



March 21, 2019

Chris Mannes, III, P.E.  
NYS Department of Environmental Conservation, Region 7  
Division of Environmental Remediation  
615 Erie Boulevard, West  
Syracuse, NY 13204

Re: Site Management Periodic Review Report  
Site #: B00003  
Site Name: Midtown Plaza  
Site Address: 727 East Washington St., Syracuse, NY 13244

Dear Mr. Mannes:

This Periodic Review Report (PRR) is being submitted for the former Midtown Plaza site, which is currently occupied by Syracuse University's Center of Excellence (COE) in Environmental and Energy Systems. The reporting period for this PRR is March 1, 2016 to March 1, 2019.

## **I. Executive Summary**

The former Midtown Plaza site (City Parcel) at 700 East Washington Street in Syracuse, NY, was purchased by Syracuse University in 2004 and redeveloped as the Syracuse University Center of Excellence in Environmental and Energy Systems headquarters (current building address is 727 East Washington St.). Prior to purchase by Syracuse University, a Record of Decision (ROD) was issued for the site in March 1998 and the activities to implement the ROD, including demolition for the Midtown Plaza building at the site, were completed in June 1999.

Additional limited subsurface investigations were conducted by Syracuse University in conjunction with O'Brien and Gere Engineers and the NYSDEC Region 7 Division of Environmental Remediation prior to purchase of the site and during the COE Campus Development Project. Contaminants, including asbestos debris, semi-volatile polycyclic hydrocarbons, heavy metals, and hexavalent chromium were identified to be present in the site's soils and groundwater at varying degrees.

Remediation of the site as part of the COE Campus Development Project began in the summer of 2006 under the NYSDEC approved Site Management Plan (SMP) for Construction of the TIEQ Laboratory and COE Headquarters, dated July 2005. The bulk of source removal efforts occurred from August 2006 through the summer of 2007 and additional source removal continued sporadically through the completion of the COE Campus Development Project in fall of 2010.

As mandated by the Construction SMP, a surface cover system consisting of no less than a 12-inch depth of NYSDEC approved impervious products was placed on all portions of the City Parcel that were redeveloped

### **Campus Safety and Emergency Services**

as part of the COE Campus Development Project. A Construction SMP Compliance Report & Certification and a Cover Placement Certification were submitted to NYSDEC in March 2011 for the portions of the City Parcel that were redeveloped during the COE Campus Development Project.

Remediation of the remainder of the site began in the May 2015 as part of the COE Intermodal Transportation Center (ITC) Project. Source removal efforts for the COE ITC Project were completed in September 2015 in accordance with the NYSDEC approved July 2005 Construction SMP. As required by the Construction SMP, a cover system consisting of no less than a 12-inch depth of NYSDEC approved products was placed on the remaining portions of the City Parcel that were redeveloped as part of the COE ITC Project. A Construction SMP Compliance Report and Certification and a Cover Placement Certification were submitted to NYSDEC on March 22, 2016, for the portions of the City Parcel that were redeveloped during the COE ITC Project.

The NYSDEC approved Post Construction SMP, dated July 2005, is being followed for the entire City Parcel. No deviations from the Post Construction SMP were identified or known to have occurred during the current reporting period.

Syracuse University is not requesting that any changes be made to the Construction SMP or the Post Construction SMP. The University is also not requesting any changes to the frequency of submittal for the PRRs.

## **II. Site Overview**

The former Midtown Plaza site at 700 East Washington Street is located in the City of Syracuse and is bordered by East Washington St. and East Water St. between Forman Ave and Almond St. The site was purchased by Syracuse University in 2004 and redeveloped in two separate phases. The first phase included construction of the Syracuse Center of Excellence in Environmental and Energy Systems Headquarters (COE Campus Development Project). The second phase of redevelopment was for construction of the COE Intermodal Transportation Center (COE ITC Project). The COE Campus Development Project and the COE ITC Project involved redevelopment of the following two (2) adjacent parcels:

