community benefits, proximity to disadvantaged or underserved communities, floodplains, and other project sites. The goal of the desk review is to identify high need locations where the EPA funding could have the greatest impact. The results of the Tier 1 analysis will be reviewed and IDAs will initiate outreach to property owners to determine interest. Properties with interested responsive owners will move on to a Tier 2 analysis, where the site’s redevelopment potential will be assessed, along with an analysis of the project’s consistency with community goals and priorities, including public outreach conducted by the RPB. Tier 3 will include a full site assessment based on the needs and conditions of each property.

**1.b. Revitalization of the Target Areas**

1.b.i. Reuse Strategy and Alignment with Revitalization Plans: The proposed project implements the RPB’s 2021 *Forward Together Economic Resiliency Plan*, a plan that involved extensive and diverse stakeholder outreach. The TAs and priority sites have also been the focus of local plans, including site-specific and community-wide plans, that identify visions for each site based on public feedback and property owner engagement. In alignment with these plans and goals, the reuse plans and strategies for the priority sites described in Section 1.a.iii.

<b>Priority Site</b>	<b>Reuse Plan/Strategy</b>
Miromar Site	Conservation subdivision project to preserve open space. 28 single-family homes at workforce price points are envisioned with a multifamily component (apartments and/or senior living options). (federally funded (NBRC) “Building Balanced Communities for the North Country: A Comprehensive Housing Study and Strategy,” 2023)

**Lake Champlain-Lake George Regional Planning Board: FY 2025 Brownfields Assessment  
Coalition Grant Application – Narrative Proposal**

Former Clinton County Airport	Mixed-use, smart growth development with light industrial, residential (single family and multifamily) commercial, and amenity uses (“Highest and Best Use Study – Former Clinton County Airport,” 2014 & National Association of Realtors-funded, “Smart Growth Plan for the former Clinton County Airport Site: A Conceptual Framework for the Future,” 2021)
Essex Marine Base Complex	Continuation of a commercial and public marina, including reconfigured and expanded dockage and moorage; infilled interior spaces with retail, cultural, event, and marine services; and creating tastefully designed outdoor event, parking, and public access to waterfront (USEDA-funded, “Essex Marine Base Complect Adaptive Use Feasibility Study,” 2021)
Former Peters Oil Company Site	The site has been identified in multiple plans with ideas ranging from infill development to a community park. (NYSDOS-funded, “Speculator/Lake Pleasant Community Revitalization Plan,” 2012)
Lehigh Cement Site	Neighborhood-wide plans include recommendations to enhance vacant/underutilized sites, improve public and waterfront access and connectivity, drive commercial growth, and encourage mixed-use development. (NYSDOS-funded “Warren Street BOA Pre-Nomination Study,” 2019 & NYSDOS-funded “Queensbury South BOA Pre-Nomination Study”). Given the current facility’s recent closure, a site-specific reuse plan has not yet been developed and would be a key output of the EPA funding.

**1.b.ii. Outcomes and Benefits of Reuse Strategy:** Redevelopment of the Priority Sites and other brownfield sites is expected to generate economic and non-economic outcomes and benefits for those living in the underserved neighborhoods of the region. The Coalition will utilize brownfields funding to (1) Prepare a brownfields inventory; (2) Prioritize sites for the program; (3) Conduct community engagement activities; and (4) Characterize, assess, and plan for remediation and reuse of brownfields sites to aid in the redevelopment of distressed, blighted, and otherwise underutilized properties. This program will return brownfield sites back to economic vitality for the public’s use, benefit, and enjoyment. This is not only expected for the brownfield sites but also for nearby properties that have been impacted by their proximity to these sites. The eventual remediation of these sites will minimize risk of exposure both at the site and on adjacent properties. Additional expected outcomes will be new investment, job creation, housing opportunities, and an increased tax base, which will benefit these disadvantaged and underserved TAs. One EPA study reported an increase in residential property values of 5.1% to 12.8% after nearby brownfields were assessed or cleaned up (USEPA 2014). The Coalition’s revitalization plans are focused on vacant and underutilized sites and the projects proposed will not cause the displacement of residents or businesses.

