



ENVIRONMENTAL GROUP, INC.
ENGINEERING, ARCHITECTURE & SURVEYING, PC

November 6, 2015

Ms. Bernadette Anderson
Site Control Section – Bureau of Technical Support
NYS Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway, 11th Floor
Albany, New York 12233-7020

Re: Revised BCP Application – 800 Hiawatha Boulevard West (former Roth Steel) Site
BCP # C734083

Dear Ms. Anderson:

On behalf of the Onondaga County Industrial Development Agency (OCIDA), Spectra Engineering, Architecture and Surveying, P.C. is submitting this revised Brownfield Cleanup Program (BCP) Application for the 800 Hiawatha Boulevard West (former Roth Steel) Site. This property is located in Syracuse, NY and was recently being managed in bankruptcy court. OCIDA purchased the property on October 27, 2015 and is submitting this Application as a “volunteer” under the BCP program. OCIDA is not responsible for disposal of hazardous waste or petroleum discharge at the Site. Roth Steel Corporation previously operated a scrap metal processing facility at the Site and abandoned the property in 2014. This revised BCP Application addresses comments raised by the Department in its October 29, 2015 correspondence regarding OCIDA’s initial Application (submitted October 21, 2015). It also revises the Application to reflect the recent change in ownership.

If you have any questions on the content of this revised BCP Application, do not hesitate to contact myself or Daniel Queri, Chairman of OCIDA.

Yours truly,

SPECTRA, ENGINEERING, ARCHITECTURE
AND SURVEYING P.C.

Robert C. LaFleur
Secretary

Enclosures

cc w/ encs.: Kenneth P. Lynch, NYSDEC Region 7
Daniel A. Queri, OCIDA
Anthony P. Rivizzigno, Esq., Gilberti Stinziano Heintz & Smith, P.C.
Matthew Miller, Office of the Governor

RCL/JDC
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BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

Is this application to request significant changes to property set forth in an existing Brownfield Cleanup Agreement?

☐ Yes ☒ No

If yes, fill in existing BCP project number: _____
Skip to Section IV and follow application instructions below.

PART A (note: application is separated into Parts A and B for DEC review purposes)

August 2015

Section I. Requestor Information - See Instructions for Further Guidance

DEC USE ONLY
BCP SITE #:

NAME Onondaga County Industrial Development Agency (OCIDA)

ADDRESS 333 W. Washington Street, Suite 130

CITY/TOWN Syracuse

ZIP CODE 13202

PHONE (315) 435-3770

FAX (315) 435-3669

E-MAIL juliecerio@ongov.net

Is the requestor authorized to conduct business in New York State (NYS)?

☒ Yes ☐ No

- If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS Department of State to conduct business in NYS, the requestor's name must appear, exactly as given above, in the [NYS Department of State's Corporation & Business Entity Database](#). A print-out of entity information from the database must be submitted to the New York State Department of Environmental Conservation (DEC) with the application, to document that the requestor is authorized to do business in NYS. See attached

Do all individuals that will be certifying documents meet the requirements detailed below? ☒ Yes ☐ No

- Individuals that will be certifying BCP documents, as well as their employers, meet the requirements of Section 1.5 of [DER-10: Technical Guidance for Site Investigation and Remediation](#) and Article 145 of New York State Education Law. **Documents that are not properly certified will be not approved under the BCP.**

Section II. Project Description

1. What stage is the project starting at? ☒ Investigation ☐ Remediation

2. If the project is starting at the remediation stage, a Remedial Investigation Report (RIR), Alternatives Analysis, and Remedial Work Plan must be attached (see [DER-10 / Technical Guidance for Site Investigation and Remediation](#) for further guidance).

3. If a final RIR is included, please verify it meets the requirements of Environmental Conservation Law (ECL) Article 27-1415(2): ☐ Yes ☐ No N/A

4. Please attach a short description of the overall development project, including: See attached

- the date that the remedial program is to start; and
- the date the Certificate of Completion is anticipated.

Section III. Property's Environmental History

All applications **must include** an Investigation Report (per ECL 27-1407(1)). The report must be sufficient to establish contamination of environmental media on the site above applicable Standards, Criteria and Guidance (SCGs) based on the reasonably anticipated use of the property.

To the extent that existing information/studies/reports are available to the requestor, please attach the following (**please submit the information requested in this section in electronic format only**):

1. **Reports:** an example of an Investigation Report is a Phase II Environmental Site Assessment report prepared in accordance with the latest American Society for Testing and Materials standard (ASTM E1903). See attached

2. **SAMPLING DATA: INDICATE KNOWN CONTAMINANTS AND THE MEDIA WHICH ARE KNOWN TO HAVE BEEN AFFECTED. LABORATORY REPORTS SHOULD BE REFERENCED AND COPIES INCLUDED.**

Contaminant Category	Soil	Groundwater	Soil Gas
Petroleum	X	X	
Chlorinated Solvents			
Other VOCs	X	X	
SVOCs	X	X	
Metals	X	X	
Pesticides			
PCBs	X	X	
Other*			

*Please describe: _____

3. FOR EACH IMPACTED MEDIUM INDICATED ABOVE, INCLUDE A SITE DRAWING INDICATING:

- SAMPLE LOCATION
- DATE OF SAMPLING EVENT
- KEY CONTAMINANTS AND CONCENTRATION DETECTED
- FOR SOIL, HIGHLIGHT IF ABOVE REASONABLY ANTICIPATED USE
- FOR GROUNDWATER, HIGHLIGHT EXCEEDANCES OF 6NYCRR PART 703.5
- FOR SOIL GAS/ SOIL VAPOR/ INDOOR AIR, HIGHLIGHT IF ABOVE MITIGATE LEVELS ON THE NEW YORK STATE DEPARTMENT OF HEALTH MATRIX

See attached

THESE DRAWINGS ARE TO BE REPRESENTATIVE OF ALL DATA BEING RELIED UPON TO MAKE THE CASE THAT THE SITE IS IN NEED OF REMEDIATION UNDER THE BCP. DRAWINGS SHOULD NOT BE BIGGER THAN 11" X 17". THESE DRAWINGS SHOULD BE PREPARED IN ACCORDANCE WITH ANY GUIDANCE PROVIDED.

ARE THE REQUIRED MAPS INCLUDED WITH THE APPLICATION?*

(*answering No will result in an incomplete application)

☒ Yes ☐ No

4. INDICATE PAST LAND USES (CHECK ALL THAT APPLY):

- | | | | |
|--|--|---|--|
| <input type="checkbox"/> Coal Gas Manufacturing | <input type="checkbox"/> Manufacturing | <input type="checkbox"/> Agricultural Co-op | <input type="checkbox"/> Dry Cleaner |
| <input checked="" type="checkbox"/> Salvage Yard | <input type="checkbox"/> Bulk Plant | <input type="checkbox"/> Pipeline | <input type="checkbox"/> Service Station |
| <input type="checkbox"/> Landfill | <input type="checkbox"/> Tannery | <input type="checkbox"/> Electroplating | <input type="checkbox"/> Unknown |

Other: Disposal of Solvay Wastes

Section IV. Property Information - See Instructions for Further Guidance

PROPOSED SITE NAME 800 Hiawatha Boulevard West (former Roth Steel)

ADDRESS/LOCATION 800 Hiawatha Blvd. West

CITY/TOWN Syracuse

ZIP CODE 13204

MUNICIPALITY(IF MORE THAN ONE, LIST ALL): City of Syracuse

COUNTY Onondaga

SITE SIZE (ACRES) 23.9 +/-

LATITUDE (degrees/minutes/seconds)
43 ° 3 ' 40 "LONGITUDE (degrees/minutes/seconds)
- 76 ° 10 ' 50 "

COMPLETE TAX MAP INFORMATION FOR ALL TAX PARCELS INCLUDED WITHIN THE PROPERTY BOUNDARIES. ATTACH REQUIRED MAPS PER THE APPLICATION INSTRUCTIONS.

Parcel Address	Section No.	Block No.	Lot No.	Acreage
884 Hiawatha Blvd. West	114	02	17	1.1
700 Hiawatha Blvd. West	114	02	18	2.6
531 State Fair Blvd.	114	02	19	2.7
712 Hiawatha Blvd. West	114	02	20	17.5

1. Do the proposed site boundaries correspond to tax map metes and bounds? ☒ Yes ☐ No
If no, please attach a metes and bounds description of the property.

2. Is the required property map attached to the application? ☒ Yes ☐ No
(application will not be processed without map)

3. Is the property within a designated Environmental Zone (En-zone) pursuant to Tax Law 21(b)(6)?
(See [DEC's website](#) for more information) Yes ☒ No ☐

If yes, identify census tract : Census Tract 1Percentage of property in En-zone (check one): ☐ 0-49% ☐ 50-99% ☒ 100%

4. Is this application one of multiple applications for a large development project, where the development project spans more than 25 acres (see additional criteria in BCP application instructions)? ☐ Yes ☒ No

If yes, identify name of properties (and site numbers if available) in related BCP applications: _____

5. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application? ☐ Yes ☒ No

6. Has the property previously been remediated pursuant to Titles 9, 13, or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law? ☐ Yes ☒ No
If yes, attach relevant supporting documentation.

7. Are there any lands under water? See attached ☒ Yes ☐ No
If yes, these lands should be clearly delineated on the site map.

Section IV. Property Information (continued)

8. Are there any easements or existing rights of way that would preclude remediation in these areas?
If yes, identify here and attach appropriate information. ☒ Yes ☐ No

Easement/Right-of-way Holder

Description

See attached list of easements. Some of these easements could preclude remediation in localized areas, depending on the remedy selected.

9. List of Permits issued by the DEC or USEPA Relating to the Proposed Site (type here or attach information)

Type

Issuing Agency

Description

Air

NYSDEC

Process exhaust #311000964*

Vehicle Dismantler's License

NYSDEC

#7002634*

* Both permits were issued to prior owner (Roth Steel)

10. Property Description Narrative – **please refer to application instructions for proper format. Include sections for location, site features, current zoning and land use, past use of the site, site geology and hydrogeology, and environmental assessment.**

See attached ☒ Yes ☐ No

Is the Property Description Narrative included, and in the proper format?