- 2.4 acre parcel formally owned by the City of Syracuse that was the site of the former Midtown Plaza building (City Parcel).
- 0.6 acre parcel formally owned by the City of Syracuse Industrial Development Agency (SIDA Parcel)

The City Parcel portion of the COE site was initially remediated by the City of Syracuse under the NYSDEC Environmental Restoration Program (ERP). A Record of Decision (ROD) was issued for the site by the NYSDEC in March 1998 and activities to implement the ROD, including demolition of the former Midtown Plaza building, were completed in June 1999. The site was then identified by the NYS Governor's office, Syracuse University, and several private companies and academic institutions to be the location of the future NYS Center of Excellence (COE) for Environmental and Energy Systems. Syracuse University acquired the property in 2004 and performed additional subsurface investigations during the COE Campus Development Project (spring 2006 - fall 2010) and the COE ITC Project (summer 2015).

The nature and extent of contamination at the City Parcel were defined through; (a) the investigation conducted by the City of Syracuse under the ERP project, (b) the University's environmental assessment review conducted by O'Brien and Gere Engineers, (c) NYSDEC investigations performed in the fall of 2004, and (d) University subsurface investigations performed during site redevelopment and construction activities.

Contaminants identified during the site investigations and/or encountered during site redevelopment include:

- Debris containing residual asbestos from demolition of the former Midtown Plaza building,

- Soil and debris containing semi-volatile polycyclic hydrocarbons,
- Soil containing heavy metals,
- Soil with visible staining from petroleum products from previous spills on-site and/or migrating on to the site from adjacent sites, and
- Hexavalent chromium in the groundwater (identified in one on-site monitoring well, T2).

All redevelopment activities on the City Parcel were governed by the July 2005 Construction SMP, which specified requirements for soil handling, re-use and disposal, community air monitoring, and other associated redevelopment activities, as well as a requirement to place a cover system on the City Parcel as part of the redevelopment work.

During the fall of 2010, redevelopment activities associated with the COE Campus Development Project were completed and the required cover system was installed on the areas of the City Parcel that were redeveloped as part of COE Campus Development Project. A Construction Compliance Report and compliance certifications from the construction manager and Syracuse University, confirming installation of the required cover system and adherence to the Construction SMP for the COE Campus Development Project were submitted to NYSDEC via correspondence dated March 28, 2011.

During the summer of 2015, excavation activities associated with the COE ITC Project were completed and the required cover system was installed on the remaining areas of the City Parcel that were not redeveloped during the COE Campus Development Project. A Construction Compliance Report and compliance certifications from the construction manager and Syracuse University, confirming installation of the required City Parcel Cover and adherence to the Construction SMP for the COE ITC Project, were submitted to NYSDEC via correspondence dated March 22, 2016.

Attachment A to this PRR includes a map of the COE site depicting the two historic parcels and the areas where the cover system was installed on each parcel.

### **III. Remediation Performance and Effectiveness**

The redevelopment activities associated with the COE Campus Development Project and the COE ITC project are complete. The required cover system is in place and being maintained in accordance with the Post Construction SMP on all of the City Parcel.

### **IV. IC/EC Plan Compliance Report**

#### **A. IC/EC Requirements and Compliance**

##### **Landuse Restriction**

The current use of the redeveloped site conforms to the requirements of the land use restrictions.

##### **Site Management Plan - Construction (includes soil management requirements)**

The Construction SMP was followed during all redevelopment activities that have been completed on the City Parcel.

##### **Cover System**

A covers system consisting of NYSDEC approved impervious products including concrete, asphalt, and/or clean soil or stone was installed and remains in place at a depth of at least 12-inches across the entire City Parcel. A demarcation layer consisting of orange colored landscape fabric (mirafi) was placed below the cover system to distinguish the boundary between the cover and pre-existing fill.

In the Cover Certification submitted to NYSDEC (Chris Mannes) on March 22, 2016, the University certified that, to the best of its knowledge, a cover system consisting of NYSDEC approved impervious products and/or clean soil or stone of a substantially uniform depth of at least 12-inches and a demarcation layer of orange mirafi had been installed and remains in place on the City Parcel.