All priority sites and other brownfield reuse projects will incorporate energy efficient building upgrades, including high efficiency windows, insulation, and heating/cooling systems. LEED Certified new construction will be considered on housing and commercial projects along with renewable energy, specifically solar panels for power. Reuse opportunities will also explore potential for targeted community shared solar and Community Choice Aggregation (CCA). Reuse will integrate environmental resiliency by additional planted trees at each site to protect local air and water quality. The priority sites also include properties in the floodplain and waterfront locations. Opportunities to improve site resiliency will be incorporated into the redevelopment planning.

**1.c. Strategy for Leveraging Resources**

**1.c.i. Resources Needed for Site Reuse:** The RPB and Coalition members have an existing partnership. IDAs identify redevelopment sites to boost economic vitality, secure private funding, and liaise with property owners, while RPB leverages connections with local

**Lake Champlain-Lake George Regional Planning Board: FY 2025 Brownfields Assessment  
Coalition Grant Application – Narrative Proposal**

communities and officials to conduct public outreach, engage in visioning, and garner community support for projects while also using expertise to secure and administer federal, state, and local grant funding for project development and implementation. With this grant, partners will complete all necessary planning, and IDAs will leverage these EPA-funded assessments to attract developers who value such assessments in their investment strategy, as well as leverage IDA-led PILOT agreements and loans. The RPB will assist in developing funding packages and securing additional grants, including NYSDOS-designated and ongoing Brownfield Opportunity Areas (BOAs). For sites within the BOA, up to \$500,000 is available annually for Phase II ESA and Pre-Development Funding. EPA Brownfield Cleanup Grants can be used to support cleanups, and the NYS Brownfield Cleanup Program (BCP) provides tax incentives for brownfield redevelopment. EPA funding will also leverage past investments in planning and community engagement at the regional and local levels that have served to inform this application, including USEDPA (\$1.5M), the Northern Borders Regional Commission (\$2.1M), NYSED FAST NY (\$3M), NYSDOS Local Waterfront Revitalization Program (\$250,000), and NYSDOS-BOA (\$900,000). The EPA Brownfield Assessment Coalition Grant will play a key role in securing additional funding from these programs, particularly for implementation.

1.c.ii. Use of Existing Infrastructure: The priority sites and other prospective sites in the TAs will use existing utility connections; all priority sites are served by water, sewer, electrical, and existing roadways. Existing infrastructure will also be used as a prioritization criterion during the site selection process. If improvements or upgrades are needed, funds would be sought through the Community Development Block Grant program, Northern Borders Regional Commission, or NYS Empire State Development.

**2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

**2.a. Community Need**

2.a.i. The Community's Need for Funding: The region's largest equity divide is income, where the median household income (MHI) of the year-round population of 249,370 is 18% lower than the state average and 8% lower than the national average. This, coupled with environmental constraints on new development, has decreased the region's opportunities for economic growth. Coalition partners will focus on existing disturbed and disinvested sites to drive economic development through providing easily developable sites to bring in businesses for year-round employment opportunities. Development in the North Country is not easy, and these grant funds will be used by the Coalition members to complete redevelopment and make sites marketable.

2.a.ii. Threats to Sensitive Populations: The TAs lag behind the State and Nation across a spectrum of public health and societal well-being indicators, and the strategic brownfield sites cause additional public health, welfare, and environmental quality concerns for the surrounding community related to safety and potential contamination exposure. The below information summarizes current TA metrics from the EJScreen, unless otherwise noted.

(1) Health or Welfare of Sensitive Populations: The TAs face prevalent poverty, lower household incomes, an aging population, and older housing and building stock. As summarized in the table below, the TAs include three disadvantaged communities, and the remaining 2 communities have populations of less than 1,000. All TAs are rural communities with limited economic opportunities. Many of the residents of the TAs, and in particular residents that live adjacent to the priority sites, face the direst conditions, with low unemployment rates and life expectancy. Redevelopment of the priority sites would create new job opportunities and improve local housing options, critical needs for these disadvantaged, sensitive populations.

