

March 3, 2022

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, 2019 to March 1, 2022.

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 COE 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 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 Street and East Water Street between Forman Avenue and Almond Street. The site was purchased by Syracuse University in 2004 and redeveloped in two separate phases. The first phase included construction of the Syracuse COE 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 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 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).

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 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 redevelopment activities that have been completed on the City Parcel.

Cover System

A cover 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 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. 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 covered by this PRR were performed on October 9, 2019, October 14, 2020, and October 14, 2021. 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 activities that could have disturbed the cover system. As indicated on the enclosed copies of completed site inspection forms (**Attachment B**), no areas of significant impairment or concern were observed in the cover system during the annual site inspections. Cracking and erosion of site pavers has occurred over the years due to aging and weathering and the affected pavers have been replaced/repared. Rodent intrusion into the property soils has also occurred and the University has taken action to address.

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

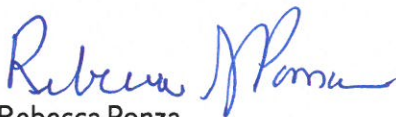
VII. Overall PRR Conclusions and Recommendations

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

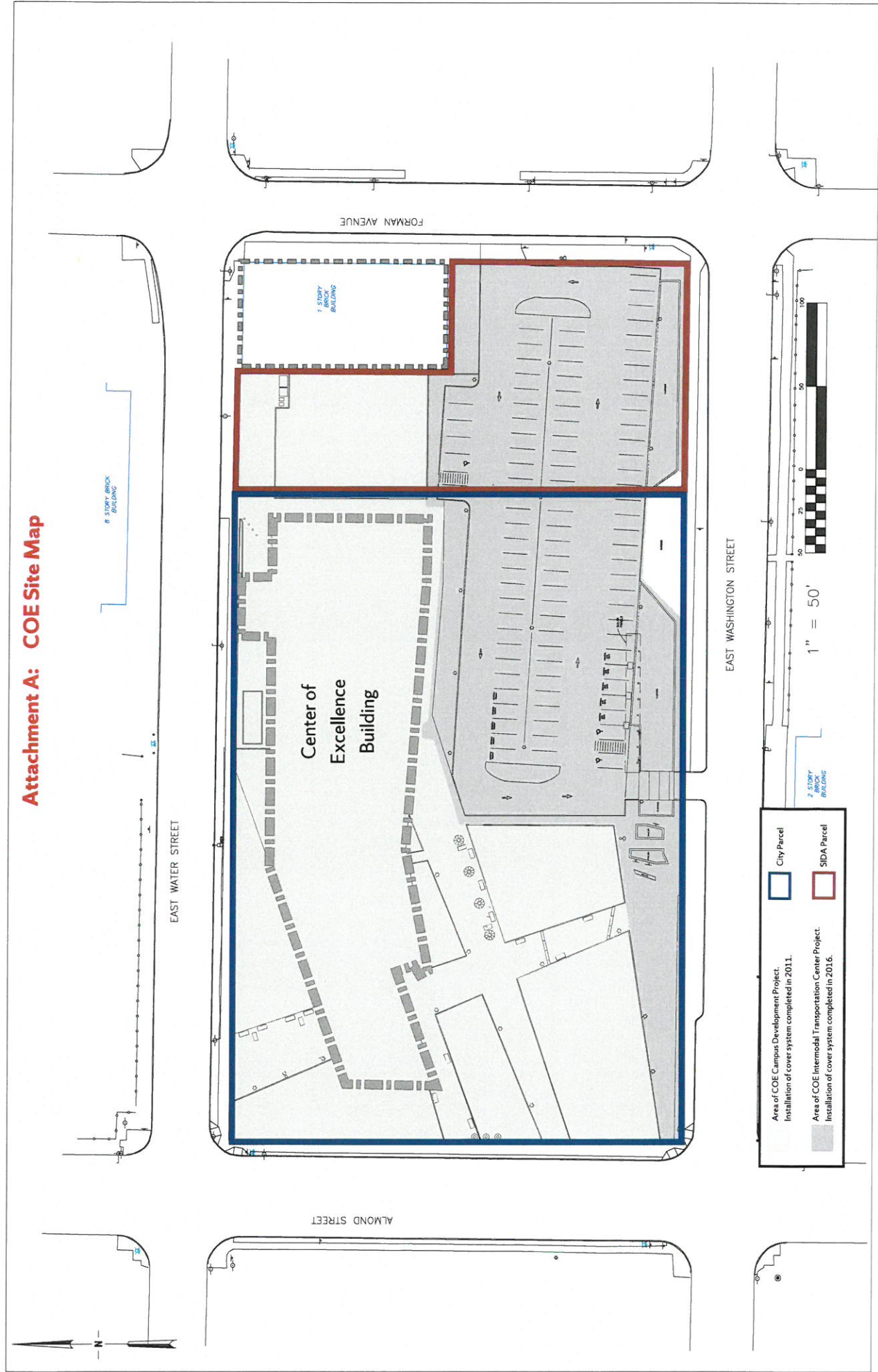
Enclosures:

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: 11/4/19
Property Address: 727 E. WASHINGTON ST.
City: SYRACUSE State: NY Zip Code: 13202
Property ID: (Tax Assessment Map)
SIDA Parcel: 030-15-01.0
Section: 0
Block: 0
Lot(s):
Total Acreage: 2.40

Weather (during inspection): Temperature: 51° Conditions: OVERCAST, NO PRECIP

SIGNATURE: [Signature]

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

Inspector: JORDAN BERTI

Date: 11/4/19

Next Scheduled Inspection Date: 10/2020

IMPERVIOUS SURFACES

	Yes	No
1. List types and locations of cover inspected		
<u>ASPHALT / PAVERS</u>		
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.