11. For sites located within the five counties comprising New York City, is the requestor seeking a N/A determination that the site is eligible for tangible property tax credits?
If yes, requestor must answer questions on the supplement at the end of this form. ☐ Yes ☐ No

If this determination is not being requested in the application to participate in the BCP, the applicant may seek this determination at any time before issuance of a certificate of completion, using the BCP Amendment Application, except for sites seeking eligibility under the underutilized category.

If any changes to Section IV are required prior to application approval, a new page, initialed by each requestor, must be submitted.

Initials of each Requestor: _____

BCP application - PART B (note: application is separated into Parts A and B for DEC review purposes)

Section V. Additional Requestor Information See Instructions for Further Guidance		DEC USE ONLY BCP SITE NAME: _____ BCP SITE #: _____	
NAME OF REQUESTOR'S AUTHORIZED REPRESENTATIVE OCIDA - Daniel Queri, Chairman			
ADDRESS 333 W. Washington Street Suite 130			
CITY/TOWN Syracuse		ZIP CODE 13202	
PHONE (315) 435-3770	FAX (315) 435-3669	E-MAIL juliecerio@ongov.net	
NAME OF REQUESTOR'S CONSULTANT Spectra Engineering, Architecture and Surveying, P.C. - Robert C. LaFleur			
ADDRESS 19 British American Boulevard			
CITY/TOWN Latham		ZIP CODE 12110	
PHONE (518) 782-0882	FAX (518) 782-0973	E-MAIL rclafleur@spectraenv.com	
NAME OF REQUESTOR'S ATTORNEY Gilberti Stinziano Heintz & Smith, P.C. - Anthony Rivizzigno, Esq.			
ADDRESS 555 East Genesee Street			
CITY/TOWN Syracuse		ZIP CODE 13202	
PHONE (315) 442-0100	FAX (315) 442-0106	E-MAIL arivizzigno@gilbertilaw.com	
Section VI. Current Property Owner/Operator Information – if not a Requestor			
CURRENT OWNER'S NAME		OWNERSHIP START DATE:	
ADDRESS See attached list of previous owners			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
CURRENT OPERATOR'S NAME			
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
IF REQUESTOR IS NOT THE CURRENT OWNER, DESCRIBE REQUESTOR'S RELATIONSHIP TO THE CURRENT OWNER, INCLUDING ANY RELATIONSHIP BETWEEN REQUESTOR'S CORPORATE MEMBERS AND THE CURRENT OWNER. PROVIDE A LIST OF PREVIOUS PROPERTY OWNERS AND OPERATORS WITH NAMES, LAST KNOWN ADDRESSES AND TELEPHONE NUMBERS AS AN ATTACHMENT. DESCRIBE REQUESTOR'S RELATIONSHIP, TO EACH PREVIOUS OWNER AND OPERATOR, INCLUDING ANY RELATIONSHIP BETWEEN REQUESTOR'S CORPORATE MEMBERS AND PREVIOUS OWNER AND OPERATOR. IF NO RELATIONSHIP, PUT "NONE".			
Section VII. Requestor Eligibility Information (Please refer to ECL § 27-1407)			
If answering "yes" to any of the following questions, please provide an explanation as an attachment.			
1. Are any enforcement actions pending against the requestor regarding this site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
3. Is the requestor subject to an outstanding claim by the Spill Fund for this site? Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			

Section VII. Requestor Eligibility Information (continued)

4. Has the requestor been determined in an administrative, civil or criminal proceeding to be in violation of i) any provision of the ECL Article 27; ii) any order or determination; iii) any regulation implementing Title 14; or iv) any similar statute, regulation of the state or federal government? If so, provide an explanation on a separate attachment. ☐ Yes ☒ No
5. Has the requestor previously been denied entry to the BCP? If so, include information relative to the application, such as name, address, DEC assigned site number, the reason for denial, and other relevant information. ☐ Yes ☒ No
6. Has the requestor been found in a civil proceeding to have committed a negligent or intentionally tortious act involving the handling, storing, treating, disposing or transporting of contaminants? ☐ Yes ☒ No
7. Has the requestor been convicted of a criminal offense i) involving the handling, storing, treating, disposing or transporting of contaminants; or ii) that involves a violent felony, fraud, bribery, perjury, theft, or offense against public administration (as that term is used in Article 195 of the Penal Law) under federal law or the laws of any state? ☐ Yes ☒ No
8. Has the requestor knowingly falsified statements or concealed material facts in any matter within the jurisdiction of DEC, or submitted a false statement or made use of or made a false statement in connection with any document or application submitted to DEC? ☐ Yes ☒ No
9. Is the requestor an individual or entity of the type set forth in ECL 27-1407.9 (f) that committed an act or failed to act, and such act or failure to act could be the basis for denial of a BCP application? ☐ Yes ☒ No
10. Was the requestor's participation in any remedial program under DEC's oversight terminated by DEC or by a court for failure to substantially comply with an agreement or order? ☐ Yes ☒ No
11. Have all known bulk storage tanks on-site been registered with DEC? See attached ☒ Yes ☐ No

THE REQUESTOR MUST CERTIFY THAT HE/SHE IS EITHER A PARTICIPANT OR VOLUNTEER IN ACCORDANCE WITH ECL 27-1405 (1) BY CHECKING ONE OF THE BOXES BELOW:

☐ PARTICIPANT

A requestor who either 1) was the owner of the site at the time of the disposal of hazardous waste or discharge of petroleum or 2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of, or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.

☒ VOLUNTEER See attached

A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.

NOTE: By checking this box, a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site certifies that he/she has exercised appropriate care with respect to the hazardous waste found at the facility by taking reasonable steps to: i) stop any continuing discharge; ii) prevent any threatened future release; iii) prevent or limit human, environmental, or natural resource exposure to any previously released hazardous waste.

If a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site, submit a statement describing why you should be considered a volunteer – be specific as to the appropriate care taken.

Section VII. Requestor Eligibility Information (continued)

Requestor Relationship to Property (check one):

☐ Previous Owner ☒ Current Owner ☐ Potential /Future Purchaser ☐ Other _____

If requestor is not the current site owner, **proof of site access sufficient to complete the remediation must be submitted.** Proof must show that the requestor will have access to the property before signing the BCA and throughout the BCP project, including the ability to place an easement on the site. Is this proof attached?

☐ Yes ☐ No

Note: a purchase contract does not suffice as proof of access.

Section VIII. Property Eligibility Information - See Instructions for Further Guidance

1. Is / was the property, or any portion of the property, listed on the National Priorities List?
If yes, please provide relevant information as an attachment. ☐ Yes ☒ No
2. Is / was the property, or any portion of the property, listed on the NYS Registry of Inactive Hazardous Waste Disposal Sites pursuant to ECL 27-1305?
If yes, please provide: Site # _____ Class # _____ ☐ Yes ☒ No
3. Is / was the property subject to a permit under ECL Article 27, Title 9, other than an Interim Status facility?
If yes, please provide: Permit type: _____ EPA ID Number: _____
Date permit issued: _____ Permit expiration date: _____ ☐ Yes ☒ No
4. If the answer to question 2 or 3 above is yes, is the site owned by a volunteer as defined under ECL 27-1405(1)(b), or under contract to be transferred to a volunteer? Attach any information available to the requestor related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filing and corporate dissolution documentation. ☐ Yes ☐ No
5. Is the property subject to a cleanup order under Navigation Law Article 12 or ECL Article 17 Title 10?
If yes, please provide: Order # _____ ☐ Yes ☒ No
6. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum?
If yes, please provide explanation as an attachment. ☐ Yes ☒ No

Section IX. Contact List Information

To be considered complete, the application must include the Brownfield Site Contact List in accordance with DER-23 / Citizen Participation Handbook for Remedial Programs. Please attach, at a minimum, the names and addresses of the following: See attached

1. The chief executive officer and planning board chairperson of each county, city, town and village in which the property is located.
2. Residents, owners, and occupants of the property and properties adjacent to the property.
3. Local news media from which the community typically obtains information.
4. The public water supplier which services the area in which the property is located.
5. Any person who has requested to be placed on the contact list.
6. The administrator of any school or day care facility located on or near the property.
7. The location of a document repository for the project (e.g., local library). In addition, attach a copy of an acknowledgement from the repository indicating that it agrees to act as the document repository for the property.
8. Any community board located in a city with a population of one million or more, if the proposed site is located within such community board's boundaries.

Section X. Land Use Factors

1. What is the current zoning for the site? What uses are allowed by the current zoning?

☐ Residential ☒ Commercial ☒ Industrial

If zoning change is imminent, please provide documentation from the appropriate zoning authority.

2. Current Use: ☐ Residential ☐ Commercial ☐ Industrial ☒ Vacant ☐ Recreational (check all that apply) See attached

Attach a summary of current business operations or uses, with an emphasis on identifying possible contaminant source areas. If operations or uses have ceased, provide the date.

3. Reasonably anticipated use Post Remediation: ☐ Residential ☒ Commercial ☒ Industrial (check all that apply) **Attach a statement detailing the specific proposed use. See attached**

If residential, does it qualify as single family housing?

N/A ☐ Yes ☐ No

4. Do current historical and/or recent development patterns support the proposed use?

☒ Yes ☐ No

5. Is the proposed use consistent with applicable zoning laws/maps? Briefly explain below, or attach additional information and documentation if necessary.

☒ Yes ☐ No

The site is currently zoned industrial, which would allow an industrial or commercial use.

6. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans? Briefly explain below, or attach additional information and documentation if necessary.

☒ Yes ☐ No

The proposed industrial/commercial use of the property is consistent with the Syracuse Land Use and Development Plan 2040 maps showing future land uses as heavy industrial/utility. The Plan can be viewed at http://www.syr.gov.net/land_use_plan.aspx.

XI. Statement of Certification and Signatures

(By requestor who is an individual)


If this application is approved, I acknowledge and agree to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter. I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law.