#### **Site Management Plan - Post Construction**

The July 2005 Post Construction SMP is in effect for the redeveloped areas of the City Parcel. All future development and maintenance activities in this area are required to follow the guidelines set forth in the Post Construction SMP.

In accordance with Section 6 of the Post Construction SMP, annual site inspections of the City Parcel were performed on October 24, 2016, October 3, 2017, October 10, 2018, and March 15, 2019. The inspections included a visual evaluation of the entire COE site to identify any weathering or impairments in the cover materials and a review of any activities that could have disturbed the cover system. As indicated on the enclosed copies of completed site inspection forms (Attachment B), no areas of impairment or concern were observed in the cover system during the annual site inspections.

#### **B. IC/EC Certification**

A copy of the completed institutional and engineering controls certification form is included as Attachment C to this PRR.

#### **V. Monitoring Plan Compliance Report - Not Applicable**

#### **VI. Operations and Maintenance Plan Compliance Report - Not Applicable**

#### **VII. Overall PRR Conclusions and Recommendations**

No deviations of compliance were identified during this reporting period with regard to the institution and engineering controls in place for the City Parcel portion of the COE site.

The University is not requesting that any changes be made to the Construction SMP or the Post Construction SMP. The University is also not requesting any changes to the frequency of submittal for the PRRs.

If you have any questions or require any additional information, please do not hesitate to contact me at your convenience.