**Lake Champlain-Lake George Regional Planning Board: FY 2025 Brownfields Assessment  
Coalition Grant Application – Narrative Proposal**

Target Area	Disadvantaged Community	Population (2020 Census)	Health/Welfare Sensitive Populations
Champlain	Yes	5,745	40% of the population is low income; unemployment rate of 9% surpasses the 6% state & national rates.
Plattsburgh	Yes	1,623	42% of population is low income, 19.2% are/below FPL; 3 census tracts near the site are in the 95 <sup>th</sup> , 90 <sup>th</sup> , and 80 <sup>th</sup> percentile for unemployment compared to State average; low life expectancy of 22% surpasses State (17%) and national (20%) averages.
Essex	No	621	Low life expectancy of 18% surpasses State average.
Lake Pleasant	No	897	37% of the population is over the age of 64, placing the TA in the 95 <sup>th</sup> percentile in the state; 99% in the State for persons with disabilities (31%); low life expectancy of 19%, over the State average.
Glens Falls	Yes	2,554	37% of population is low income; low life expectancy of 23% surpasses State & national averages

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: The five TAs face several health indicator vulnerabilities at rates exceeding both State and Federal levels; abnormally high incidences of diseases that have a direct correlation from exposure to the potential site contaminants (asbestos, lead-based paint, heavy metals, petroleum). Many of these contaminants are found to cause cancer, which could be contributing to the area’s high cancer rates. In addition to cancer, lead exposure can cause brain and nervous system damage especially in children and premature birth and miscarriages in pregnant women. In the Glens Falls TA, the priority site is a cement plant. Sulfur dioxide and nitrogen oxides, two key pollutants emitted from cement plants, can harm human health and are significant contributors to acid rain, smog, and haze. These pollutants are converted in the air into fine particles that can cause severe respiratory and cardiovascular impacts and premature death. The high disease rates identified are strong indicators of the negative health impacts associated from these brownfield sites.

Target Area	Disease and Adverse Health Conditions Considerations
Champlain	Vulnerable to heart disease (7.2%), asthma (11.3%), and cancer (7.1%), each health indicator risk surpasses State and national averages. The Robert Wood Johnson County Health Rankings (RWJCHR) indicates Clinton County residents face additional health risks, including a 20% adult smoking rate (12% statewide), 31% adult obesity rate (27% statewide), and an access to exercise rate of 67% (93% statewide).
Plattsburgh	Vulnerable to heart disease (6.1%), asthma (11.4%), and cancer (6.1%). See additional note above re: RWJCHR for Clinton County.
Essex	Vulnerable to heart disease (7.3%), asthma (10%), and cancer (8.1%), each health indicator risk surpasses State and national averages.
Lake Pleasant	Vulnerable to heart disease, asthma, and cancer. RWJCHR also shows that Hamilton County has above average rates of adult smoking (20%) and adult obesity (29%).
Glens Falls	Vulnerable to heart disease (7.6%), asthma (11.1%), and cancer (7.3%), as each health indicator risk surpasses State and national averages. RWJCHR also shows Warren County’s higher rate of adult obesity (28%) than the New York State average (27%) and a higher rate of Air Pollution (7%) than the state average (6.9%).

Identifying contamination through site assessments at priority sites is the first step in reducing the risk of exposure to contaminants, particularly in the communities disproportionately impacted by environmental risks and vulnerable populations, including children. Redevelopment of the sites will include remediating environmental contamination and risks identified, which

**Lake Champlain-Lake George Regional Planning Board: FY 2025 Brownfields Assessment  
Coalition Grant Application – Narrative Proposal**

would have direct health benefits to the communities the sites are located in. Redevelopment of the former Lehigh Cement site to uses that do not contribute to air pollution will have particular benefit to this population as air pollution contributes to a higher incident of comorbid health conditions. The visions for the priority sites’ reuse include direct health benefits, such as creating and preserving open space, improving waterfront and recreational trail connectivity, and promoting increased outdoor activity.