Date: _____ Signature: _____

Print Name: _____

(By a requestor other than an individual)

I hereby affirm that I am Chairman (title) of OCIDA (entity); that I am authorized by that entity to make this application and execute the Brownfield Cleanup Agreement (BCA) and all subsequent amendments; that this application was prepared by me or under my supervision and direction. If this application is approved, I acknowledge and agree to execute a BCA within 60 days of the date of DEC's approval letter. I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law.

Date: 11/5/15 Signature: 

Print Name: Daniel Queri

SUBMITTAL INFORMATION:

- **Two (2)** copies, one paper copy with original signatures and one electronic copy in Portable Document Format (PDF), must be sent to:
 - Chief, Site Control Section
 - New York State Department of Environmental Conservation
 - Division of Environmental Remediation
 - 625 Broadway
 - Albany, NY 12233-7020

FOR DEC USE ONLY

BCP SITE T&A CODE: _____ **LEAD OFFICE:** _____

SUPPLEMENTAL APPLICATION RESPONSES

**NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
BROWFIELD CLEANUP PROGRAM (BCP)**

SUPPLEMENTAL APPLICATION RESPONSES

PART A, Section I, Requestor Information:

OCIDA is authorized to conduct business in New York State as an Industrial Development Agency. It is not required to be registered within the New York State Department of State's Corporation and Business Entity Database.

**NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
BROWFIELD CLEANUP PROGRAM (BCP)**

SUPPLEMENTAL APPLICATION RESPONSES

PART A, Section II, Project Description, 4. Description of overall development project:

OCIDA recently purchased the site on October 27, 2015 from the bankruptcy trustee. OCIDA seeks to perform an environmental cleanup under the New York State Brownfield Cleanup Program (BCP). Within 60 days of acceptance into this program, OCIDA will submit a Supplemental Site Investigation Work Plan (SSIWP) to address data gaps identified by NYSDEC in its November 12, 2013 correspondence to Roth Steel regarding a June 2013 Draft Site Investigation Report. Field investigation work will commence within 45-60 days of receiving NYSDEC approval of the SSIWP. It is anticipated that the SSIWP will include additional groundwater sampling and soil testing at select locations to better define the lateral extent of PCB and lead “hot spots”. The newly collected environmental samples and the existing data will be utilized to develop a Remedial Work Plan. The goal of the remediation will be to achieve a site cleanup that is suitable to allow future re-development for commercial and/or industrial usage. It is also possible that portions of the site could be utilized for “passive” recreation.

It is anticipated that the site investigation activities will be completed in Spring/Summer 2016 and that the results of the investigation and a Remedial Work Plan will be submitted in Fall 2016. Pending NYSDEC review and approval, the remediation is anticipated to be completed in 2017 and the goal is to receive a COC in early 2018.

**NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
BROWFIELD CLEANUP PROGRAM (BCP)**

SUPPLEMENTAL APPLICATION RESPONSES

PART A, Section III, Property's Environmental History

1. Reports:

Historical reports are provided on the enclosed CD.

3. For each impacted medium indicated above, include a site drawing indicating:

See attached figures for soil locations that exceed the Restricted Use Cleanup Objectives for Commercial and Industrial Usage. Figures showing 6 NYCRR Part 703.5 groundwater exceedances are also provided.

**NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
BROWFIELD CLEANUP PROGRAM (BCP)**

SUPPLEMENTAL APPLICATION RESPONSES

PART A, Section IV, Property Information (Items 7, 8 and 10)

7. Are there any lands under water?

As mentioned in Section IV, item 10, a portion of the site near the former shredder is a topographic low area and periodically contains ponded stormwater runoff. Another section of the site, shown on the attached aerial photography and sample summary maps, contains a former stormwater pond. This pond is now primarily re-vegetated.

8. Are there any easements or existing rights of way that would preclude remediation in these areas?

Excerpts from: Stewart Title Insurance Company – Commitment for Title Insurance, Title No. 30-244179 (1st Amended), Hiawatha Blvd. and State Fair Blvd., Syracuse, NY.

1. Mineral right reservations to People of the State of New York in Letters Patent, recorded in the Onondaga County Clerk's Office in Book 267, Page 128 and Book 311, Page 51.
2. Crossing rights reserved to Solvay Process Company, recorded in the Onondaga County Clerk's Office in Book 402, Page 51.
3. Grade crossing rights reserved in Instrument recorded in the Onondaga County Clerk's Office in Book 383, Page 46 and Book 383, Page 47.
4. Easements reserved to Trustees of Erie Lackawanna Railway Company, recorded in the Onondaga County Clerk's Office in Book 2678, Page 91. (Paragraph D-1), but this policy insured that the rights contained in said easement reservation will not be exercised against the insured premises.
5. Rights of public, et al as set forth in deed to present owner from Consolidated Rail Corporation, recorded in the Onondaga County Clerk's Office in Book 3463, Page 194 and covenants running with the land in same deed.
6. Mineral Right reservations to People of the State of New York in Letters Patent, recorded in the Onondaga County Clerk's Office in Book 2673, Page 219.
7. License and .Permit granted by Solvay Process Company to Socony-Vacuum Oil Co., Inc. to install, operate, etc. a 6 inch pipeline referred to in Instrument recorded in the Onondaga County Clerk's Office in Book 1632, Page 490.
8. Rights of Niagara Mohawk Power Corporation to maintain overhead electric power

transmission line referred to in Instrument recorded in the Onondaga County Clerk's Office in Book 1632, Page 490.

9. Easements reserved to Trustees of Erie Lackawanna Railway Company in Instrument recorded in the Onondaga County Clerk's Office in Book 2678, Page 91. (Paragraph D1), but this policy insures that the rights contained in said easement reservation will not be exercised against the insured premises.
10. Right of Way contained in deed from El-Roh Realty Corporation to Woodstead Enterprises, Ltd., dated June 21, 1990 and recorded June 28, 1990 in the Onondaga County Clerk's Office in Book 3629 of Deeds, Page 52.
11. Easement granted to New York State Telephone Company, dated June 13, 1990 and recorded October 17, 1990 in the Onondaga County Clerk's Office in Book 3654 of Deeds, Page 69.
12. Rights reserved in Deed from Woodstead Enterprises, Ltd to El-Roh Realty Corporation, dated June 19, 1990 and recorded June 28, 1990 in the Onondaga County Clerk's Office in Book 3629 of Deeds, Page 29.
13. Boundary Line Agreement between County of Onondaga and El-Roh Realty Corporation, dated May 3, 2006 and recorded June 15, 2006 in the Onondaga County Clerk's Office in Book 4944 of Deeds, Page 460.
14. Easement granted to Mobil Pipe Line Company, dated December 15, 1986 and recorded June 3, 1987 in Liber 3356 of Deeds, Page 320.

NOTE: Item Nos. 1 through 14 affect Parcel I.

15. Reservation contained in Original Letters Patent, recorded August 14, 1903 in the Onondaga County Clerk's Office in Liber 339 of Deeds, page 449.
16. Reservation contained in Original Letters Patent recorded November 26, 1906 in the Onondaga County Clerk's Office in Liber 360 of Deeds, Page 369.
17. Reservations contained in Original Letters Patent, recorded April 15, 1889 in the Onondaga County Clerk's Office in Liber 267 of Deeds, Page 174.
18. Easement by Condemnation Lis Pendens, recorded November 23 1977 in the Onondaga County Clerk's Office in Liber 18, Page 1025.

NOTE: Item Nos. 15 through 18 affect Parcel II.

19. Reservations contained in Original Letters Patent, recorded November 6, 1907 in the Onondaga County Clerk's Office in Liber 383, Page 47.
20. Easement granted to Onondaga County Water Authority, dated October 11, 1996 and

recorded November 4, 1996 in the Onondaga County Clerk's Office in Liber 4113 of Deeds, Page 272.

NOTE: Item Nos. 19 & 20 affect Parcel III.

10. Property Description Narrative

Location

The former Roth Steel Site is located at 800 Hiawatha Boulevard West, Syracuse, NY. The property is located north of the intersection of Hiawatha Boulevard with State Fair Boulevard. The site is located in an urban setting just south of Onondaga Lake and is surrounded by industrial and commercial properties.

Site Features

The property includes four tax parcels totaling 23.9 acres of land (see Figure 7). The site is accessible via driveway off of Hiawatha Boulevard. The property has approximately 1300 feet of road frontage along Hiawatha Boulevard. There are eight buildings on the property (see Figure 10). A paved drive way surrounds buildings 1, 2, and 3. Unpaved driveways and storage areas surround buildings (4, 5, 6, 7, and 8). A former stormwater pond is located near the west-central portion of the property. The pond is approximately 100 feet by 300 feet. Waste materials, fill and debris are present throughout the site. Most notable are two cells of buried Automobile Shredder Residue (ASR) located on the northwest side of the site.

According to historical reports, these cells are typically covered by 1 to 4 ft. of sand and contain ASR waste debris that is 2 to 4 ft. thick. There are also two aboveground piles of ASR (about 4,000 cubic yards) located on the west side of the former shredder. Rainfall and stormwater runoff collect in a topographic low area beneath and surrounding the former shredder. This ponded water also surrounds the two ASR piles. When Roth Steel occupied the site they would pump accumulated water from this area into a nearby man-made stormwater pond, located along the western property boundary. Currently, the man-made pond is primarily re-vegetated.

Current Zoning and Land Use

The site is the former Roth Steel facility and was previously used for processing and recycling scrap metal up until 2014. The site is currently vacant and was being managed by a bankruptcy court trustee prior to OCIDA's purchase. The site is located in an industrial and commercial area on the southern end of Onondaga Lake and is zoned as an industrial district. The surrounding parcels to the north currently include the Onondaga County Wastewater Treatment Plant (WWTP), CSX railroad tracks and Onondaga Lake. A metals plating facility, a vacant former tank manufacturing site, offices and a used car dealership are located to the southeast of the site.

