



PUBLIC NOTICE

U.S. Army Corps of Engineers
New York District, CENAN-OP-RU
Upstate Regulatory Field Office
1 Buffington Street, Bldg. 10, 3rd Fl. North
Watervliet, New York 12189-4000

In replying refer to:
Public Notice Number: NAN-2024-00827-UDO
Issue Date: April 4, 2025
Expiration Date: April 21, 2025

To Whom It May Concern:

The New York District, Corps of Engineers has received an application for a Department of the Army permit pursuant to Section 404 of the Clean Water Act (33 U.S.C. 1344).

APPLICANT: Johns Manville
1 Kaycee Loop Road
Plattsburgh, NY 12901

ACTIVITY: Expanding existing commercial facility

WATERWAY: Saranac River

LOCATION: Town of Plattsburgh, Clinton County, New York

A detailed description and plans of the applicant's activity are enclosed to assist in your review.

The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership and, in general, the needs and welfare of the people.

The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

ALL COMMENTS REGARDING THE PERMIT APPLICATION MUST BE EMAILED TO DUSTIN.A.DORR@USACE.ARMY.MIL, OR PREPARED IN WRITING AND MAILED TO THE ATTENTION OF DUSTIN DORR AT THE ABOVE ADDRESS, TO REACH THIS OFFICE BEFORE THE EXPIRATION DATE OF THIS NOTICE, otherwise, it will be presumed that there are no objections to the activity. Comments can also be submitted through the USACE Regulatory Request System (RRS) at <https://rrs.usace.army.mil/rrs/public-notice>.

Comments submitted in response to this notice will be fully considered during the public interest review for this permit application. Comments provided will become part of the public record for this permit application. All written comments, including contact information, will be made a part of the administrative

record, available to the public under the Freedom of Information Act. The Administrative Record, or portions thereof, may also be posted on a Corps of Engineers internet web site. Due to resource limitations, this office will normally not acknowledge the receipt of comments or respond to individual letters of comment.

Any person may request, in writing, before this public notice expires, that a public hearing be held to collect information necessary to consider this application. Requests for public hearings shall state, with particularity, the reasons why a public hearing should be held. It should be noted that information submitted by mail is considered just as carefully in the permit decision process and bears the same weight as that furnished at a public hearing.

According to the list of Federally-listed species on the Information for Planning and Conservation website for the New York Field Office of the U.S. Fish and Wildlife Service no endangered species are expected to occur in the vicinity of the project site. Therefore, our preliminary determination is that the activity for which authorization is sought herein will not affect Federally endangered or threatened species or their critical habitat. However, pursuant to Section 7 of the Endangered Species Act (16 U.S.C. 1531), if new information warrants, the District Engineer will consult with the appropriate Federal agency to determine the presence of and any potential impacts to listed species or their critical habitat in the project area.

Based upon a review of the latest published version of the National Register of Historic Places, there are no known sites eligible for, or included in, the Register within the permit area. Presently unknown archeological, scientific, prehistorical, or historical data may be lost by work accomplished under the required permit.

Reviews of activities pursuant to Section 404 of the Clean Water Act will include application of the guidelines promulgated by the Administrator, U.S. Environmental Protection Agency, under authority of Section 404 (b) of the Clean Water Act and the applicant will obtain a water quality certificate or waiver from the appropriate state agency in accordance with Section 401 of the Clean Water Act prior to a permit decision.

In addition to any required water quality certificate and coastal zone management program concurrence, the applicant has obtained or requested the following governmental authorization for the activity under consideration:

- New York State Department of Environmental Conservation: 5-0942-00384/00001

It is requested that you communicate the foregoing information concerning the activity to any persons known by you to be interested and who did not receive a copy of this notice. If you have any questions concerning this application, you may contact Dustin Dorr of this office at 518-651-6355 or dustin.a.dorr@usace.army.mil.

In order for us to better serve you, please complete our Customer Service Survey located at <https://www.nan.usace.army.mil/Missions/Regulatory/Customer-Survey/>.

For more information on New York District Corps of Engineers programs, visit our website at <http://www.nan.usace.army.mil>.



FOR AND ON BEHALF OF
Stephan A. Ryba
Chief, Regulatory Branch

Enclosures

WORK DESCRIPTION

The applicant, Johns Manville, has requested Department of the Army authorization to expand an existing commercial manufacturing facility within freshwater wetlands at 1 Kaycee Loop in the Saranac River watershed, in the Town of Plattsburgh, Clinton County, New York.

The currently proposed work would involve the placement of fill within 0.80-acres of emergent freshwater wetland to construct a 43,735.65 square foot addition to the existing Johns Manville facility with associated expanded parking area, site egress, truck loading bays, and other attendant features. The proposed expansion of the building will house a second production line and space for both raw material and finished goods on-site.