(3) Environmental Justice: Brownfield sites add to the environmental justice challenges that continue the cycle of disinvestment and poverty within the TAs. The TAs, which are characterized by low income and aging populations, as outlined in Section 2.a.ii(1) above, are faced with critical service gaps, including broadband internet, a lack of health insurance, transportation access, access to recreational amenities and natural resources, and access to fresh and nutritious food. Notably, gaps in transportation access limit residents’ ability to access jobs and health care, which are particularly of a concern given the aging, low-income demographics of the TAs. Completing this planning effort through the EPA will kickstart Smart Growth redevelopment at the priority sites and open new opportunities for (1) improved workforce housing in proximity to health care and job opportunities to cut down on transportation needs, (2) public access to waterfronts for recreation and exercise, community activities, and facilitate improvements in mental health, (3) revitalization of downtowns and provide for new business development opportunities that can improve health outcomes such as grocery co-ops, permanent farmers markets or health centers, and (4) create new resources and amenities for residents in the TAs, improving community morale and act as a catalyst for future redevelopment.

Target Area	Critical Service Gaps
Champlain	Broadband internet, health insurance, transportation access, access to fresh and nutritious food
Plattsburgh	Transportation
Essex	Broadband internet, transportation
Lake Pleasant	Broadband internet, transportation
Glens Falls	Broadband internet, health insurance

The Coalition currently has no available funds for the proposed work. Securing this grant is essential for the Coalition to address brownfields in these areas by enabling the positive redevelopment of vacant and underutilized properties. The priority sites are vacant and underutilized, and their redevelopment will not displace residents or businesses and, when completed, will serve to provide opportunities for new workforce housing and business growth.

**2.b. Community Engagement**

2.b.i. Project Involvement & 2.b.ii. Project Roles: The following partners will be consulted for input on site prioritization, selection, and reuse planning, stakeholder outreach, and/or to help connect projects to additional funding sources. Additional partners will be recruited during the project, as needed.

Mission	Name	Point of Contact	Specific Involvement/ Assistance Provided
Economic Development	Clinton County IDA	Molly Ryan, Executive Director <a href="mailto:Molly.ryan@clintoncountygov.com">Molly.ryan@clintoncountygov.com</a>	Non-Lead Coalition Member: Inform all phases of the project. Assist with site selection in respective County, act as contact for property owners for planning, connect potential site users
	Essex County IDA	Jody Olcott, Co-Director <a href="mailto:jolcott@essexcountyida.com">jolcott@essexcountyida.com</a>	
	Hamilton County IDA	Christy Wilt, Executive Director <a href="mailto:christy@hamiltoncountyny.gov">christy@hamiltoncountyny.gov</a>	

**Lake Champlain-Lake George Regional Planning Board: FY 2025 Brownfields Assessment  
Coalition Grant Application – Narrative Proposal**

	Warren-Washington IDA	Chuck Barton, CEO <a href="mailto:chuckbarton@warren-washingtonida.com">chuckbarton@warren-washingtonida.com</a>	with priority sites, and provide financial incentives for projects.
Municipal Entities	Town of Champlain	Thomas Trombley, Supervisor <a href="mailto:supervisor@townofchamplain.com">supervisor@townofchamplain.com</a>	Advise on reuse options and zoning approvals that may be needed for redevelopment. As well as assist with site selection.
	Town of Plattsburgh	Michael Cashman, Supervisor <a href="mailto:michaelc@townofplattsburgh.org">michaelc@townofplattsburgh.org</a>	
	Town of Essex	Ken Hughes, Supervisor <a href="mailto:supervisor@townofessexny.gov">supervisor@townofessexny.gov</a>	
	Town of Lake Pleasant	Betsy Bain, Supervisor <a href="mailto:supervisor@lakepleasantny.org">supervisor@lakepleasantny.org</a>	
	City of Glens Falls	Bill Collins, Mayor <a href="mailto:bcollins@cityofglensfalls.com">bcollins@cityofglensfalls.com</a>	
Health Care	Hudson Headwaters Health Network	Jessica Rubin, Vice President, Chief Impact Officer <a href="mailto:jrubin@hohn.org">jrubin@hohn.org</a>	Support evaluating health issues and planning
Non-Profit CBO Partners	Adirondack Roots	Megan Murphy, Executive Director <a href="mailto:mmurphy@adirondackroots.org">mmurphy@adirondackroots.org</a>	Inform site selection; support efforts for affordable housing; advise on reuse.
	Habitat for Humanity	Michael Doud, Board President <a href="mailto:info@glensfallshabitat.org">info@glensfallshabitat.org</a>	
	Adirondack Foundation	Lori Bellingham, Vice President of Community Impact <a href="mailto:lori@adkfoundation.org">lori@adkfoundation.org</a>	