Past Use of the Site

The site operated as a metal processing and recycling center from 1950s to 2014. The site is

located on the southern edge of Onondaga Lake. The southern shore of Onondaga Lake was formerly a location for salt production when the salt industry flourished in Syracuse. Construction of the Erie Canal led to lowering of the lake level and exposure of previously submerged land area. The site was constructed on fill placed over the exposed land.

Historical investigations of the environmental impacts to the property began in the 1960s. The NYSDEC became involved with the property in the early 1990s, through the investigation of the two ASR cells located along the northwestern boundary of the property. The NYSDEC subsequently issued two Consent Orders for the property, Consent Order D7-1015-11-04 dated December 28, 2007 and Consent Order R7-20121101-89 dated January 31, 2013. The Consent Orders were issued to require petroleum and solid waste investigations to "determine if any contaminants are being released or migrating from the two ASR cells into waters of the State" and to investigate and remove two aboveground piles of ASR located on the property, respectively. The Consent Orders have since been extinguished as a result of the bankruptcy proceedings."

Site Geology and Hydrogeology

Based on water level measurements made in March 2013, the groundwater flows to the northwest towards Onondaga Lake. A groundwater mounding condition appears to be present in the vicinity of the on-site surface impoundment. Shallow groundwater exists in unconfined conditions within the anthropologic fill. Based on the March 2013 sampling event, the depth to water ranges from 4.41 feet to 10.77 feet. The site consists of anthropologic fill overlying native deposits. The upper portion of the fill consists of gravel-sized material with lesser amounts of sand and silt. In some location the fill contains small quantities of cinder, ash, plastic, brick, glass, metal, and wood. The lower portion of the fill consists of Solvay waste, a white to light grey silt sized granular material. The underlying deposits beginning at 12 feet below grade, consist of a brown or gray sand and varying amounts of silt, with shells at some locations.

Environmental Assessment

Based upon previous environmental assessments, PCBs, petroleum compounds and metals are the primary contaminants at this site.

Soil - Various levels of PCBs, VOCs, SVOCs, and metals are present throughout the site. Concentrations of PCBs, metals and SVOCs exceed NYSDEC recommended soil cleanup levels for commercial/industrial usage. PCBs exceed the hazardous waste level of 50 ppm. The soil near the eddy current sorter had significantly higher PCB contamination (highest concentration of 1,187 ppm). Soil in the northwestern area of the property where automobile shredder residue (ASR) cells are buried have a PCB concentration up to 129 ppm. This soil is also above the hazardous waste standard of 50 ppm. Other areas have PCB levels varying from (12-85 ppm). This facility operated without a stormwater management plan.

Groundwater - Groundwater at the site has been impacted by PCBs, VOCs, SVOCs, metals and petroleum compounds that exceed State standards and guidance values. Seven VOCs were found exceeding groundwater standards or guidance values. Benzene, Toluene, Ethylbenzene, total

Xylenes and Methyl tert -butyl ether were most frequently observed with the highest concentrations. SVOCs had been detected in previous investigations, however the most recent samples (2013) were generally not detected and if detected were below groundwater standards. PCBs have previously been detected in monitoring wells as recent as 2010. In the 2013 sampling event, PCBs were not detected in any of the wells. Metals were detected in the 2013 groundwater samples. Aluminum, barium, iron, lead, magnesium, manganese sodium, and mercury were detected at concentrations exceeding groundwater standards. As required by the BCP Application, maps are included that show the 6NYCRR Part 703.5 groundwater standard exceedances. Constituents that exceeded guidance values (e.g. MTBE) are not included on these summary maps.

Potential issues associated with volatilization of contaminants and soil vapor have not yet been assessed at the site. Depending upon VOC concentrations and future site use, soil vapor mitigation and/or indoor air quality controls may be warranted.

**NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
BROWFIELD CLEANUP PROGRAM (BCP)**

SUPPLEMENTAL APPLICATION RESPONSES

PART B, Section VI, Current Property Owner/Operator Information

OCIDA, the current property owner and Requestor, has no relationship to the most recent owner, William J. Leberman, as Chapter 7 Trustee for Bankruptcy Estate of Roth Steel Corporation and El-Roh Corporation. OCIDA also has no relationship to past site owners. The list of past property owners for the site, by parcel I.D., is provided below.

Previous Property Owners and Operators				
Tax Parcel ID #	Time Period	Owner	Operator	Relationship to Requestor
114.-02-17.0	1906 to 1958	Lawroy Land Company 140 Cedar Street, Syracuse, NY Phone: Unknown	Unknown	None
	1958 to 1996	Onondaga County Water Authority 200 Northern Concourse, Syracuse, NY 13212 Phone: 315-455-7061	Roth Steel Corp.	None
	1996 to 2014	Roth Steel Corp. 800 Hiawatha Blvd. West, Syracuse, NY 13204 Phone: 315-475-8431	Roth Steel Corp.	None
	2014 to October 2015	William J. Leberman, as Chapter 7 Trustee for Bankruptcy Estate of Roth Steel Corporation and El-Roh Corporation	None	None
114.-02-18.0	1960 to 1976	Delaware Lackawana & Western Railway Company Address: Unknown Phone: Unknown	Roth Steel Corp.	None
	1976 to 1988	Consolidated Rail Corporation Buckley Road, Liverpool, NY 13088 Phone: 315-652-8369	Roth Steel Corp.	None
	1988 to 1990	Woodstead Enterprises, Ltd. 4 Clinton Square, Syracuse, NY 13202 Phone: Unknown	Roth Steel Corp.	None
	1990 to 2014	El-Roh Realty Corp. 800 Hiawatha Blvd West, Syracuse, NY 13204 Phone: 315-475-8431	Roth Steel Corp.	None
	2014 to October 2015	William J. Leberman, as Chapter 7 Trustee for Bankruptcy Estate of Roth Steel Corporation and El-Roh Corporation	None	None
114.-02-19.0	1965 to 2014	El-Roh Realty Corp. 800 Hiawatha Blvd West, Syracuse, NY 13204 Phone: 315-475-8431	Roth Steel Corp.	None
	2014 to October 2015	William J. Leberman, as Chapter 7 Trustee for Bankruptcy Estate of Roth Steel Corporation and El-Roh Corporation	None	None

114.-02-20.0	1965 to 2014	El-Roh Realty Corp. 800 Hiawatha Blvd West, Syracuse, NY 13204 Phone: 315-475-8431	Roth Steel Corp.	None
	2014 to October 2015	William J. Leberman, as Chapter 7 Trustee for Bankruptcy Estate of Roth Steel Corporation and El-Roh Corporation	None	None

**NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
BROWFIELD CLEANUP PROGRAM (BCP)**

SUPPLEMENTAL APPLICATION RESPONSES

PART B, Section VII, Requestor Eligibility Information

11. Have all known bulk storage tanks on-site been registered with DEC?

Based upon a recent (April 2015) Phase I Environmental Assessment by Plumley Engineering (see enclosed CD), no regulated tanks are known to exist at the site.

Volunteer Statement

OCIDA is a public agency whose mission is to stimulate economic development, growth, and general prosperity for the residents of Onondaga County.

Since 2014, the former Roth Steel site at 800 Hiawatha Boulevard West has been abandoned and managed by a bankruptcy trustee. In its current condition, the site provides no tax revenue to the City or County, nor does it generate employment opportunities for local residents. Environmental impacts to soil and groundwater have also not been addressed. Consistent with its mission, OCIDA seeks to address environmental impacts at the site and work with prospective buyers to promote beneficial industrial/commercial redevelopment. Since OCIDA did not own or operate the site when hazardous wastes and petroleum were utilized and disposed of at the site, it is a “volunteer” under the State’s Brownfield Cleanup Program. OCIDA will work with NYSDEC to undertake appropriate measures to stop any continuing environmental discharge, prevent future releases, and limit human, environmental and natural resource exposures.

**NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
BROWFIELD CLEANUP PROGRAM (BCP)**

SUPPLEMENTAL APPLICATION RESPONSES

PART B, Section IX, Contact List Information

- 1. The chief executive officer and planning board chairperson of each county, city, town and village in which the property is located.**

Joanne M. Mahoney
Onondaga County Executive
John H. Mulroy Civic Center
421 Montgomery Street, 11th Floor
Syracuse, New York 13202

Douglas Morris, Chairperson
Onondaga County Planning Board
John H. Mulroy Civic Center
421 Montgomery Street, 11th Floor
Syracuse, New York 13202

Stephanie A. Miner, Mayor
City of Syracuse
203 City Hall
233 East Washington Street
Syracuse, New York 13202

Owen Kerney, Assistant Director
Syracuse Planning Agency
City Hall Commons, Room 500
201 East Washington Street
Syracuse, New York 13202

Steven Kulick, Chairperson
City of Syracuse Planning Commission
City Hall Commons – Room 101
201 East Washington Street
Syracuse, New York 13202

2. Residents, owners, and occupants of the property and properties adjacent to the property.

Subject Site currently owned by OCIDA. The site consists of four tax parcels 114.-02-19, 18, 20, and 17 totaling approx. 23.9 + - acres.