Sincerely,

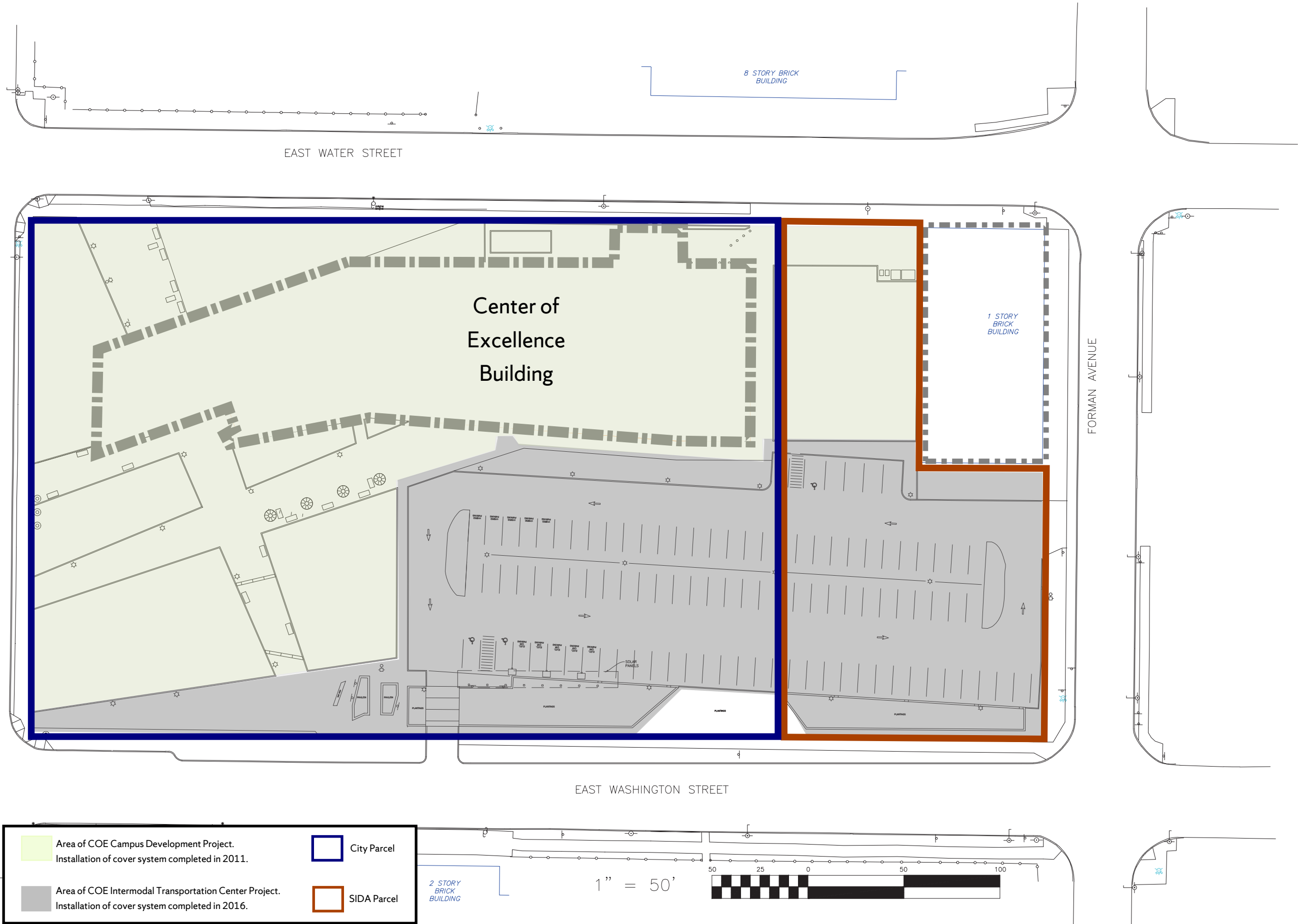


Rebecca Ponza  
Director, Environmental Health & Safety Services

#### **Enclosures:**

Attachment A - COE Site Map  
Attachment B - Annual Site Inspection Forms  
Attachment C - IC/EC Certification Form

Attachment A: COE Site Map



# Attachment B: Annual Site Inspection Reports



## EXHIBIT B

### CoE CAMPUS SITE INSPECTION FORM

Property Name: Midtown Plaza Inspection Date: March 15, 2019  
Property Address: 727 East Washington Street  
City: Syracuse State: NY Zip Code: 13244  
Property ID: (Tax Assessment Map)  
City Parcel: 030-15-01.0 Section: \_\_\_\_\_  
SIDA Parcel: 030-15-02.0 Block: \_\_\_\_\_  
Total Acreage: 2.4 Lot(s): \_\_\_\_\_

Weather (during inspection): Temperature: 57 F Conditions: Partly sunny, breezy

SIGNATURE: 

The findings of this inspection were discussed with appropriate personnel, corrective actions were identified and implementation was mutually agreed upon: NA

Inspector: Matthew L. Walker - C&S Engineers Date: 3/15/2019

Next Scheduled Inspection Date: Fall 2020

#### IMPERVIOUS SURFACES

	Yes	No
1. List types and locations of cover inspected		
2. Is there evidence of sloughing, erosion, ponding or settlement?		<u>X</u>
Is there evidence of unintended traffic; rutting?		<u>X</u>
Are there visible cracks?		<u>X</u>

If answer to any of the above questions in YES, then provide a description below and indicate the location on attached map.



SOIL COVER & VEGETATION

3. Is soil and vegetation in acceptable condition?	<u>  X  </u>	<u>      </u>
Is there evidence of sloughing, erosion, ponding or settlement?	<u>      </u>	<u>  X  </u>
Is there evidence of unintended traffic; rutting?	<u>      </u>	<u>  X  </u>
 Is there evidence of distressed vegetation/turf?	<u>      </u>	<u>  X  </u>
Are there locations where the marker layer is visible?	<u>      </u>	<u>  X  </u>

ACTIVITY ON SITE

	Yes	No
4. Any activity on site this period that mechanically disturbed cover?	<u>      </u>	<u>  X  </u>

Provide a map indicating location of any modifications to property cover.

COMMENTS

Item #

- Surfaces and soil cover appear to be in good condition.