**2.b.iii. Incorporating Community Input:** The project team, consisting of RPB staff, Coalition members, and key project partners, will lead a Community Outreach Program to inform, update, and solicit community input. A Community Engagement Plan, developed at the project’s outset, will include two phases. Phase 1 will focus on outreach, awareness, and education about the program, redevelopment opportunities, and goals. This information will be shared through multiple channels, including a dedicated project webpage, social media, print materials, press releases, and emails to reach underserved communities whose residents are directly affected by the project. The project team will also gather site inventory feedback from project partners and resident groups through both private and public meetings.

Phase 2 will assess stakeholder involvement based on proximity, potential impact (harm and benefits), and local concerns to prioritize the brownfield sites and inform how redevelopment opportunities can best serve the community. Several strategies include hosting public community meetings, conducting stakeholder interviews, focus groups, and the development of interactive GIS StoryMaps will be used to gather direct public feedback and to provide information about specific sites. Site specific Community Relations Plans and adequate notice will be provided in accordance with EPA regulations (40 CFR Part 312) once brownfield sites are selected for cleanup activities.

**3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS**

**3.a. Description of Tasks/Activities and Outputs**

3.a.i. Project Implementation, 3.a.ii. Anticipated Project Schedule, 3.a.iii. Task/Activity Lead, and 3.a.iv. Outputs

<b>Task 1: Program Management</b>
i. Project Implementation: Cooperative Agreement Oversight includes program and financial management to ensure compliance with grant requirements; oversee data input into EPA’s ACRES database; and submit quarterly, annual, and final performance reports
ii. Anticipated Project Schedule: Procure Qualified Environmental Professional (QEP): Q1; ACRES and quarterly reports: quarterly and as needed; Annual and closeout reports: Q4, Q8, Q12, Q16

**Lake Champlain-Lake George Regional Planning Board: FY 2025 Brownfields Assessment  
Coalition Grant Application – Narrative Proposal**

iii. Task/Activity Lead: RPB, with assistance from QEP
iv. Outputs: RFP/QEP contract (1); Quarterly Report (16 total – 4/year); Annual Reports (4); Closeout Report (1)
<b>Task 2: Site Inventory &amp; Prioritization</b>
i. Project Implementation: The QEP will prepare a brownfields site inventory and database for sites in the TAs and the larger RPB jurisdiction, including priority sites described in Section 1.a.iii. Properties will be compiled, mapped, characterized by the RPB/Coalition members based on the approach identified in Section 1.a.iv. No assessments will be conducted prior to confirming eligibility with EPA.
ii. Anticipated Project Schedule: Site inventory and database, prioritization, selection: Q2-Q3.
iii. Task/Activity Lead: QEP will prepare/maintain inventory with RPB staff oversight, assistance with access coordination, and work product review/approval. RPB and Coalition members will provide input for site selection and prioritization.
iv. Outputs: Inventory/Database (1); Prioritization Matrix (1)
<b>Task 3: Community Engagement</b>
i. Project Implementation: Community outreach and education measures to inform and solicit input from stakeholders, citizens, and private investment entities to achieve redevelopment plans with community buy-in and based on common community goals. Outreach and education will occur for both priority and additional sites as part of Task 2.
ii. Anticipated Project Schedule: Community Involvement Plan: Q1-Q2; Webpage: Q3, with updates through Q16; Informational Flyer: Q3; Public Meetings/Open Houses: Q3-Q16
iii. Task/Activity Lead: RPB with support from QEP.
iv. Outputs: Public Meetings/Open Houses (15); Brownfields Program Dedicated Webpage (1); Community Involvement Plan (1); Informational Flyer (1)
<b>Task 4: Phase I and Phase II Environmental Site Assessments</b>
i. Project Implementation: At least two priority sites will be selected in each Coalition member’s geography. The RPB will prepare Eligibility Determination (ED) requests for sites prioritized by the Coalition. The QEP will conduct Phase I ESAs for 20 sites. Prior to initiating sampling or other field investigation activities, the QEP will prepare a Master Quality Assurance Project Plan (QAPP) for EPA approval. Phase II ESAs and Regulated Building Materials (RBM) surveys will be advanced at 15 sites, and cleanup plans will be prepared for 10 priority sites.
ii. Anticipated Project Schedule: Phase I ESAs: Q3-Q14 (after creating inventory database and priority list); QAPP: Q4; Phase II ESAs and RBM surveys: Q5-Q16 (following review of Phase I ESAs, QAPP, and priority list); Cleanup Plans: Q8-Q16 (following review of Phase II ESAs, RBM surveys, and priority list).
iii. Task/Activity Lead: The QEPs will complete this task under direction of the RPB.
iv. Outputs: Phase I ESAs (20); Master QAPP (1); Phase II ESAs (15); RBM Surveys (15); Cleanup Plans (10)
<b>Task 5: Planning for Remediation and/or Redevelopment</b>
i. Project Implementation: For sites addressed through Phase II ESAs, preliminary remediation plans (Analyses of Brownfield Cleanup Alternatives, or ABCAs) and associated cost estimates will be prepared to review alternatives for further environmental investigation and/or remediation, if warranted. RPB staff and the QEP will also work with the stakeholders to conduct preliminary redevelopment planning for selected TAs and/or site to explore best reuse and economic potential. This may include reuse plans, marketing/feasibility studies, master plans, infrastructure evaluations, and conceptual development plans.
ii. Anticipated Project Schedule: Q3-Q16
iii. Task/Activity Lead: RPB staff will lead this task and will also provide oversight and assistance with property owner coordination and community input and review/approve work products. QEP will assist with four reuse plans, providing market analysis and GIS support.
iv. Outputs: Reuse Plans for Priority Sites and other identified sites (20).