Adjacent Properties

884 Hiawatha Blvd. & State Fair Blvd. (114.-02-21.0)

Thomas J. Williams
203 Dora Avenue
Syracuse, New York 13219

504-08 State Fair Blvd. (114.-02-22)

Salt City Enterprises, LLC
522 Liberty St., Ste. 2
Syracuse, New York 13204

510 State Fair Blvd. (114.-02-24)

512 State Fair Blvd. (114.-02-25)

532 State Fair Blvd. (114.-02-29)

Cannon Tire Inc.
512 State Fair Blvd.
Syracuse, New York 13204

530 State Fair Blvd. (114.-02-30)

Linda M. Feher
P.O. Box 11009
Syracuse, New York 13218

532 State Fair Blvd. (114.-02-31)

Environmental Services, LLC
532 State Fair Blvd.
Syracuse, New York 13204

536 State Fair Blvd. (114.-02-33)

Butler Properties, LLC
P.O. Box 887
Syracuse, New York 13209

308 Hiawatha Blvd. West Rear (114.-02-01.1)

NY Central Lines, LLC
500 Water Street, J910
Jacksonville, FL 32202

650 Hiawatha Blvd. West (114.-02-16)

County of Onondaga
650 Hiawatha Blvd. West
Syracuse, New York 13204

3. Local news media from which the community typically obtains information.

Newspaper

Syracuse Post Standard
220 South Warren Street
Syracuse, New York 13202
(315) 470-2088
www.syracusemediagroup.com

Television

WSTM - Channel 3
WTVH -Channel 5
1030 James Street
Syracuse, New York 13203
(315) 477-9400
www.cnycentral.com

WSYR - NewsChannel 9
5904 Bridge Street
East Syracuse, New York 13057
(315) 446-9999
www.localsyr.com

FOX68 WSTM/My43 WNYS
WSYT/WNYS
1000 James Street
Syracuse, New York 13203
(315) 472-6800
www.foxsyracuse.com

Radio - AM

WSYR (570)
WOLF (1490)
WFBL (1390)
WHEN (620)
WTLA (1200)

Radio - FM

WAER (88.3)
WCNY (93.1)
WNTQ (93.1)
WWLF WOLF (105.1)
WXTL (105.9)

- 4. The public water supplier which services the area in which the property is located.**

Deborah Somers, Commissioner
Syracuse Department of Water
Water Administration/Engineering Offices
101 North Beech Street, Syracuse, New York 13210

- 5. Any person who has requested to be placed on the contact list.**

No additional person has requested to be put on the contact list.

- 6. The administrator of any school or day care facility located on or near the property.**

No school or day care center near the site.

- 7. The location of a document repository for the project (e.g., local library). In addition, attach a copy of an acknowledgement from the repository indicating that it agrees to act as the document repository for the property.**

New York State Department of Environmental Conservation
Region 7 Offices
615 Erie Blvd. West
Syracuse, New York 13204

and/or

Onondaga County Public Library
Robert P. Kinchen Central Library
The Galleries of Syracuse
447 South Salina Street
Syracuse, New York 13202
www.onlib.org

- 8. Any community board located in a city with a population of one million or more, if the proposed site is located within such community board's boundaries.**

Not Applicable.



ONONDAGA COUNTY PUBLIC LIBRARY

The Galleries of Syracuse
447 South Salina Street
Syracuse, NY 13202-2494

Phone 315-435-1900
TDD 315-435-1872
Fax 315-435-8533

www.onlib.org

Susan A. Mitchell, Executive Director

November 4, 2015

Mr. Daniel Queri, Chairman
Onondaga County Industrial Development Agency (OCIDA)
333 W. Washington Street, Suite 130
Syracuse, NY 13202

To whom it may concern:

The Robert P. Kinchen, Public Library agrees to be a repository site for the the Brownfield Cleanup Program Application at 800 Hiawatha Boulevard West (former Roth Steel). This will include a 60 day viewing period from the time of issuance.

If you have any questions please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Holly Sammons". The signature is fluid and cursive, with the first name "Holly" and last name "Sammons" clearly distinguishable.

Holly J. Sammons, Librarian
Robert P. Kinchen Central Library

cc. Robert LaFleur, Spectra Environmental Group, Inc.

**NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
BROWFIELD CLEANUP PROGRAM (BCP)**

SUPPLEMENTAL APPLICATION RESPONSES

PART B, Section X, Land Use Factors

2. Current Use:

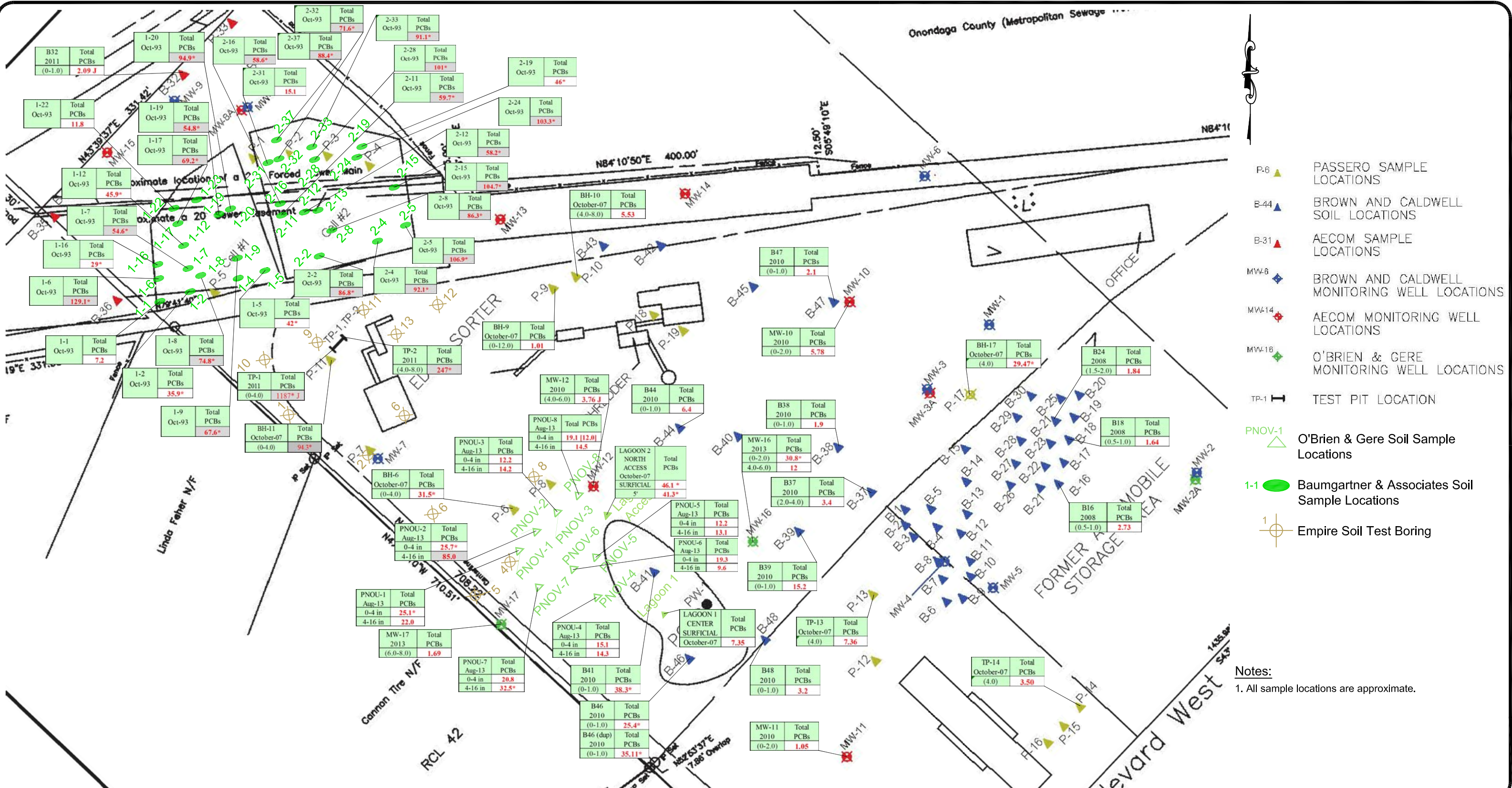
The site formerly contained the Roth Steel facility but is currently vacant. The property was used for scrap metal processing since the 1950s and was abandoned by Roth Steel Corporation in 2014. The property was purchased by OCIDA from the bankruptcy trustee.

The property contains automotive shredder residue (ASR) that exists in various portions of the site. Two ASR disposal cells are located on the northwest side of the site. High level PCBs have been found in these waste cells and also near the Eddy Current separator and the Central Shredder area. A former stormwater pond also exists in the central portion of the site. Soil surrounding the pond has been impacted by contaminants and it is likely that pond sediment is also impacted. Waste containers including drums, 5-gallon buckets, a bulk fluid container, and capacitors also exist at the site.

3. Reasonably anticipated use Post Remediation:

At this time, OCIDA has not yet formulated a specific re-use plan for the site. Since the property borders the County Water Authority's wastewater treatment plant, it is possible that a portion of the site could be used to support an expansion/modification of that facility. It is also possible that a portion of the property closest to Onondaga Lake could be converted to a "passive" recreational usage to include trails or green space. Portions of the site along Hiawatha Boulevard could be sold to a private entity in the future for commercial or industrial usage.

FIGURES



Legend

- 12.2** Concentration in red exceeds Commercial Use Soil Cleanup Objectives
- 28.0*** Concentration with an * exceeds Industrial Use Soil Cleanup Objectives
- 85.0** Concentration with gray shading exceeds hazardous waste threshold (50 ppm)

NOTES:

- Sample results are in mg/kg (ppm)
- All depths are in feet unless otherwise noted.
- If no depth is listed, soil was collected as a grab sample. The samples in Cells 1 and 2 (Oct. 1993) were documented as being collected in the 5 to 7 foot depth range.