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ATTACHMENTS

Check those that are attached:

- NA Property Map  
NA Sketch  
NA Photographs



**EXHIBIT B**  
**CENTER OF EXCELLENCE**  
**CAMPUS SITE INSPECTION FORM**

Inspection Date: October 10, 2018  
Property Name: Syracuse University Center of Excellence  
Property Address: 727 East Washington Street  
City: Syracuse State: NY Zip Code: 13210

Property ID: (Tax Assessment Map)  
City Parcel Number: 030 – 15 – 01.0  
SIDA Parcel Number: 030 – 15 – 02.0  
Total Acreage of Center of Excellence: 2.4 Acres

Weather (during inspection): Temperature: 76-degrees: Conditions: Clear

SIGNATURE: \_\_\_\_\_

*James P. Blum*

The findings of this inspection were discussed with appropriate personnel, corrective actions were identified; and implementation was mutually agreed upon:

Inspector: James P. Blum

Date: October 10, 2018

Next Scheduled Inspection Date: Fall 2019.

IMPERVIOUS SURFACES

	Yes	No
1. List types and locations of cover inspected. <u>Paving, pavers,</u> <u>and soil throughout the site.</u>		
2. Is there evidence of sloughing, erosion, ponding or settlement?	—	<u>X</u>
Is there evidence of unintended traffic or rutting?	—	<u>X</u>
Are there visible cracks?	—	<u>X</u>

If answer to any of the above questions in YES, then provide a description below and indicate the location on attached map.





SOIL COVER  
AND  
VEGETATION

	Yes	No
3. Is soil and vegetation in acceptable condition?	<u>X</u>	___
A. Is there evidence of sloughing, erosion, ponding or settlement?	___	<u>X</u>
B. Is there evidence of unintended traffic or rutting?	___	<u>X</u>
C. Is there evidence of distressed vegetation or turf?	___	<u>X</u>
D. Are there locations where the marker layer is visible?	___	<u>X</u>

ACTIVITY ON  
SITE

	Yes	No
4. Any activity on this site that mechanically disturbed the cover.	___	<u>X</u>

Provide a map indicating location of any modifications to property cover. – No modifications.

COMMENTS:

General: Surfaces and soil cover appears to be in appropriate condition.

General Note: Work on the Center of Excellence – Intermodal Transportation Center began April 2015. Closure activities were completed and closure report was submitted March 22, 2016. Final paving and sitework (above separation layer) was performed Summer-Fall 2016.

ATTACHMENTS: Note those that are attached:

Property Map: N.A.

Sketch: N.A.

Photographs: N.A.



**EXHIBIT B  
CENTER OF EXCELLENCE  
CAMPUS SITE INSPECTION FORM**

Inspection Date: October 3, 2017  
Property Name: Syracuse University Center of Excellence  
Property Address: 727 East Washington Street  
City: Syracuse State: NY Zip Code: 13210

Property ID: (Tax Assessment Map)  
City Parcel Number: 030 – 15 – 01.0  
SIDA Parcel Number: 030 – 15 – 02.0  
Total Acreage of Center of Excellence: 2.4 Acres

Weather (during inspection): Temperature: 70-degrees: Conditions: Clear

SIGNATURE: \_\_\_\_\_

*James P. Blum*

The findings of this inspection were discussed with appropriate personnel, corrective actions were identified; and implementation was mutually agreed upon:

Inspector: James P. Blum

Date: October 3, 2017

Next Scheduled Inspection Date: Fall 2018.

**IMPERVIOUS SURFACES**

	Yes	No
1. List types and locations of cover inspected. <u>Paving, pavers,</u> <u>and soil throughout the site.</u>		
2. Is there evidence of sloughing, erosion, ponding or settlement?	—	<u>X</u>
Is there evidence of unintended traffic or rutting?	—	<u>X</u>
Are there visible cracks?	—	<u>X</u>

If answer to any of the above questions in YES, then provide a description below and indicate the location on attached map.



SOIL COVER  
AND  
VEGETATION

	Yes	No
3. Is soil and vegetation in acceptable condition?	<u>X</u>	<u>      </u>
A. Is there evidence of sloughing, erosion, ponding or settlement?	<u>      </u>	<u>X</u>
B. Is there evidence of unintended traffic or rutting?	<u>      </u>	<u>X</u>
C. Is there evidence of distressed vegetation or turf?	<u>      </u>	<u>X</u>
D. Are there locations where the marker layer is visible?	<u>      </u>	<u>X</u>

ACTIVITY ON  
SITE

	Yes	No
4. Any activity on this site that mechanically disturbed the cover.	<u>      </u>	<u>X</u>

Provide a map indicating location of any modifications to property cover. – No modifications.

