



# FACT SHEET

## Brownfield Cleanup Program

Midler City Industrial Park Site  
Site Number C734103  
Syracuse, NY

December 2007

### NYSDEC Certifies Remediation Requirements Achieved at Brownfield Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that Pioneer Midler Avenue, LLC will achieve remediation requirements to address contamination related to Midler City Industrial Park Site located at 621 South Midler Avenue in the City of Syracuse, Onondaga County under New York's Brownfield Cleanup Program (BCP). (See map for the location of the site.) NYSDEC has issued a Certificate of Completion to Pioneer Midler Avenue, LLC regarding Midler City Industrial Park Site. A copy of the Certificate of Completion is available at the document repository identified in this fact sheet.

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

#### Certificate of Completion

The Certificate of Completion issued by NYSDEC contains:

- 1) a description of the remedial activities completed;
- 2) a certification that remediation requirements have been or will be achieved;
- 3) the boundaries of the site;
- 4) a description of any institutional/engineering controls to be used. An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction, when the remedial action leaves residual contamination that makes the site suitable for some, but not all uses. An *engineering control* is a physical barrier or method to manage contamination such as a cap or vapor barrier;
- 5) a certification that an operation, monitoring and maintenance plan for any engineering controls used at the site has been approved by NYSDEC.

**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:  
[www.dec.state.ny.us/website/der/bcp](http://www.dec.state.ny.us/website/der/bcp)

"*Remedial activities*" and "*remediation*" refer to all necessary actions to address any known or suspected contamination associated with a 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 conducted at the site from November 2006 through September 2007. 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. The extent of contamination impacts at the site was significantly altered by the year-long IRM. A total of more than 43 tons of soil was treated during the IRM, resulting in approximately 99.9% destruction of contaminants from within three source areas.

The site 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. A Site Management Plan was approved in December 2007 and includes an Engineering and Institutional Control Plan, a Monitoring Plan, and an Operation and Maintenance Plan. These plans provide a detailed description of all procedures required to manage residual contamination at the Site following completion of the remedy.

The institutional controls and engineering controls for the Midler site are described below:

#### *Site Specific Engineering Controls*

Sub-slab depressurization systems (SSDSs) - SSDSs will be installed and maintained on all existing and all future buildings on the Site to ensure proper air quality within the structures.

Paved and concrete surfaces - To the extent reasonable, all surfaces outside of the building footprints are to be paved or covered with conventional asphalt or concrete.

Clean Backfill - Clean crushed limestone backfill has been placed across the Site and will be maintained such that a minimum of one foot of material remains to avoid direct contact with pre-existing urban fill material and native soils.

#### *Site Specific Institutional Controls*

Annual Certification - As required by ECL 27-1415 and the Brownfield Cleanup Agreement for the site, Pioneer will submit an annual certification that the aforementioned Engineering Controls are in operation and working effectively to the NYSDEC.

Environmental Easement - Pioneer will grant the State an environmental easement for the Site to ensure that use restrictions or engineering controls remain in place and will be binding on future owners and lessees.

Deleted:

Groundwater Use Restriction - The use or discharge of untreated groundwater for any purpose will not be permitted at the Site.

Soil Management Plan - A site specific soil management plan will be implemented at this Site.

#### **Next Steps**

NYSDEC issued the Certificate of Completion based on review and approval of a Remedial Action Report (RAR) submitted by Pioneer Midler Avenue, LLC. The RAR described the remedial activities completed and certified that remediation requirements have been achieved for the site.

With its receipt of a Certificate of Completion, Pioneer Midler Avenue, LLC :

- has no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- is eligible for tax credits to offset the costs of performing remedial activities and for redevelopment of the site.

A Certificate of Completion may be modified or revoked if, for example, the applicant does not comply with the terms of its Brownfield Cleanup Agreement with NYSDEC, or if the applicant commits fraud regarding its application or its certification that it has met cleanup levels.