**3.b. Cost Estimates**

<b>Budget Categories</b>	<b>Task 1: Program Management</b>	<b>Task 2: Site Inventory &amp; Prioritization</b>	<b>Task 3: Community Engagement</b>	<b>Task 4: ESAs</b>	<b>Task 5: Planning</b>	<b>TOTAL</b>

**Lake Champlain-Lake George Regional Planning Board: FY 2025 Brownfields Assessment  
Coalition Grant Application – Narrative Proposal**

Direct Costs	Personnel <sup>1</sup>	\$ 38,500	\$ 18,200	\$ 45,500	\$0	\$ 92,400	\$ 194,600
	Fringe Benefits <sup>1</sup>	\$ 16,500	\$ 7,800	\$ 19,500	\$0	\$ 39,600	\$ 83,400
	Contractual <sup>2</sup>	\$ 0	\$ 24,000	\$ 9,000	\$ 744,000	\$ 100,000	\$ 877,000
Total Direct Costs		\$ 55,000	\$ 50,000	\$ 74,000	\$ 744,000	\$ 232,000	\$1,155,000

**Budget Justification:**

Personnel & Fringe<sup>1</sup>: Average salaries RPB (\$55.00 personnel per hour and \$16.50 per hour for fringe benefits) \*3,890 hrs. x \$71.50 = \$278,000 (rounded). Assumed 1100 hours Y1&Y2, 865 hours Y3 and 825 hours Y4, split between 4 staff annually. RPB staff will perform program management at a cost not to exceed 5% of the total budget. As a federally designated Economic Development District and planning agency, 95% of the grant funds will be used for planning by RPB staff and QEP(s).

Contractual<sup>2</sup>: Costs provided by potential QEPs and include: \$24,000 for QEP to prepare brownfield inventory and GIS-based site prioritization; \$9,000 for QEP to support RPB-led community engagement activities, 20 Phase I's cost of \$3,100 x 20 = \$62,000, 1 Master QAPP at a cost of \$7,000, 15 Phase IIs at an average cost of \$27,000 x 15 = \$405,000, 15 Regulated Building Materials Surveys average cost of \$12,000 x 15 = \$180,000; 10 cleanup plans average cost of \$9,000 = \$90,000, and 4 site reuse plans average cost of \$25,000 x 4 = \$100,000.