The applicants have stated that they have avoided, minimized, and mitigated for potential impacts proposed to the maximum extent practicable by considering other land for development, and analyzing whether the project could fill only 0.1-acres of wetlands or 0.5-acres of wetlands; however the project sponsor indicates that the project as proposed is designed to fill the smallest acreage of wetlands possible to meet the applicants need. To mitigate for impacts to the emergent freshwater wetlands the applicant has proposed to purchase 0.80-credits from the Ducks Unlimited ILF program within the Richelieu service area.

The stated purpose of this project is to expand the existing Johns Manville facility to include the western half of their property to keep of with market demand for their building supply products.

1 Kaycee Loop Road, Plattsburgh, NY



FIGURE 1

SITE LOCATION MAP

Entire Parcel Outlined in Red

North is Straight Up

(Source: ArcGIS/ESRI)

1 Kaycee Loop Road, Plattsburgh, NY



FIGURE 2

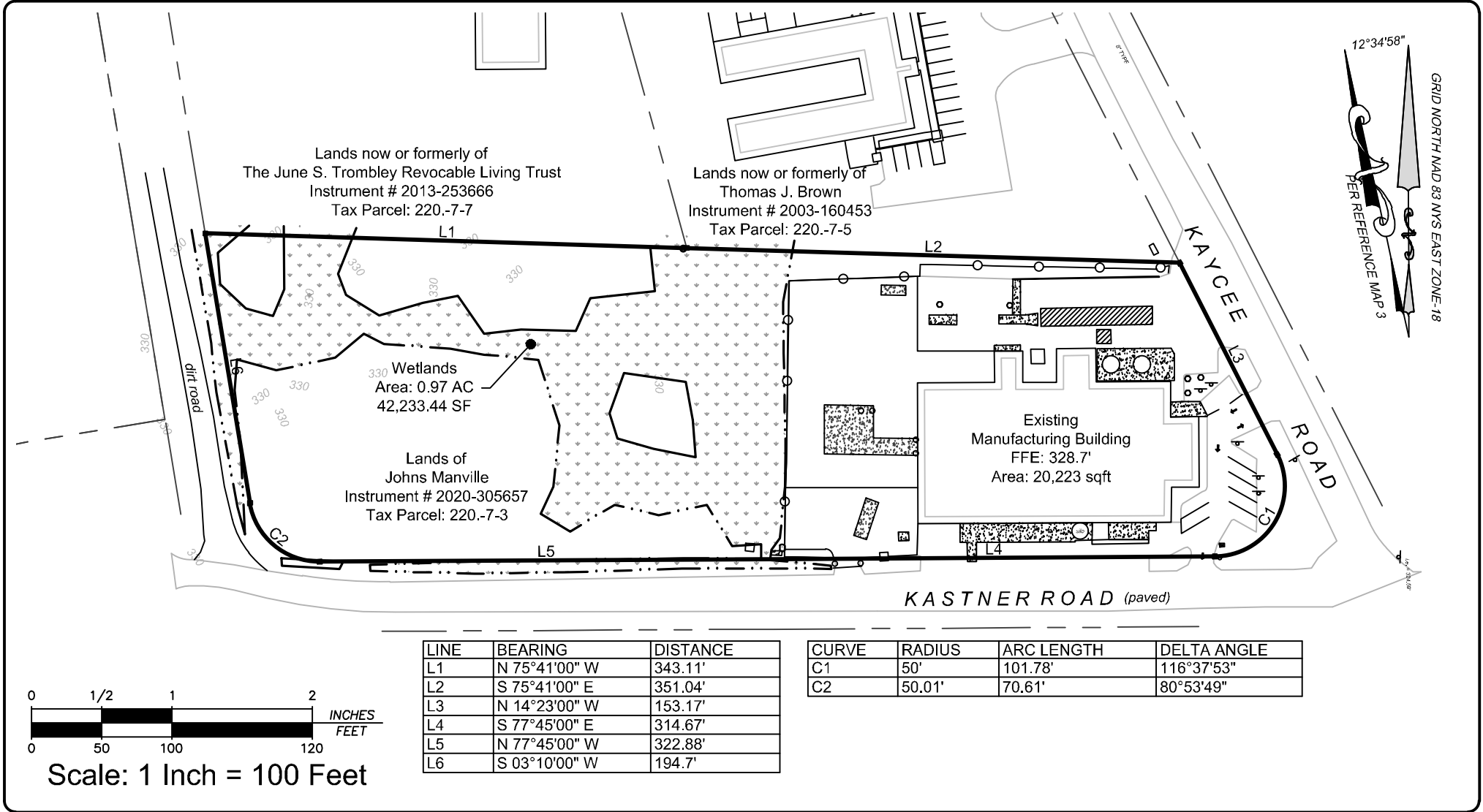
USGS Topographical Map
Entire Parcel Outlined in Red
North is Straight Up
(Source: ESRI, USGS)



