



FACT SHEET

Brownfield Cleanup Program

Midler City Industrial Park Site
Site Number C734103
Syracuse, NY

October 2007

Draft Site Investigation / Alternatives Assessment Report and Remedial Work Plan Available for Public Comment

The New York State Department of Environmental Conservation (NYSDEC) requests public comments as it reviews a "Remedial Investigation / Alternatives Assessment Report" (RI/AAR) and a proposed remedy to address contamination related to Midler City Industrial Park Site located at 621 South Midler Avenue in the City of Syracuse, Onondaga County. See map for the location of the site. The RI/AAR describes the results of the environmental investigation of the site and recommends action to address contamination. The proposed remedy is described in a draft "Remedial Work Plan" that was submitted by Pioneer Midler Avenue, LLC under New York's Brownfield Cleanup Program (BCP).

NYSDEC previously accepted an application submitted by Pioneer Midler Avenue, LLC to participate in the BCP. The application proposes that the site will be used for commercial purposes.

Public Comments about the Draft Remedial Work Plan

NYSDEC is accepting written public comments about the draft Remedial Work Plan for 45 days, from November 8, 2007 thru December 21, 2007. The draft Remedial Investigation / Alternatives Assessment Report and the draft Remedial Work Plan are available for public review at the document repository identified in this fact sheet.

Written comments should be submitted to:

Karen A. Cahill
NYS Department of Environmental Conservation
615 Erie Boulevard West
Syracuse, New York 13204-2400

Brownfield Cleanup Program: New York's Brownfield Cleanup Program (BCP) encourages the voluntary cleanup of contaminated properties known as "brownfields" so that they can be reused and redeveloped. These uses include recreation, housing and business.

A **brownfield** is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination.

For more information about the BCP, visit:
<http://www.dec.ny.gov/chemical/8450.html>

Background

The Site is approximately 21.8 acres in size and is located along the east side of South Midler Avenue in an area that is predominately commercial and industrial. A divided highway, Interstate 690, forms the northern boundary of the Site. Adjoining the east side of the Site is a yard waste composting facility operated by the City of Syracuse Department of Public Works. The southern boundary of the Site is a CSX rail line.

Prior to being acquired by its previous owner (Sutton Investing Corporation) in 1961, the Site was utilized for close to 70 years for various manufacturing purposes by Pierce, Butler & Pierce Manufacturing Company, Pierce Butler Radiator Corporation, Prosperity Company, Inc., and Ward Industries

Corporation.

Tetrachloroethene (PCE) and trichloroethene (TCE) are industrial solvents and are the principal chemicals affecting soil and groundwater at the site. Since the site has not been used for manufacturing for several decades, and based on the manufacturing history at the site, the PCE is most likely from spills of the solvent that occurred many decades ago. The presence of TCE could be from breakdown of the PCE or from spillage of the solvent itself.

Highlights of the Remedial Investigation (RI) Report

The RI Report has several goals:

- 1) describe the investigation activities completed;
- 2) describe the nature and extent of contamination at the brownfield site;
- 3) provide information about off-site contamination issues, and
- 4) discuss whether the Applicant believes that remediation is required.

Highlights of the Draft Remedial Work Plan

The Remedial Work Plan has several goals:

- 1) identify cleanup levels to be attained or the process to be used to determine these levels;
- 2) explain why the Remedial Work Plan concludes that the results of remediation will protect public health and the environment; and
- 3) provide a detailed description of the remedy selected to address site contamination. The work will be performed by Pioneer Midler Avenue, LLC with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

"Remediation" means all necessary actions to address any known or suspected contamination associated with the site.

RI activities were conducted from November 2004 through April 2006. These activities included soil borings, monitoring well installations, test pit excavations, and sampling of soil, groundwater, soil gas and utility area sediments/liquids.

An Interim Remedial Measure (IRM) of limited excavation and in-situ thermal treatment was established in a July 2006 Interim Remedial Measure Work Plan. Remediation was conducted at the site by TerraTherm, Inc. of Fitchburg, MA. The IRM was conducted to remove chlorinated volatile organic compound (VOC) contamination from four source areas identified during the RI. The technology adopted to remove contamination was in-situ thermal desorption (ISTD). The ISTD technology uses heat applied to the soil through heating elements to vaporize water and contaminants. A vacuum system then extracts the vapors to remove contaminants. The smallest of the four source areas ("B-5" Area) was first excavated and the impacted materials were placed within the two largest treatment areas ("B-1" and "B-3" Areas) for contaminant removal via thermal desorption.

The extent of contamination impacts at the site was significantly altered by the year-long IRM. The thermal destruction of more than 99.9% of contamination from within the source areas has left a site characterized by dispersed locations where contamination is present at concentrations orders of magnitude less than those present before the IRM. In addition to those documented reductions within the source areas, the IRM created dynamic conditions within the subsurface, likely associated with enhanced biodegradation of contamination, which will persist for months into the "cool-down" period.

The proposed remedy includes monitoring the groundwater at the site to assess the continuing biodegradation of contaminants and restrictions on site excavations and groundwater use at the site.

Significant Threat Determination

NYSDEC had determined that the Midler City Industrial Park Site posed a significant threat to the environment. NYSDEC made the determination that the site posed a significant threat because:

- Analytical results from the RI show elevated groundwater concentrations above NYSDEC groundwater standards near the downgradient site boundary
- Analytical results from the RI show elevated soil concentrations well above NYSDEC cleanup criteria

The Midler City Industrial Park Site will not be placed on the Registry of Inactive Hazardous Waste Disposal Sites, unless:

- 1) the project is not meeting the objectives of the Brownfield Cleanup Agreement executed by Pioneer Midler Avenue, LLC, Lowe's Home Centers, Inc., and NYSDEC, or
- 2) Pioneer Midler Avenue, LLC, Lowe's Home Centers, Inc., or NYSDEC terminates the Brownfield Cleanup Agreement.