**3.c. Plan to Measure and Evaluate Environmental Progress and Results**

To maintain steady progress throughout the grant, the QEP will prepare monthly reports to the RPB in compliance with the approved EPA Cooperative Work Plan, which will summarize activities, e.g., milestones achieved, issues encountered, and budget and schedule. Progress will be measured by the schedules, outputs, and costs identified in Section 3.a.ii, and 3.b. Significant deviations will be discussed with the EPA Project Officer to develop corrective actions, as needed. Updates will be reported upon implementation and completion of each site-related task in EPA's ACRES database, and the RPB will provide ongoing (quarterly at a minimum) and post-grant information describing outcomes and benefits of the funding, including additional funds leveraged, jobs created, acres ready for development, and private investment and tax revenue generated by the program.

**4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

**4.a. Programmatic Capability**

4.a.i. Organizational Capacity: In its 60-year history, the RPB has received and administered hundreds of federal and state grants. Since 2020, the organization has received over \$5.7 million dollars in grants from federal agencies including the USDOT, USEDPA, USDA, and NBRC for projects that are currently underway or have been successfully completed.

4.a.ii. Organizational Structure: The RPB has five full-time staff members and a part-time administrative/support staff position with a 30-member Board of Directors representing the five counties. Staff members include Beth Gilles, Director, Allison Gaddy, Principal Planner, Sam Blake, Junior Planner, Jessica Leerkes, Economic Development Coordinator, Cassandra VanCott, Assistant Economic Development Coordinator, and Karen Coughlan, Administrative Assistant.

4.a.iii. Description of Key Staff

Beth Gilles, Director, has more than 15 years of experience at the RPB and working with state and federal funding agencies. She previously worked in environmental planning, working with communities and groups throughout the RPB region on programs aimed at mitigating and preventing environmental degradation caused by surface and groundwater contamination.

Allison Gaddy, AICP, Principal Planner has 10 years of professional planning experience working with communities of all sizes on consensus-based and community-led planning initiatives, including comprehensive plans and community revitalization strategies. Allison holds a master's degree in regional planning with a focus on environmental and land use planning and has previously worked on BOA projects in New York State.

**Lake Champlain-Lake George Regional Planning Board: FY 2025 Brownfields Assessment  
Coalition Grant Application – Narrative Proposal**

Jessica Leerkes, Economic Development Coordinator is an environmental engineer by trade and has over a decade of experience working for private consulting firms. Jessica has completed the 40-Hour HAZWOPER training course and holds her master’s degree in environmental health engineering from Clarkson University.

Sam Blake, Junior Planner joined RPB over two years ago and has been working with communities on water quality and sustainability initiatives. Sam has previous experience as a field technician for a water quality laboratory testing service. He has completed the 40-hour HAZWOPER training course and received a certificate from the MSHA.

4.a.iv. Acquiring Additional Resources: RPB is a proven leader in collaboration and team building to achieve desired results. By fostering the organization’s extensive connections and partnerships throughout the region, the RPB has the ability to fill key organizational gaps in order to complete projects. RPB routinely contracts with consultants and actively seeks federal and state grant opportunities to fill any skills or funding gaps.

**4.b. Past Performance and Accomplishments**

4.b.ii. RPB Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements: The RPB has received and managed millions of dollars in funding from numerous federal and state agencies. The list below depicts snippets of the \$5,788,000 in funding managed by the RPB in the past three years that are most aligned in size, scope, and relevance to the proposed project.

(1) Purpose and Accomplishments:

**Revolving Loan Fund (RLF) (\$5,292,000):** The RPB operates a regionally based RLF program that provides financing to support the growth of small businesses throughout the region. In total, the RPB has received \$5.3 million in grants to capitalize its Funds. The most recent grant was over \$3 million awarded in 2020. Since the Fund’s inception in 1985, almost \$15 million in capital has been loaned to businesses within the region. Currently, the RPB’s loan portfolio consists of \$5,292,000 in loaned capital across 50 loans.

**U.S. EDA CARES Act Recovery Assistance (\$400,000):** The RPB region experienced massive impact on the economy from the COVID-19 pandemic. Through this funding, the RPB prepared an Economic Resiliency Plan to better understand the impacts of the pandemic on the region’s economy, identify forward-looking strategies for the region’s businesses, and establish how the region can seize on market opportunities that emerged in the pandemic. This application is a result of this planning effort.