ROBERT M. SUTHERLAND P.C.
ENGINEERS • PLANNERS • SURVEYORS
SOIL & MATERIAL TESTING

JOB Johns Manville - Building Addition
SHEET NO. 1 OF 3
CALCULATED BY LSC DATE 10/23/24
CHECKED BY AJO DATE 10/23/24
SCALE 1" = 100'

Sheet Name Existing Site Conditions
County / State Clinton / New York



LINE	BEARING	DISTANCE
L1	N 75°41'00" W	343.11'
L2	S 75°41'00" E	351.04'
L3	N 14°23'00" W	153.17'
L4	S 77°45'00" E	314.67'
L5	N 77°45'00" W	322.88'
L6	S 03°10'00" W	194.7'

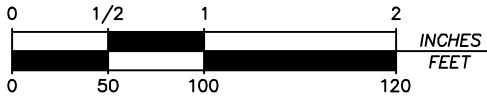
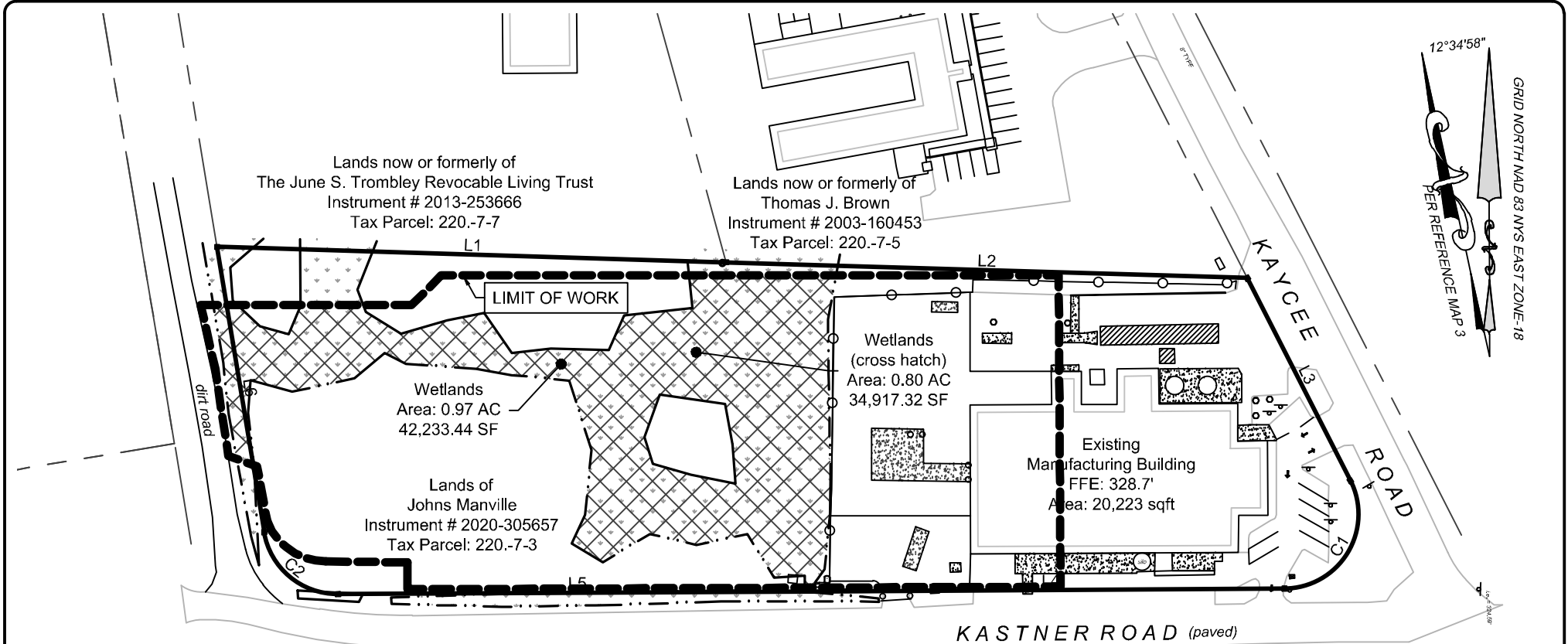
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	50'	101.78'	116°37'53"
C2	50.01'	70.61'	80°53'49"



ROBERT M. SUTHERLAND P.C.
ENGINEERS • PLANNERS • SURVEYORS
SOIL & MATERIAL TESTING

JOB Johns Manville - Building Addition
SHEET NO. 2 OF 3
CALCULATED BY LSC DATE 10/23/24
CHECKED BY AJO DATE 10/23/24
SCALE 1" = 100'