SEE COMMENTS



SOIL COVER & VEGETATION

3. Is soil and vegetation in acceptable condition?

Is there evidence of sloughing, erosion, ponding or settlement?

Is there evidence of unintended traffic; rutting?

_____	<u>X</u>
_____	<u>X</u>
<u>X</u>	_____

Is there evidence of distressed vegetation/turf?

Are there locations where the marker layer is visible?

_____	<u>X</u>
_____	<u>X</u>

ACTIVITY ON SITE

Yes

No

4. Any activity on site this period that mechanically disturbed cover?

_____	<u>X</u>
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Provide a map indicating location of any modifications to property cover.

SEE MAP

COMMENTS

Item #

2. BRICK PAVEMENT - VISIBLE CRACKING, EROSION, AND MISSING
PAVEMENT. THIS EXPOSES THE COVER SYSTEM AND SHOULD BE
CORRECTED.

3. WOODCHUCK HOLE - VISIBLE INTENSION INTO COVER.
THIS EXPOSES THE COVER SYSTEM AND SHOULD BE CORRECTED.
CORRECTIVE ACTIONS SHOULD INCLUDE WOODCHUCK EXTERMINATION
AND REPAIR OF THE COVER SYSTEM.

ATTACHMENTS

Check those that are attached:

X Property Map

_____ Sketch

X Photographs



EXHIBIT B

CoE CAMPUS SITE INSPECTION FORM

Property Name: Midtown Plaza Inspection Date: 10/14/2020
Property Address: 727 East Washington Street
City: Syracuse State: NY Zip Code: 13202
Property ID: (Tax Assessment Map)
City Parcel: 030.-15-01.0 Section: _____
SIDA Parcel: 030.-15-02.0 Block: _____
Lot(s): _____
Total Acreage: 2.4

Weather (during inspection): Temperature: 58 Conditions: Full Sun

SIGNATURE: Jordan Berti

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

Inspector: Jordan Berti

Date: 10/14/2020

Next Scheduled Inspection Date: 10/2021

IMPERVIOUS SURFACES

	Yes	No
1. List types and locations of cover inspected		
Asphalt/Pavers		
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.

See Comments



SOIL COVER & VEGETATION

- | | | |
|---|---------------|---------------|
| 3. Is soil and vegetation in acceptable condition? | <u> </u> | <u> X </u> |
| Is there evidence of sloughing, erosion, ponding or settlement? | <u> </u> | <u> X </u> |
| Is there evidence of unintended traffic; rutting? | <u> X </u> | <u> </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.
See Map

COMMENTS

Item

2. Brick pavers - visible cracking, erosion, and missing pavers. This exposes the cover system and should be corrected. There is also isolated paver settling and ponding that should be corrected.
3. Woodchuck holes - visible intrusion into cover. This exposes the cover system and should be corrected. SU is looking into annual extermination to eliminate the woodchucks.
- _____
- _____
- _____
- _____
- _____
- _____

ATTACHMENTS

Check those that are attached:

- X Property Map
- Sketch
- X Photographs



EXHIBIT B

CoE CAMPUS SITE INSPECTION FORM

Property Name: Midtown Plaza Inspection Date: 10/14/2021
Property Address: 727 East Washington Street
City: Syracuse State: NY Zip Code: 13202
Property ID: (Tax Assessment Map)
City Parcel: 030.-15-01.0 Section: _____
SIDA Parcel: 030.-15-02.0 Block: _____
Lot(s): _____
Total Acreage: 2.4

Weather (during inspection): Temperature: 70 Conditions: _____

SIGNATURE: Jordan Berti

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

Inspector: Jordan Berti Date: 10/14/2021
Next Scheduled Inspection Date: 10/2022

IMPERVIOUS SURFACES

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

Item #2 - Eroded pavers noted in the 2019 and 2020 inspection were replaced in 2021. Paver settling and ponding was observed in two new locations. The pavers should be regraded.
- Concrete curbing was deteriorated and missing in one new location. The curbing should be fixed.