### **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.

### **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 Certificate of Completion and the application to participate in the BCP accepted by NYSDEC:

City of Syracuse  
 Department of Community Development  
 Division of Code Enforcement  
 201 E. Washington Street, Room 101  
 Syracuse, NY 13202  
 accessible to the public Monday- Friday 8:00 am – 4:00 PM

#### **Who to Contact**

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

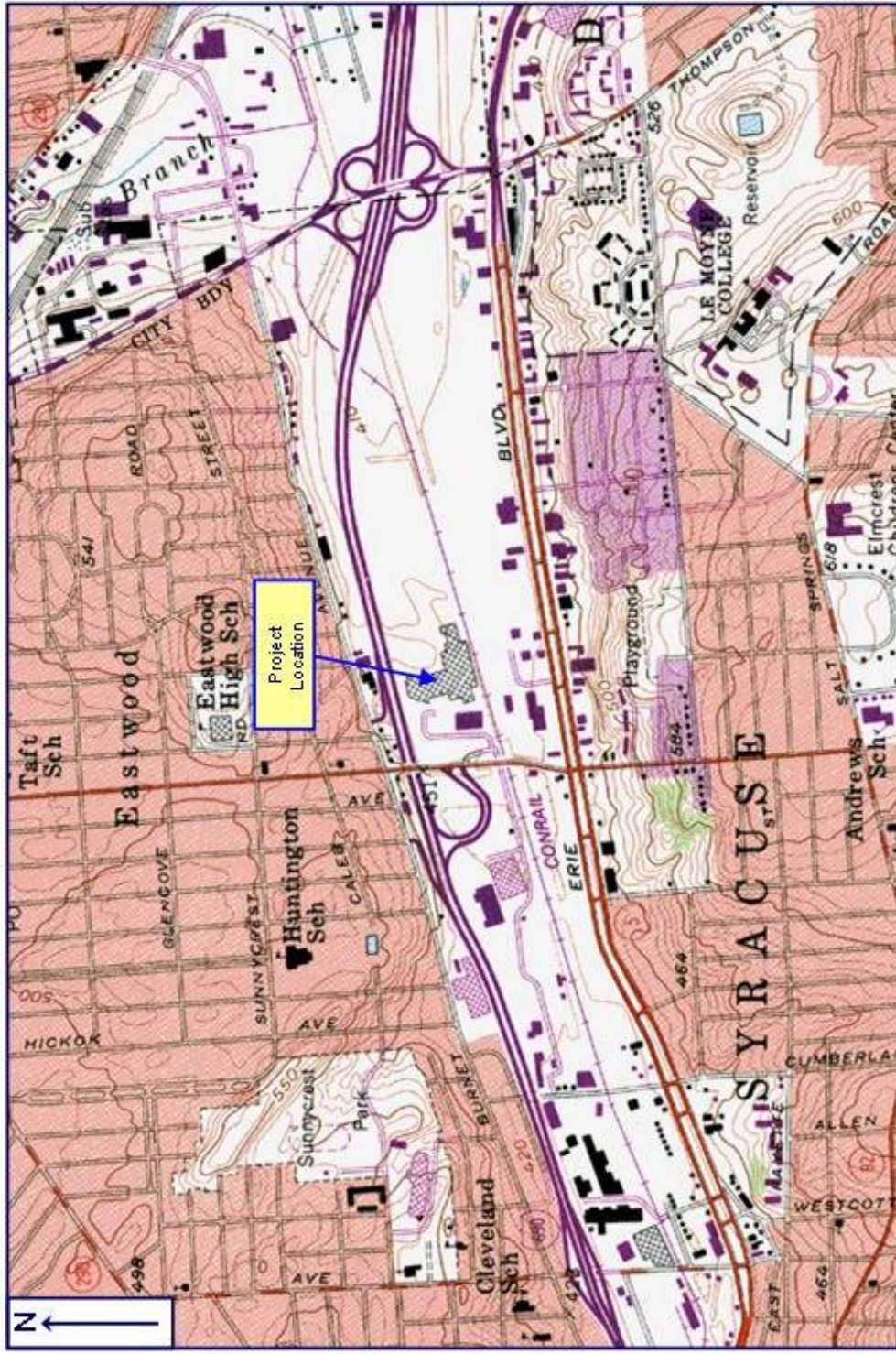
##### Project Related Questions

Karen A. Cahill  
 New York State Department of Environmental  
 Conservation  
 615 Erie Boulevard West  
 Syracuse, New York 13204-2400  
 315-426-7432

##### 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

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..



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