PROJ. MNGR:	JDC
DESIGNED BY:	REW/JDC
DRAWN BY:	REW
CHECKED BY:	JDC
APPROVED BY:	
CONTOUR INT.:	
DATUM:	

050'100'

1"=100'

SOIL PCB EXCEEDANCE MAP 800 Hiawatha Blvd Site SYRACUSE, NEW YORK

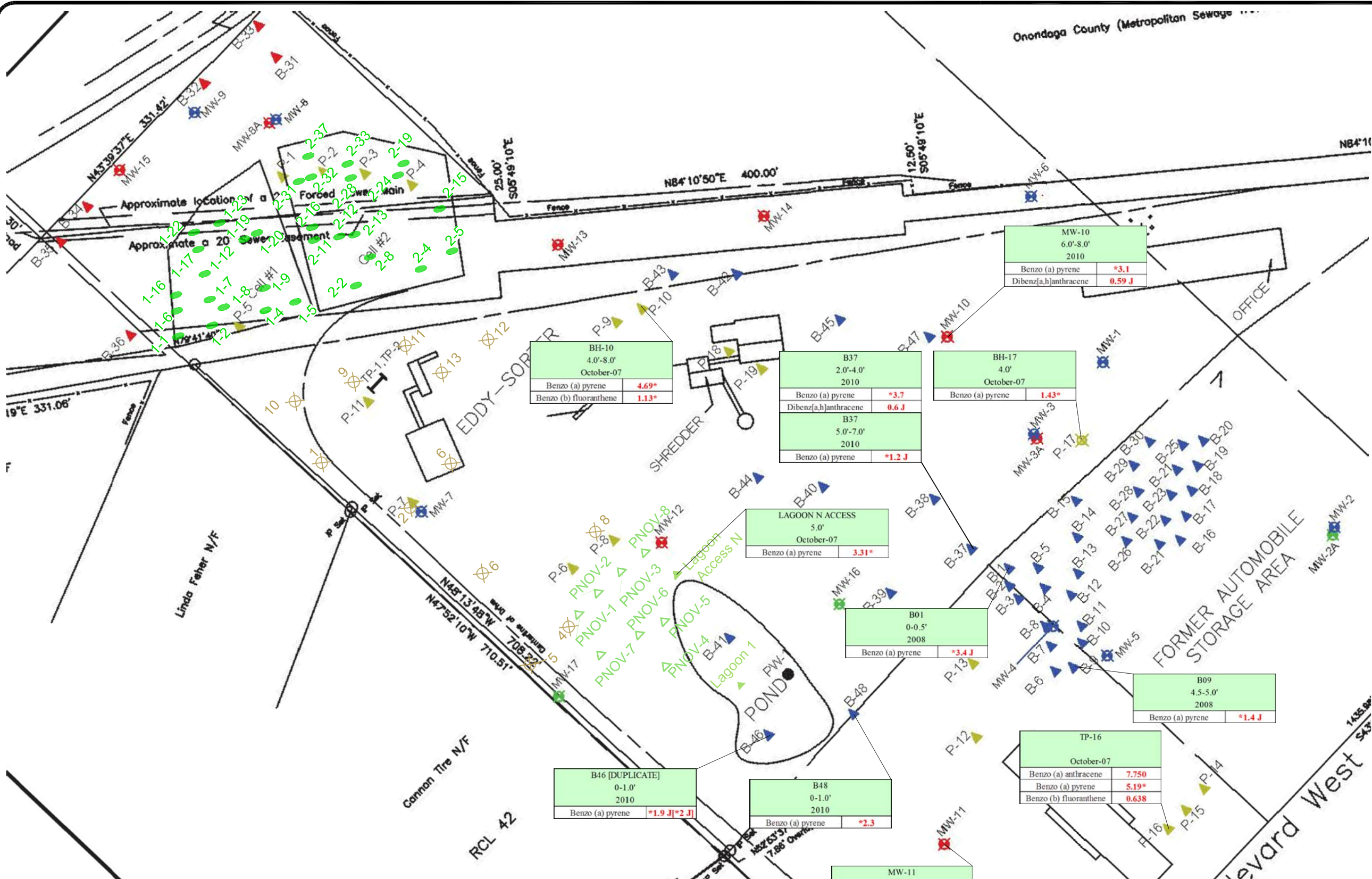
City of Syracuse

Onondaga Co., NY



19 British American Boulevard
Latham, New York 12110
TEL (518) 782-0882 FAX (518) 782-0973

DATE: 11/03/15 SCALE: 1"=100' PROJ NO. 15180 FIGURE 1



- P-6 PASSERO SAMPLE LOCATIONS
- B-44 BROWN AND CALDWELL SOIL LOCATIONS
- B-31 AECOM SAMPLE LOCATIONS
- MW-8 BROWN AND CALDWELL MONITORING WELL LOCATIONS
- MW-14 AECOM MONITORING WELL LOCATIONS
- MW-16 O'BRIEN & GERE MONITORING WELL LOCATIONS
- TP-1 TEST PIT LOCATION
- PNOV-1 O'Brien & Gere Soil Sample Locations
- 1-1 Baumgartner & Associates Soil Sample Locations
- 1 Empire Soil Test Boring

Notes:
1. All sample locations are approximate.

Legend

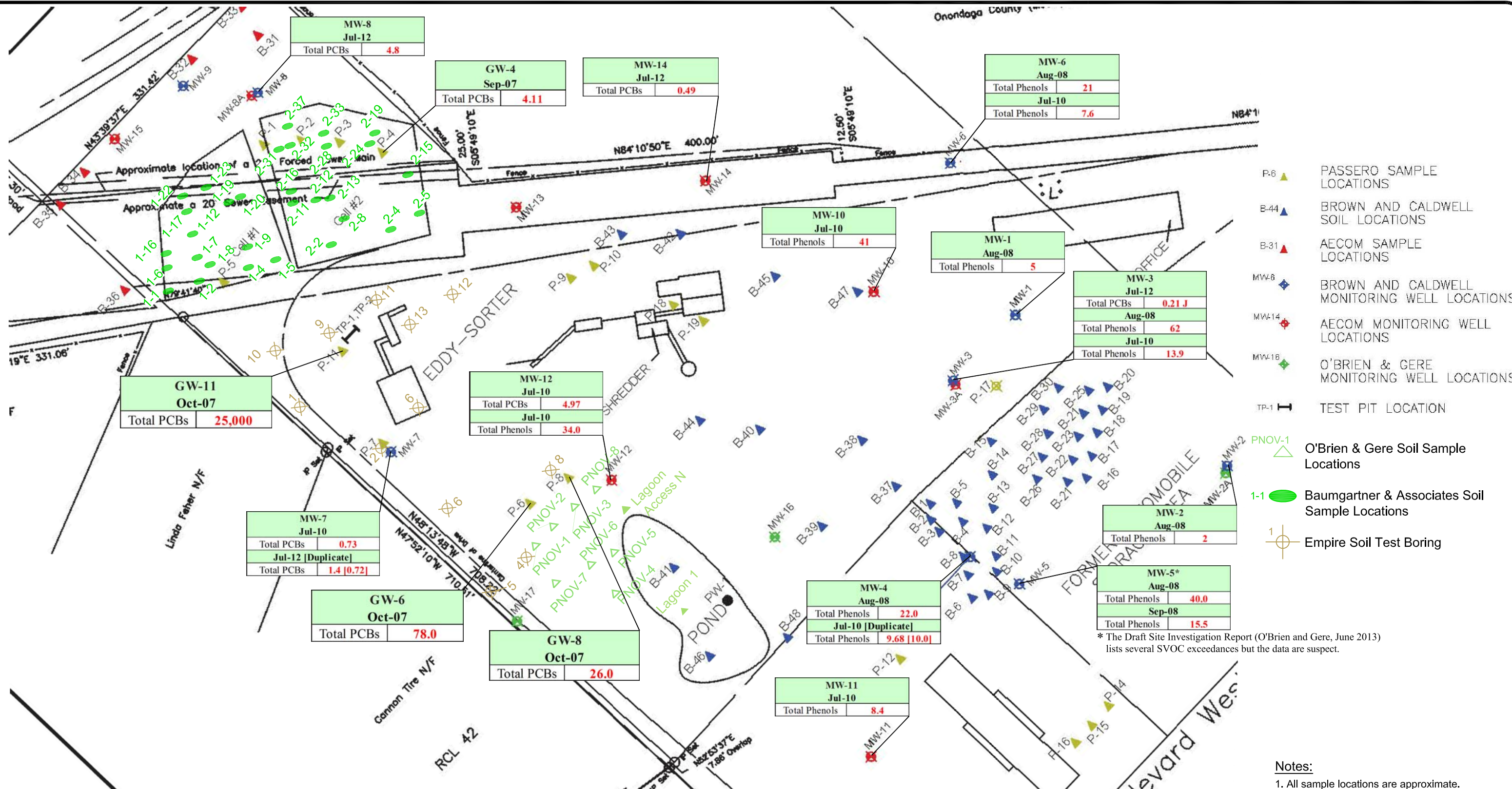
- 1.5 Concentration in red exceeds Commercial Use Soil Cleanup Objectives
- 5.0* Concentration with an * exceeds Industrial Use Soil Cleanup Objectives

NOTES:

- Sample results are in mg/kg (ppm)
- All depths are in feet unless otherwise noted.
- If no depth is documented, soil was collected as a grab sample.

PROJ. MNGR:	JDC
DESIGNED BY:	REW/JDC
DRAWN BY:	REW
CHECKED BY:	JDC
APPROVED BY:	
CONTOUR INT.:	
DATUM:	
<div><div></div><div>050'100'</div></div> <div>1"=100'</div>	

SOIL SVOC EXCEEDANCE MAP			
800 Hiawatha Blvd Site			
SYRACUSE, NEW YORK			
City of Syracuse		Onondaga Co., NY	
			
19 British American Boulevard Latham, New York 12110 TEL (518) 782-0882 FAX (518) 782-0973			
DATE: 11/03/15	SCALE: 1"=100'	PROJ NO. 15180	FIGURE 3



Legend

NOTE: Sample results are in µg/L (ppb)

19.6 Concentration exceeds NYSDEC Part 703 Water Quality Standard for Ambient Groundwater (Only Constituents with a Part 703 Exceedance are Shown)

J Estimated Concentration

Data Source: Draft Site Investigation Report (O'Brien and Gere, June 2013)

PROJ. MNGR: JDC

DESIGNED BY: REW/JDC

DRAWN BY: REW

CHECKED BY: JDC

APPROVED BY:

CONTOUR INT.:

DATUM:

0 50' 100'

1"=100'

