

# Zip Zip Mini Market Site

Environmental Restoration Program

Site No. B00075

Syracuse, Onondaga County



Department of  
Environmental  
Conservation

May 2026

## Notice of Availability: Explanation of Significant Difference

The New York State Department of Environmental Conservation (DEC) announces that it has issued an Explanation of Significant Difference (ESD) for the Zip Zip Mini Market Site (site) located at 1410 Erie Boulevard East, Syracuse, Onondaga County. Please see the map below for the site location.

The ESD presents minor changes to the cleanup plan selected in the 2020 Record of Decision (ROD) to address contamination related to the site and why the changes were made. The estimated cost to implement the cleanup is \$650,000.

### How to Access

The Explanation of Significant Difference and other project documents can be accessed through:

- The DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/B00075/>.
- Documents also are available at the locations identified under “Where to find information.”

### Explanation of Significant Difference

DEC issues an ESD if the change is significant but not fundamental. There is no fundamental change from the original remedy selected in the 2020 ROD, however, under the ESD, groundwater injections will not be performed at the site and remaining groundwater contamination will be addressed through a monitored natural attenuation (MNA) program. These changes maintain the same level of protection of public health and the environment as the original remedy. The following is a summary of the cleanup plan described in the ROD, including the ESD modifications noted above:

- Implementing a remedial design program to provide the details necessary for the construction, maintenance, and monitoring of the remediation.
- Using green remediation principles and techniques to the extent feasible in the design, implementation, and site management of the remedy.
- Adding a site cover system to allow for commercial use of the site in areas where the upper one foot of exposed surface soil exceeds the applicable soil cleanup objectives.
- Developing and implementing a site management plan for long-term management of remaining contamination as required by an Environmental Easement, including plans for: (1) Institutional and Engineering Controls; (2) monitoring; (3) maintenance; and (4) reporting.
- Recording an Environmental Easement will be recorded to control future land use and to prevent future exposure to any contamination remaining at the site.

### Site Description

The Zip Zip Mini Market site is located in an urban area of Onondaga County, NY. The site is bound by South Beach Street to the west, Erie Boulevard to the north, a commercial plumbing facility to the east, and a bank to the south. The site is approximately 0.5 acres in size, is vacant with no buildings, and is currently zoned for commercial use. The surrounding parcels are used for commercial or light industrial purposes.

## Summary of the Investigation

The primary contaminants of concern at the site are related to historic petroleum use and include benzo[a]anthracene, benzo(a)pyrene, and benzo[b]fluoranthene in soil, and benzene, ethylbenzene, toluene, and xylenes in groundwater. Based on the results of initial investigations conducted at the site in the early 2000s, an underground storage tank and associated contaminated soil were excavated from the site as interim remedial measures to address elevated concentrations of the contaminants listed above.

The site is being cleaned up to commercial standards and is going to be redeveloped into a parking area.

Additional site details, including environmental and health assessment summaries, are available on DEC's Environmental Site Remediation Database (by entering the site ID, B00075) at:

<https://appfactory.dec.ny.gov/DERExternalSearch/ERDSearch>

## Environmental Restoration Program

New York's Environmental Restoration Program (ERP) facilitates investigation and clean up of municipally owned contaminated properties. Once cleaned up, the properties may be redeveloped for commercial, industrial, residential or public use. Through the ERP, New York State pays for up to 90% of eligible on-site costs of investigation and remediation and up to 100% of off-site costs.

For more information about the ERP, visit:

<https://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/environmental-restoration-program>

## Stay Informed with DEC Delivers

**We encourage you to share this fact sheet with neighbors and tenants, and/or post this fact sheet in a prominent area of your building for others to see.**

Sign up to receive site updates by email:

<https://dec.ny.gov/environmental-protection/site-cleanup/regional-remediation-project-information/environmental-cleanup-email-newsletters>

Note: Please disregard if you already have signed up and received this fact sheet electronically.

## DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites: <https://dec.ny.gov/maps/interactive-maps/decinfo-locator>

## CONTACT INFORMATION

### Project-Related Questions

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### Project-Related Health Questions

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#### WHERE TO FIND INFORMATION

Access project documents through the DECinfo Locator and at these locations:  
<https://extapps.dec.ny.gov/data/DecDocs/B00075/>

**City of Syracuse**  
300 South State Street  
Syracuse, NY 13202  
(315) 448-8110





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