COMMENTS:

General: Surfaces and soil cover appears to be in appropriate condition.

General Note: Work on the Center of Excellence – Intermodal Transportation Center began April 2015. Closure activities were completed and closure report was submitted March 22, 2016. Final paving and sitework (above separation layer) was performed Summer-Fall 2016.

ATTACHMENTS: Note those that are attached:

Property Map: N.A.  
Sketch: N.A.  
Photographs: N.A.



**EXHIBIT B  
CENTER OF EXCELLENCE  
CAMPUS SITE INSPECTION FORM**

Inspection Date: October 24, 2016  
Property Name: Syracuse University Center of Excellence  
Property Address: 727 East Washington Street  
City: Syracuse                      State: NY                      Zip Code: 13210

Property ID: (Tax Assessment Map)  
City Parcel Number: 030 – 15 – 01.0  
SIDA Parcel Number: 030 – 15 – 02.0  
Total Acreage of Center of Excellence: 2.4 Acres

Weather (during inspection): Temperature: 50-degrees: Conditions: Overcast

SIGNATURE: James P. Blum

The findings of this inspection were discussed with appropriate personnel, corrective actions were identified; and implementation was mutually agreed upon: - N.A.

Inspector: James P. Blum

Date: October 24, 2016

Next Scheduled Inspection Date: Fall 2017.

**IMPERVIOUS SURFACES**

	Yes	No
1. List types and locations of cover inspected. Paving, pavers, and soil throughout the site.		
2. Is there evidence of sloughing, erosion, ponding or settlement?	—	<u>  X  </u>
Is there evidence of unintended traffic or rutting?	—	<u>  X  </u>
Are there visible cracks?	—	<u>  X  </u>

If answer to any of the above questions in YES, then provide a description below and indicate the location on attached map.



SOIL COVER  
AND  
VEGETATION

	Yes	No
3. Is soil and vegetation in acceptable condition?	<u>X</u>	___
A. Is there evidence of sloughing, erosion, ponding or settlement?	___	<u>X</u>
B. Is there evidence of unintended traffic or rutting?	___	<u>X</u>
C. Is there evidence of distressed vegetation or turf?	___	<u>X</u>
D. Are there locations where the marker layer is visible?	___	<u>X</u>

ACTIVITY ON  
SITE

	Yes	No
4. Any activity on this site that mechanically disturbed the cover.	___	<u>X</u>

Provide a map indicating location of any modifications to property cover. – No modifications.

COMMENTS:

General: Surfaces and soil cover appears to be in appropriate condition.

General Note: Work on the Center of Excellence – Intermodal Transportation Center began April 2015. Closure activities were completed and closure report was submitted March 22, 2016. Final paving and sitework (above separation layer) was performed Summer-Fall 2016.

ATTACHMENTS: Note those that are attached:

Property Map: N.A.  
Sketch: N.A.  
Photographs: N.A.



# Attachment C: IC/EC Certification Form

## NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION Site Management Periodic Review Report Notice Institutional and Engineering Controls Certification Form



### Site Details

### Box 1

Site No. B00003

Site Name Midtown Plaza

Site Address: 727 East Washington Street Zip Code: ~~13202~~ 13244  
City/Town: Syracuse (C)  
County: Onondaga  
Site Acreage: 2.400

Reporting Period: March 01, 2016 to March 01, 2019

YES NO

1. Is the information above correct? ☐ YES ☒ NO

If NO, include handwritten above or on a separate sheet.

2. Has some or all of the site property been sold, subdivided, merged, or undergone a tax map amendment during this Reporting Period? ☐ YES ☒ NO

3. Has there been any change of use at the site during this Reporting Period (see 6NYCRR 375-1.11(d))? ☐ YES ☒ NO

4. Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property during this Reporting Period? ☐ YES ☒ NO

Per direction from NYSDEC in March 2013, this only applies to permits for activities that could disturb the site cover system.