Next Steps

NYSDEC will consider public comments when it completes its review, will have any necessary revisions made and, if appropriate, will approve the Remedial Work Plan. NYSDOH must concur in the approval of the Remedial Work Plan. The approved Remedial Work Plan will be placed in the document repository. When NYSDEC approves the Remedial Work Plan, Pioneer Midler Avenue, LLC may proceed with the implementation of the site remedy.

NYSDEC will keep the public informed during the remediation of Midler City Industrial Park Site.

FOR MORE INFORMATION

Document Repository

A local document repository has been established at the following location to help the public to review important project documents. These documents include the draft Remedial Work Plan and the application to participate in the BCP accepted by NYSDEC. The Repository is open from 8:30 AM until 4:30 PM Monday through Friday.

City of Syracuse
Department of Community Development
Division of Code Enforcement
201 E. Washington Street, Room 101
Syracuse, NY 13202

Who to Contact

Comments and questions are always welcome and should be directed as follows:

Project Related Questions

Karen A. Cahill

New York State Department of Environmental
Conservation

615 Erie Boulevard West

Syracuse, New York 13204-2400

315-426-7432

kacahill@gw.dec.state.ny.us

Health Related Questions

Henriette M. Hamel

New York State Department of Health

217 South Salina Street, 3rd Floor

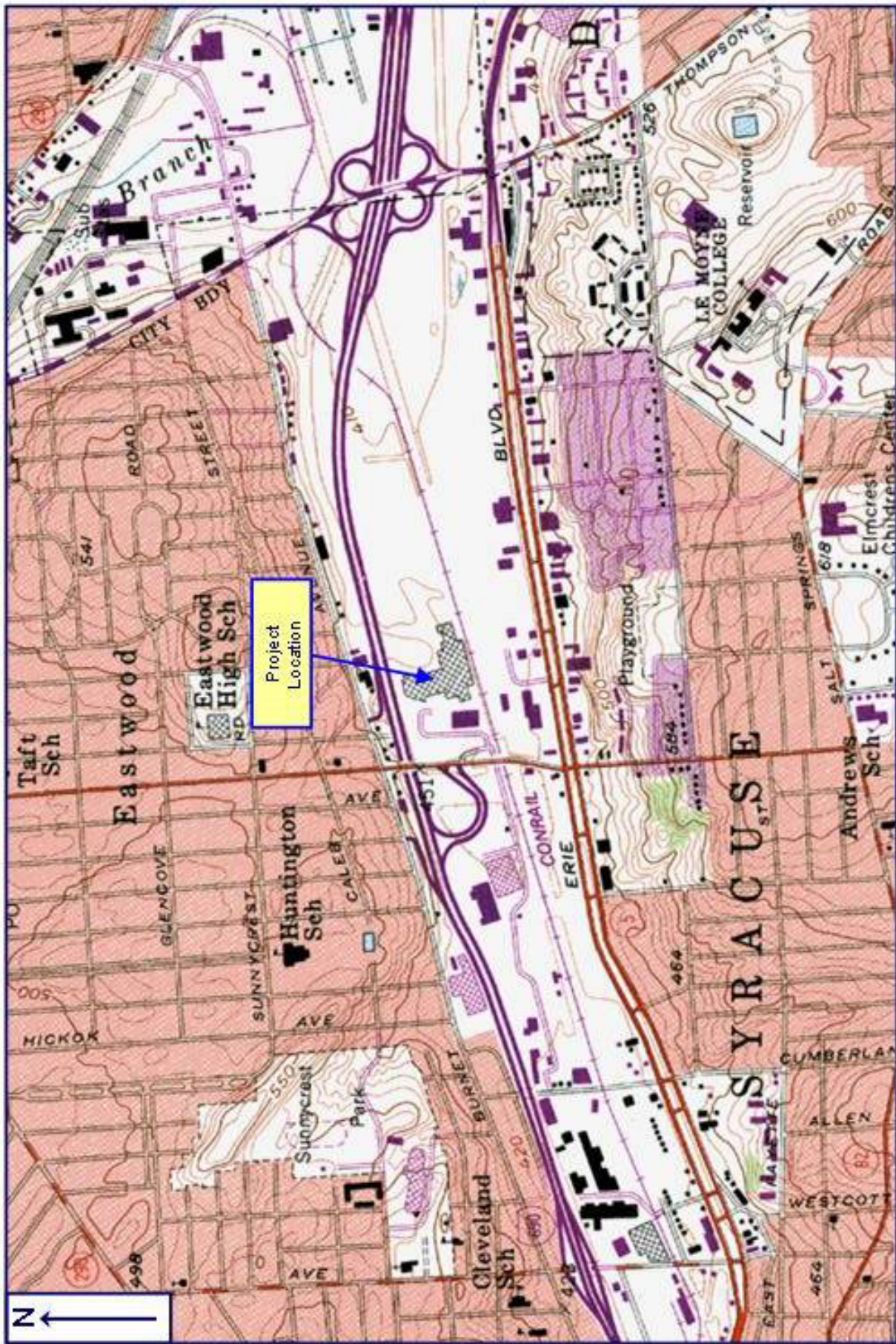
Syracuse, New York 13202

315-477-8154

hnh01@health.state.ny.us

If you know someone who would like to be added to the project mailing list, have them contact the NYSDEC project manager above. 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.

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Source: USGS Topographic Maps (Terrain Navigator)
Syracuse East, NY

Figure 1
Site Location Map
Pioneer Milder LLC Brownfield Project
City of Syracuse, Onondaga County, New York