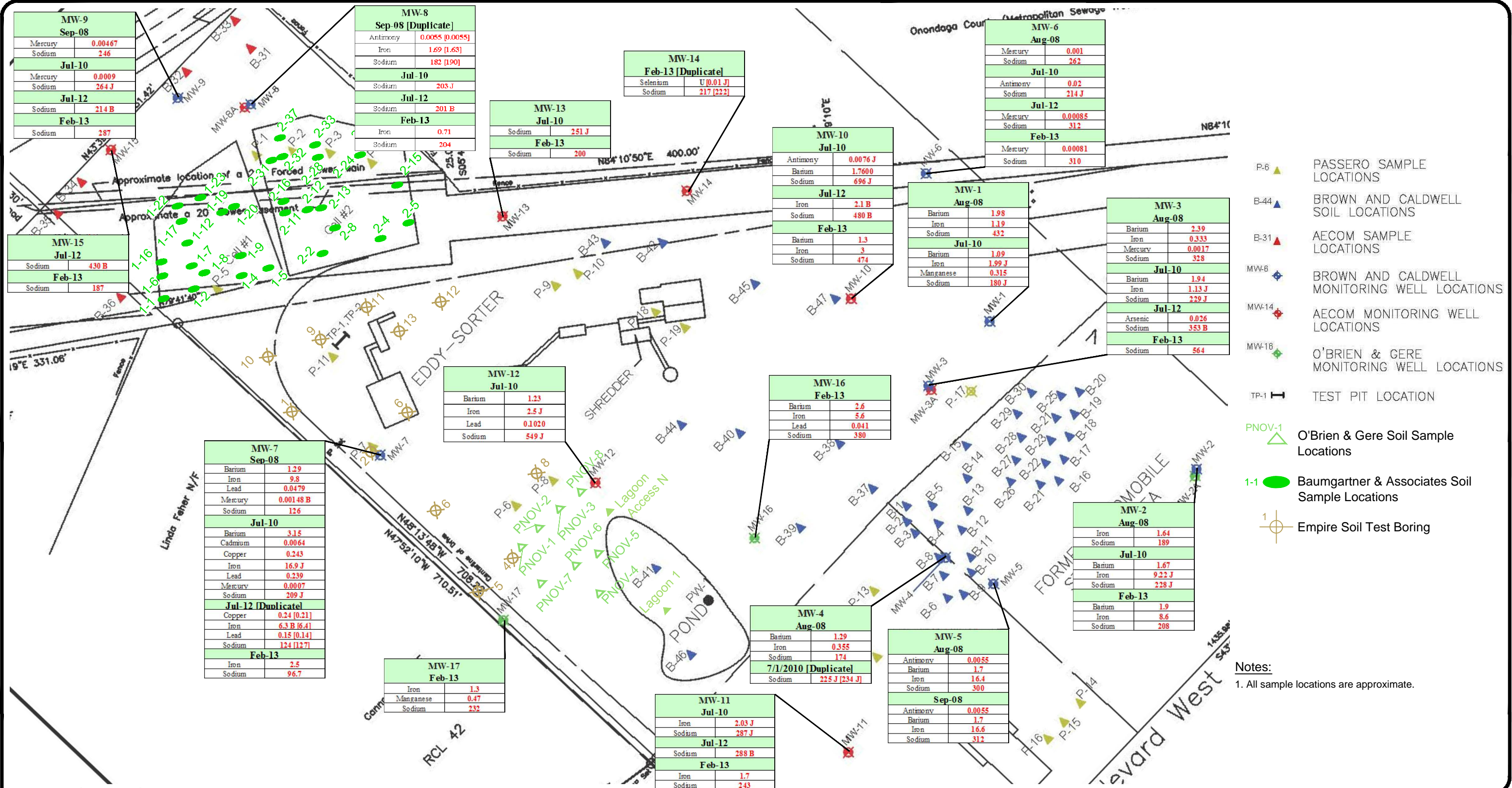
GROUNDWATER EXCEEDANCE
PCBs AND SVOCs
800 Hiawatha Blvd Site
SYRACUSE, NEW YORK Onondaga Co., NY

SPECTRA

19 British American Boulevard
Latham, New York 12110
TEL (518) 782-0882 FAX (518) 782-0973

DATE: 11/03/15 | SCALE: 1"=100' | PROJ NO. 15180 | FIGURE 4

Notes:
1. All sample locations are approximate.



Legend

NOTE: Sample results are in mg/L (ppm)

19.6 Concentration exceeds NYSDEC Part 703 Water Quality Standard for Ambient Groundwater (Only Constituents with a Part 703 Exceedance are Shown)

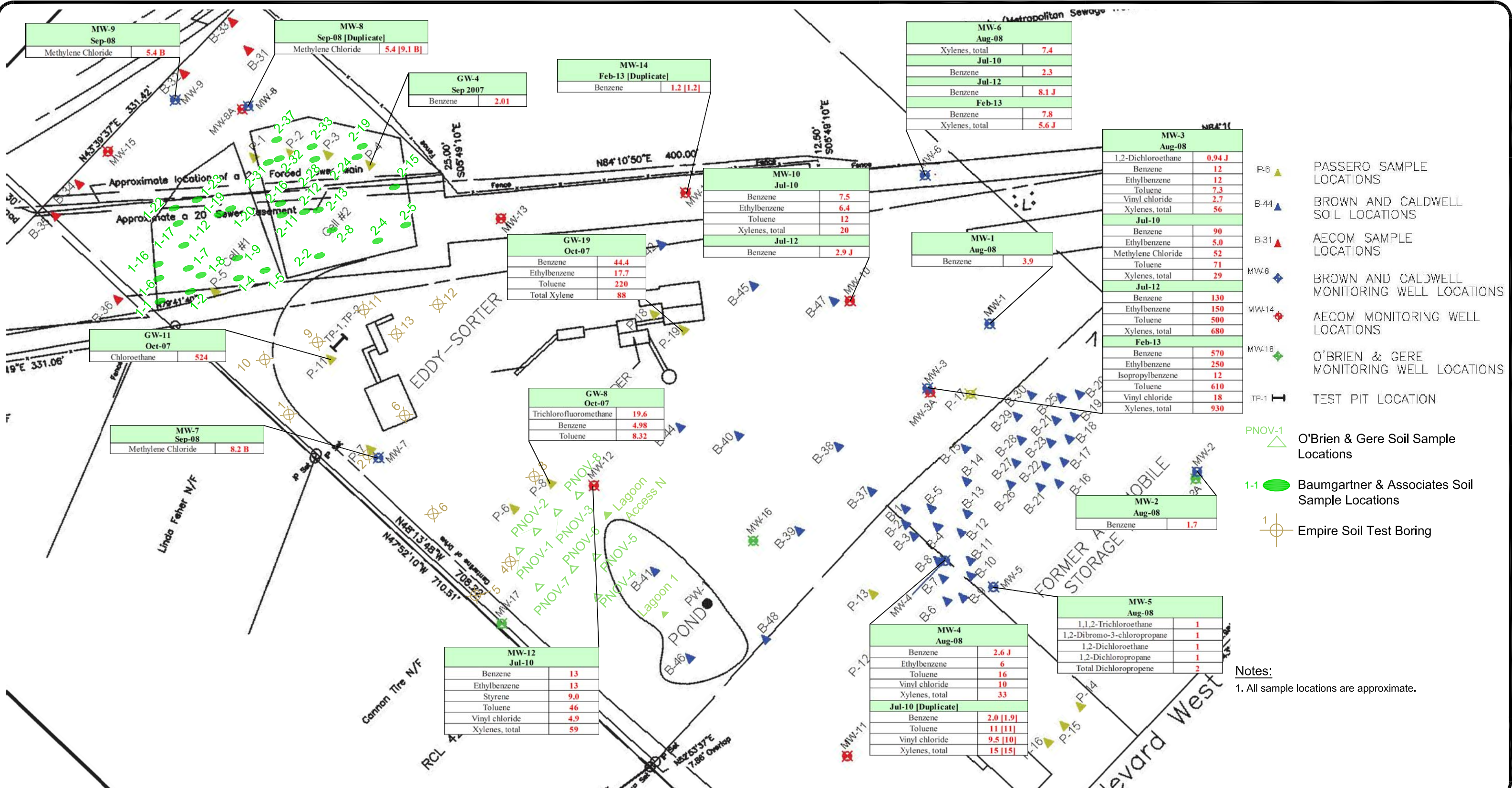
J Estimated Concentration

B Analyte also found in sample blank

Data Source: Draft Site Investigation Report (O'Brien and Gere, June 2013)

PROJ. MGR:	JDC
DESIGNED BY:	REW/JDC
DRAWN BY:	REW
CHECKED BY:	JDC
APPROVED BY:	
CONTOUR INT.:	
DATUM:	
0 50' 100'	
1"=100'	

GROUNDWATER EXCEEDANCE METALS	
800 Hiawatha Blvd Site SYRACUSE, NEW YORK	
City of Syracuse	Onondaga Co., NY
SPECTRA	
19 British American Boulevard Latham, New York 12110 TEL (518) 782-0882 FAX (518) 782-0973	
DATE: 11/03/15	SCALE: 1"=100'
PROJ. NO. 15180	FIGURE 5



Legend

NOTE: Sample results are in µg/L (ppb)

19.6 Concentration exceeds NYSDEC Part 703 Water Quality Standard for Ambient Groundwater (Only Constituents with a Part 703 Exceedance are Shown)

J Estimated Concentration

B Analyte also found in sample blank

Data Source: Draft Site Investigation Report (O'Brien and Gere, June 2013)

PROJ. MNGR: JDC
DESIGNED BY: REW/JDC
DRAWN BY: REW
CHECKED BY: JDC
APPROVED BY:
CONTOUR INT.:
DATUM:

0 50' 100'
1"=100'