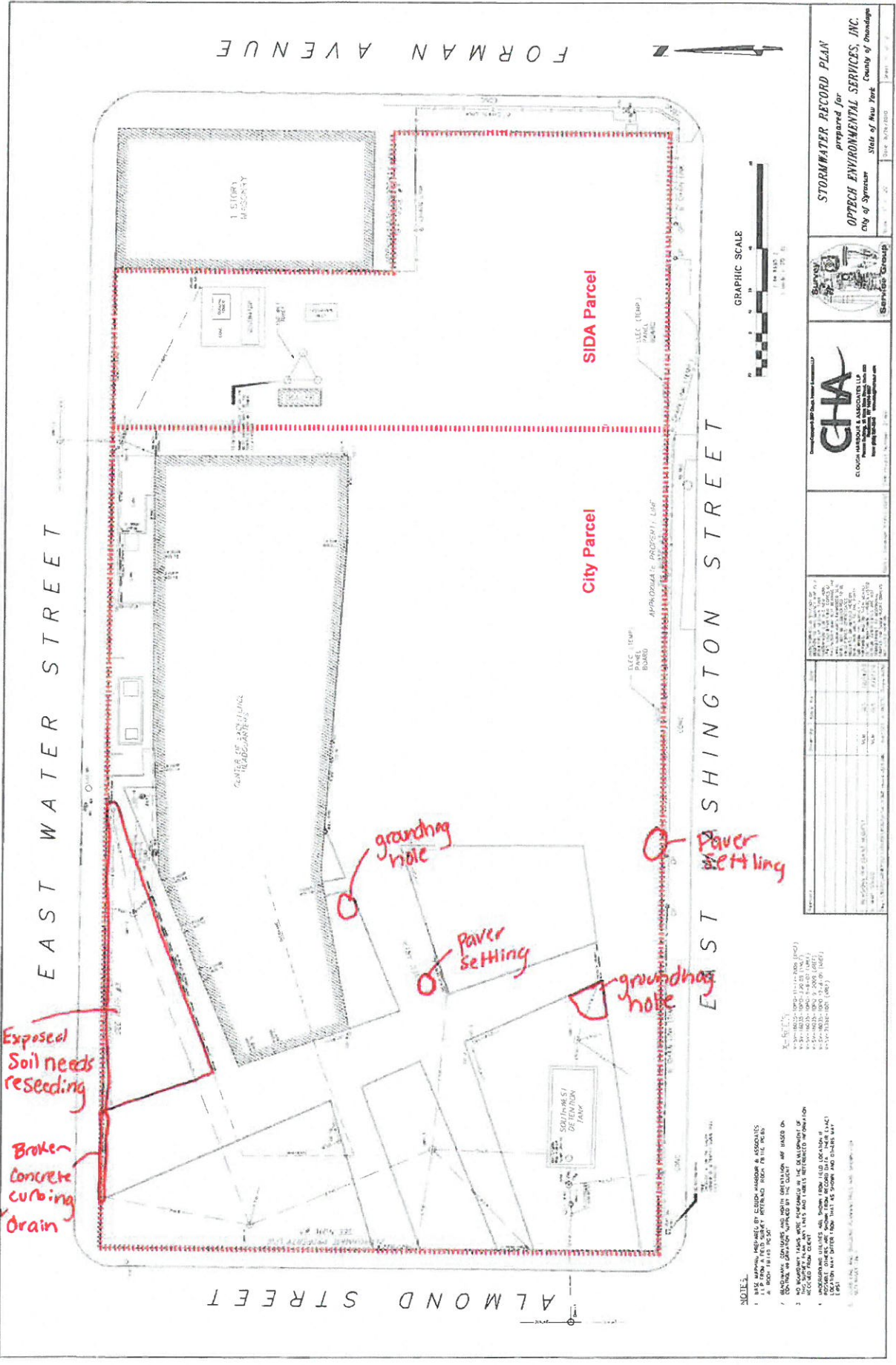
Item #3 - Bare soil was observed in a landscaped section of space along the northern Site extent. This soil should be reseeded to prevent erosion.

- There are two areas of groundhog intrusion into the cover system. An exterminator was hired to remove the groundhogs from the Site. Now that the groundhogs have been removed, the holes should be regraded with existing cover materials and seeded to prevent erosion.

ATTACHMENTS

Check those that are attached:

- X Property Map
 Sketch
 X Photographs





Attachment C: IC/EC Certification Form

Enclosure 2

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



Site No. B00003	Site Details	Box 1
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, 2019 to March 01, 2022		
		YES NO
1. Is the information above correct?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Has there been any change of use at the site during this Reporting Period (see 6NYCRR 375-1.11(d))?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property during this Reporting Period?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Box 2
	YES NO
6. Is the current site use consistent with the use(s) listed below? Commercial and Industrial	<input checked="" type="checkbox"/> <input type="checkbox"/>
7. Are all ICs in place and functioning as designed?	<input checked="" type="checkbox"/> <input type="checkbox"/>

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

SITE NO. B00003

Box 3

Description of Institutional Controls

Parcel

Owner

Institutional 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.

Box 4

Description of Engineering Controls

Parcel

Engineering 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 Engineering Control 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. For each Engineering control listed in Box 4, I certify by checking "YES" below that all of the following statements are true:

- (a) The 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

3/2/22
Date

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 H. Nevin Bradford, P.E. at 499 Col. Eileen Collins Blvd., Syracuse, NY 13212,
print name print business address

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



Stamp
(Required for PE)

02.25.2022

Date