**If you answered YES to questions 2 thru 4, include documentation or evidence that documentation has been previously submitted with this certification form.**

5. Is the site currently undergoing development? ☐ YES ☒ NO

### Box 2

YES NO

6. Is the current site use consistent with the use(s) listed below?  
Commercial and Industrial ☒ YES ☐ NO

7. Are all ICs/ECs in place and functioning as designed? ☒ YES ☐ NO

**IF THE ANSWER TO EITHER QUESTION 6 OR 7 IS NO, sign and date below and DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.**

**A Corrective Measures Work Plan must be submitted along with this form to address these issues.**

**Not Applicable**

Signature of Owner, Remedial Party or Designated Representative

Date

**Description of Institutional Controls**ParcelOwnerInstitutional Control**030-15-1.0**

Syracuse University

Site Management Plan

Landuse Restriction

Soil Management Plan

Maintain Cover System, typical cover system are comprised of a building foot-print/concrete slab, side-walks, asphalt/gravel paking areas and in landscaped areas: maintain a minimum thickness of 12 inches of soil/mulch/grass cover. If damages occur repair areas of concern and notify the Department along a with a follow up report outlining actions taken to address damages.

**Description of Engineering Controls**ParcelEngineering Control**030-15-1.0**

Cover System

### Periodic Review Report (PRR) Certification Statements

1. I certify by checking "YES" below that:

a) the Periodic Review report and all attachments were prepared under the direction of, and reviewed by, the party making the certification;

b) to the best of my knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program, and generally accepted engineering practices; and the information presented is accurate and complete.

YES NO

☒ ☐

2. If this site has an IC/EC Plan (or equivalent as required in the Decision Document), for each Institutional or Engineering control listed in Boxes 3 and/or 4, I certify by checking "YES" below that all of the following statements are true:

(a) the Institutional Control and/or Engineering Control(s) employed at this site is unchanged since the date that the Control was put in-place, or was last approved by the Department;

(b) nothing has occurred that would impair the ability of such Control, to protect public health and the environment;

(c) access to the site will continue to be provided to the Department, to evaluate the remedy, including access to evaluate the continued maintenance of this Control;

(d) nothing has occurred that would constitute a violation or failure to comply with the Site Management Plan for this Control; and

(e) if a financial assurance mechanism is required by the oversight document for the site, the mechanism remains valid and sufficient for its intended purpose established in the document.

YES NO

☒ ☐

**IF THE ANSWER TO QUESTION 2 IS NO, sign and date below and  
DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.**

**A Corrective Measures Work Plan must be submitted along with this form to address these issues.**

Not Applicable

Signature of Owner, Remedial Party or Designated Representative

                      
Date



IC CERTIFICATIONS  
SITE NO. B00003

Box 6

**SITE OWNER OR DESIGNATED REPRESENTATIVE SIGNATURE**

I certify that all information and statements in Boxes 1, 2, and 3 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I Jean B. Gallipeau at Syracuse University Comptroller's Office  
print name 640 Skytop Road Syracuse, NY 13244  
print business address

am certifying as Comptroller of Syracuse University (Owner or Remedial Party)

for the Site named in the Site Details Section of this form.

Jean B Gallipeau  
Signature of Owner, Remedial Party, or Designated Representative  
Rendering Certification

3/21/19  
Date

IC/EC CERTIFICATIONS

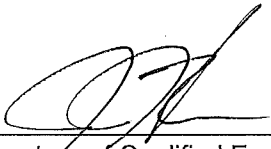
Box 7

Qualified Environmental Professional Signature

I certify that all information in Boxes 4 and 5 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I Jerel J. Bogdan, PE at C&S Engineers, 499 Col. Eileen Collins Blvd,  
print name print business address  
Syracuse, NY 13212

am certifying as a Qualified Environmental Professional for the Syracuse University  
(Owner or Remedial Party)



Signature of Qualified Environmental Professional, for  
the Owner or Remedial Party, Rendering Certification



8/15/2019  
Date