Sheet Name Proposed Limit of Work
County / State Clinton / New York



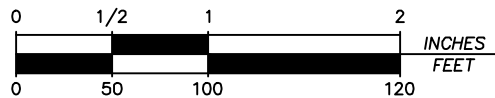
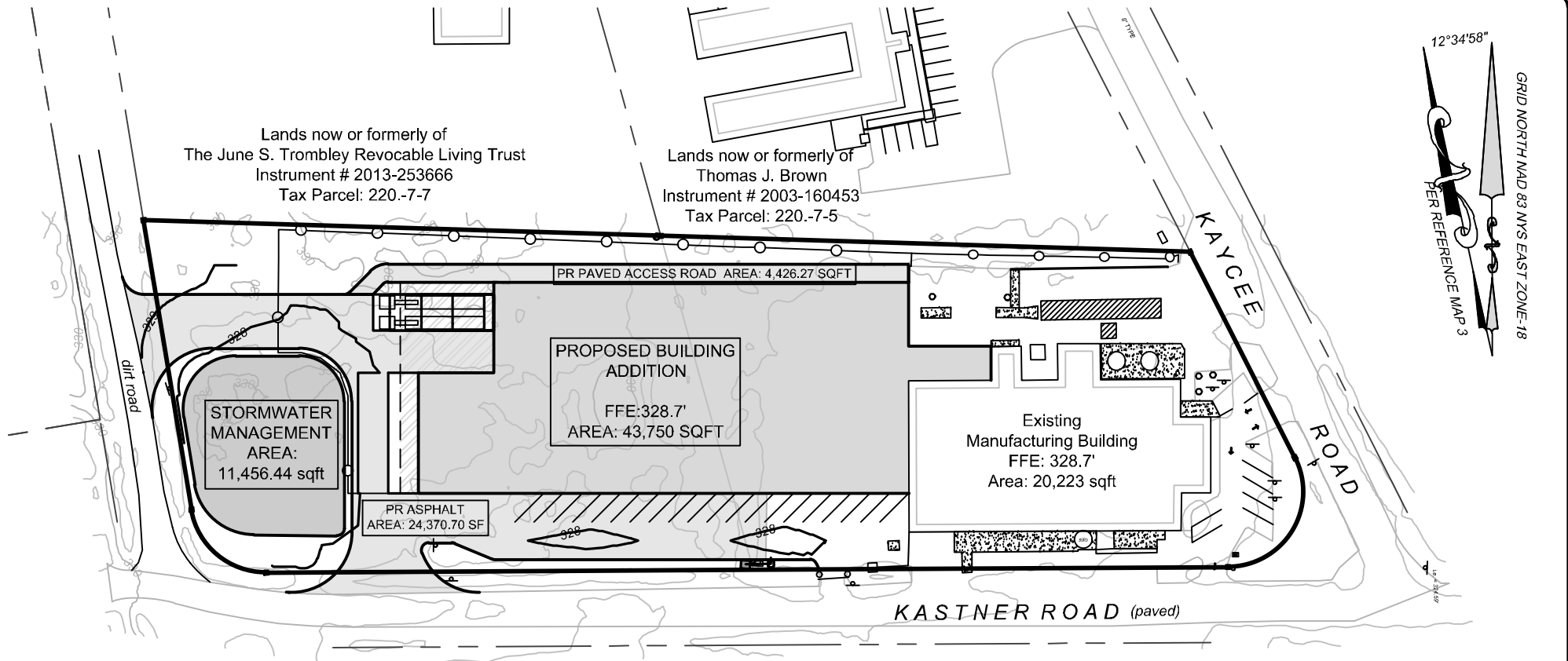
Scale: 1 Inch = 100 Feet

LINE	BEARING	DISTANCE
L1	N 75°41'00" W	343.11'
L2	S 75°41'00" E	351.04'
L3	N 14°23'00" W	153.17'
L4	S 77°45'00" E	314.67'
L5	N 77°45'00" W	322.88'
L6	S 03°10'00" W	194.7'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	50'	101.78'	116°37'53"
C2	50.01'	70.61'	80°53'49"

RMS

ROBERT M. SUTHERLAND P.C.
ENGINEERS • PLANNERS • SURVEYORS
SOIL & MATERIAL TESTING

JOB Johns Manville - Building AdditionSHEET NO. 3 OF 3CALCULATED BY LSC DATE 10/23/24CHECKED BY AJO DATE 10/23/24SCALE 1" = 100'Sheet Name Proposed ImprovementsCounty / State Clinton / New York

Scale: 1 Inch = 100 Feet