**USDA Rural Business Development Grant (RBDG) (\$96,000):** RPB secured funding from the USDA RBDG to collaborate with four communities to develop strategies to reinvigorate their Main Streets by capitalizing on unique community assets. Each plan identifies ways to create new opportunities to support small business, attract and retain residents and stimulate overall growth for the local economy.

(2) Compliance with Grant Requirements: The RPB has consistently met all federal grant compliance requirements, including work plans, schedules, and terms and conditions. The outcomes from these grants have resulted in multiple awards from the granting agencies. All reports have been submitted on time and in accordance with grantor guidelines using the required communication channels and forms. The RPB is committed to supporting all planned grant activities described in this FY2025 EPA Grant proposal and will effectively utilize all grant funds within the allotted timeframe. The RPB looks forward to partnering with EPA and contributing additional brownfield success stories to its portfolio.



## FY2025 LCLGRP EPA Brownfield Assessment Coalition Grant Application

### Threshold Criteria Response

**III.B.1. Applicant Eligibility:** The Lake Champlain-Lake George Regional Planning Board (LCLGRP) was established in accordance with resolutions passed by the Counties of Warren, Washington, Essex, Clinton and Hamilton in 1967 as a Regional Planning Board pursuant to NYS General Municipal Law (“GML”) Article 12-B, Section 239-h. (Refer to Attachment A for eligibility documentation.)

**III.B.2. Number and Eligibility of Non-Lead Coalition Members:** The Coalition includes the LCLGRP and four non-lead Coalition Members. All Coalition members are Industrial Development Agencies (IDAs) and are corporate governmental agencies established pursuant to NYS GML Section 856 and are eligible for application. Copies of eligibility documentation for the non-lead Coalition members are provided in Attachment B. None of the coalition members are members of other coalitions or are submitting individual applications in the FY25 competition cycle.

**III.B.3. Target Areas:** One target area was identified by each lead and non-lead Coalition member (refer to Narrative Information Sheet). The target areas do not overlap.

**III.B.4. Existing Brownfields Grants to Non-Lead Members:** None of the non-lead coalition members have been awarded a MARC grant.

**III.B.5. Coalition Agreement:** Each non-lead coalition member submitted a signed letter to the LCLGRP (the lead coalition member) in which they agree to be part of the coalition. (Refer to Attachment C.)

**III.B.6. Community Involvement:** The LCLGRP believes community engagement is imperative to the success of this project and understands the importance of effective communication strategies including breaking barriers with unique engagement to meet people where they are. As outlined in Section 2.b.iii of the Narrative, the project team, consisting of LCLGRP staff, Coalition members, and other key project partners, will lead a Community Outreach Program that will inform, update and solicit community input. A Community Engagement Plan will be prepared at the start of the project. Community engagement will generally fall into two phases. Phase 1 will be a general outreach, awareness, and education campaign that provides information on the program, redevelopment opportunities, and goals. This information will be gathered through sharing of materials in multiple print and online/digital sources, including a project webpage on the LCLGRP website, social media content, letters, press releases, and emails to support expanded information sharing and targeted engagement to underserved communities that residents directly affected by the project. The project team will also solicit site inventory input from project partners and resident groups during this phase, through both private and public meetings.

Phase 2 will focus on understanding the level of involvement of stakeholders due to potential



LAKE CHAMPLAIN-LAKE GEORGE

**REGIONAL  
PLANNING**

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proximity, impact (harm and benefits), and again more localized information to inform outcomes of the brownfields site prioritization. Several strategies include hosting public community meetings, conducting stakeholder interviews, focus groups, and development of interactive GIS storymaps for the public to provide direct feedback and learn more about specific sites. Site specific Community Relations Plans and adequate notice will be provided in accordance with EPA regulations (40 CFR Part 312) once brownfield sites are selected for cleanup activities.

**III.B.7. Expenditure of Existing Grant Funds:** Not applicable. The LCLGRP affirms that it does not have an active EPA Brownfields Assessment grant.

**III.B.8. Contractors and Named Subrecipients:** Not applicable. The LCLGRP has not identified a procurement contractor nor subrecipient to conduct work proposed in this application.