GROUNDWATER EXCEEDANCE
VOCs

800 Hiawatha Blvd Site
SYRACUSE, NEW YORK

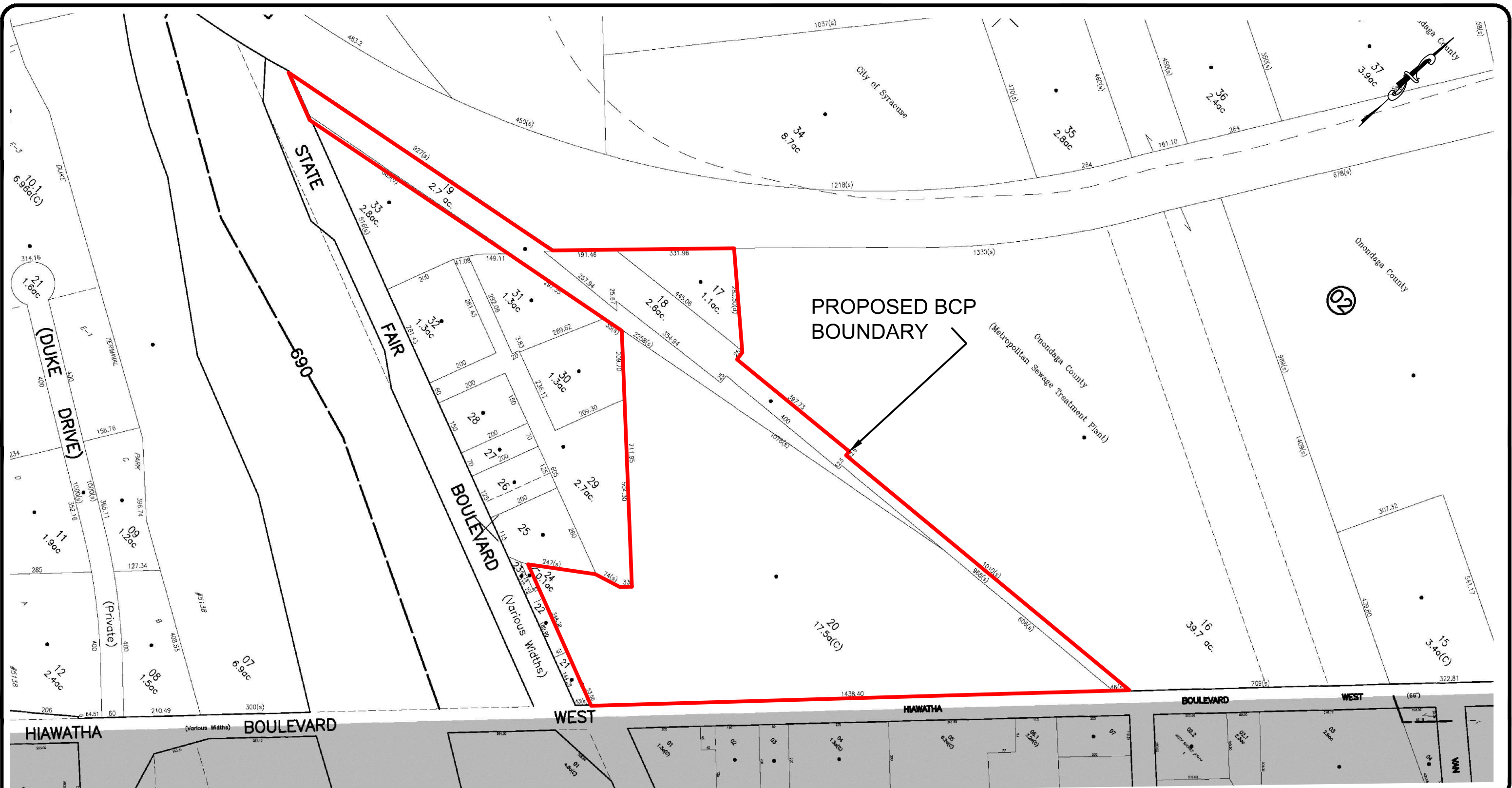
City of Syracuse

Onondaga Co., NY


SPECTRA

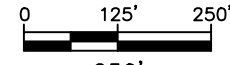
19 British American Boulevard
Latham, New York 12110
TEL (518) 782-0882 FAX (518) 782-0973

DATE: 11/03/15 SCALE: 1"=100' PROJ NO. 15180 FIGURE 6



Legend

 Parcel Boundary

PROJ. MNGR:	JDC
DESIGNED BY:	REW/JDC
DRAWN BY:	REW
CHECKED BY:	JDC
APPROVED BY:	
CONTOUR INT.:	
DATUM:	
	


TAX PARCEL

800 Hiawatha Blvd Site

SYRACUSE, NEW YORK

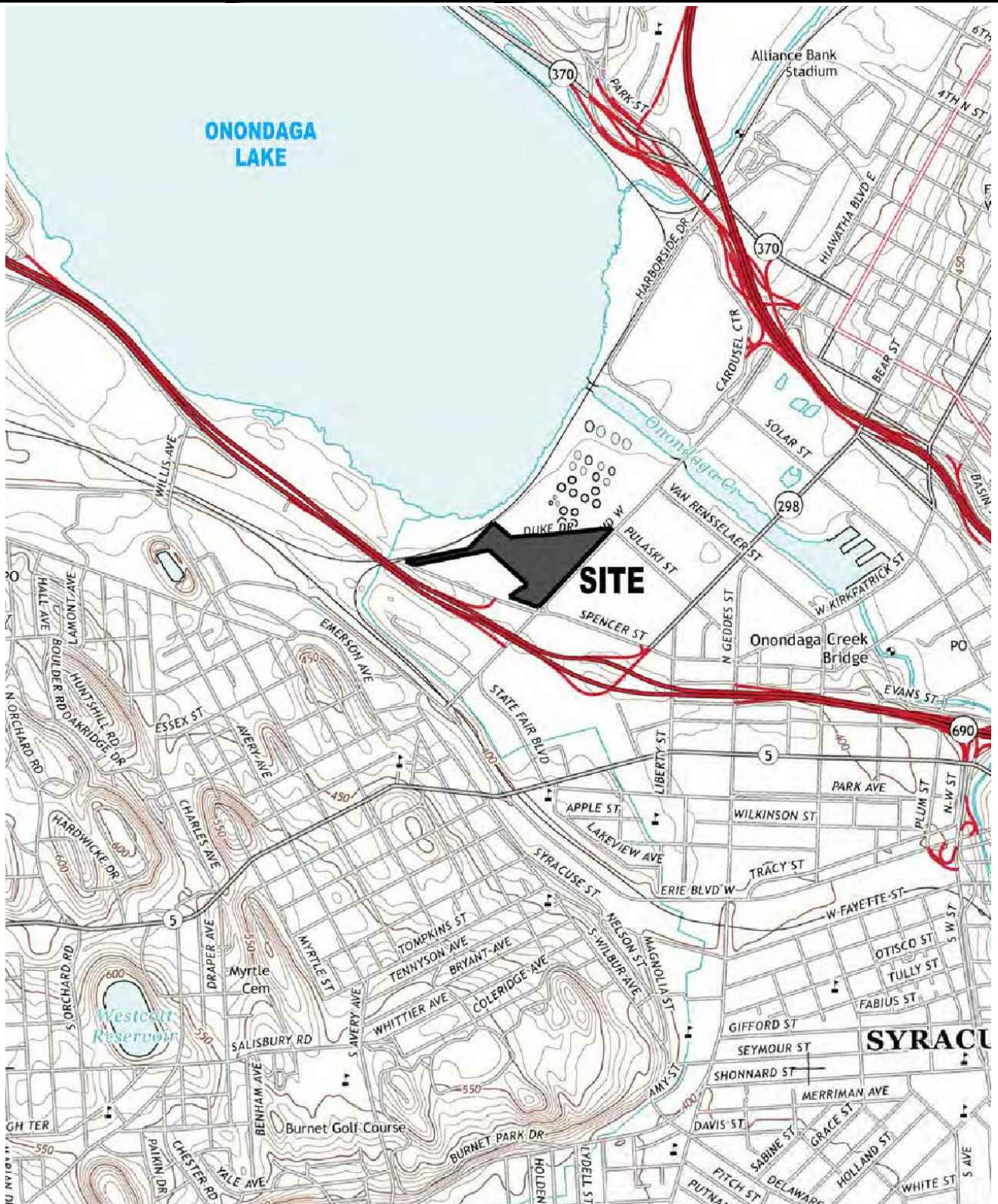
City of Syracuse

Onondaga Co., NY



19 British American Boulevard
Latham, New York 12110
TEL (518) 782-0882 FAX (518) 782-0973

DATE: 11/03/15	SCALE: 1"=100'	PROJ. NO. 15180	FIGURE 7
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REF.: USGS - SYRACUSE WEST (NY) QUAD., 2013



PROJ. MNGR:	JDC
DESIGNED BY:	JDC
DRAWN BY:	REW
CHECKED BY:	JDC
APPROVED BY:	
CONTOUR INT.:	
DATUM:	
0	
NTS	

SITE LOCATION MAP

800 Hiawatha Boulevard Site
SYRACUSE, NEW YORK

City of Syracuse

Onondaga Co., NY

SPECTRA

19 British American Boulevard
Latham, New York 12110
TEL (518) 782-0882 FAX (518) 782-0873

DATE: 10/16/15 SCALE: NTS PROJ. NO. 15180 FIGURE 9



LEGEND

⑤

FORMER ROTH STEEL BUILDING NUMBERS

NOTES

- ORTHOIMAGERY FROM NEW YORK STATE GIS CLEARINGHOUSE
- PARCEL BOUNDARIES AND OWNERSHIP INFORMATION OBTAINED FROM ONONDAGA COUNTY DEPARTMENT OF REAL PROPERTY TAXES ON NOVEMBER 2, 2015.
- BASE MAP REFERENCED FROM FIGURE 2 OF AIM BCP APPLICATION (JULY 2015).

PROJ. MGR:	JDC
DESIGNED BY:	JDC
DRAWN BY:	REW
CHECKED BY:	JDC
APPROVED BY:	
CONTOUR INT.:	
DATUM:	
0 200' 400'	
1"=400'	

PROPERTY AND VICINITY LAYOUT
800 Hiawatha Boulevard Site
SYRACUSE, NEW YORK

City of Syracuse

Onondaga Co., NY

SPECTRA

19 British American Boulevard
Latham, New York 12110
TEL (518) 782-0882 FAX (518) 782-0973

DATE: 11/03/15 SCALE: 1"=400' PROJ NO. 15180 FIGURE 10

CD OF HISTORICAL REPORTS