



Corrective Measures Work Plan

Midler City Industrial Park – Site No. C734103
621 South Midler Avenue, Syracuse, NY

Prepared for:
Pioneer Midler LLC
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October 21, 2022

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Acronyms and Abbreviations

Name	Description
CM	Corrective Measure
CMWP	Corrective Measures Work Plan
DER	Division of Environmental Remediation
EC	Engineering Control
IC	Institutional Control
NYSDEC	New York State Department of Environmental Conservation
NYSDOH	New York State Department of Health
SMP	Site Management Plan
SSDS	Sub-slab depressurization system

1. INTRODUCTION

On behalf of Pioneer Midler Avenue, LLC (Pioneer), C&S Engineers, Inc. (C&S) has prepared this Corrective Measures Work Plan (CMWP) for the Midler City Industrial Park - Site No. C734103 (the "Site"). During the Periodic Review process, a deficiency was identified during the verification of normal operating status of the Golden Corral restaurant's SSDS system. As such, this CMWP is developed in accordance with paragraphs 6.3(a) 6 and 7 of New York State Department of Environmental Conservation's (NYSDEC) Division of Environmental Remediation (DER)-10 "Technical Guidance for Site Investigation and Remediation", effective 18 June 2010.

This CMWP was prepared to address repairs to Golden Corral sub-slab depressurization system (SSDS).

2. BACKGROUND

2.1 Site Description

The Midler City Industrial Park site encompasses approximately 22 acres and is located in the eastern portion of the City of Syracuse, as shown on Figure 1. Further detail concerning the property boundary is shown on Figure 2.

Developed as an industrial facility in the late nineteenth century and utilized as such through the mid-twentieth century, the Midler City Industrial Park is relatively flat and is bounded as follows:

- North by Interstate Route 690
- East by undeveloped property owned by the City of Syracuse
- South by property owned by CSX Transportation
- West by Midler Avenue

Currently, a Lowe's home center, a branch of SEFCU bank, and the Golden Corral restaurant occupy much of the site.

2.2 Regulatory Background

Residual subsurface contamination remained after completion of the IRM performed under the Brownfield Cleanup Program. Engineering Controls (ECs) were incorporated into the site remedy to provide proper management of this contamination to ensure protection of public health and the environment. A site-specific Environmental Easement (a form of Institutional Control or IC) has been recorded with the Onondaga County Clerk that provides an enforceable means to ensure the continued and proper management of residual contamination and protection of public health and the environment. It requires strict adherence to ICs and ECs placed on this Site by NYSDEC by the grantor of the Environmental Easement and any and all successors and assigns of the grantor.

As described in the December 2007 Site Management Plan (SMP), as approved by NYSDEC, the following site-specific ECs have been implemented.

- *Sub-slab depressurization systems (SSDSs)* - SSDSs have been installed and maintained on the Lowe's home center, SEFCU branch building, and the Golden Corral restaurant.
- *Public Water Supply* - The site and surrounding properties receive their domestic water from municipal service connections supplied by the City of Syracuse. The source of the municipal water supply is surface water from Skaneateles Lake, Otisco

Lake, and Lake Ontario. All current buildings on the property are connected to and obtain potable water from the municipal water supply described above. Currently there are no other known buildings or users of water on the site.

- *Paved and concrete surfaces* - To the extent reasonable, surfaces outside of the building footprints were paved or covered with conventional asphalt or concrete. Areas beneath the asphalt and/or concrete pavement received one foot of clean Type 1 or 2 crushed limestone from an approved quarry (i.e., T. H. Kinsella, Hansen). Areas beyond the footprint of the buildings and limits of paved areas received either a combination of clean crushed limestone fill, and/or clean topsoil to a depth of one foot. The clean crushed limestone fill and/or topsoil has been maintained to avoid direct contact with pre-existing urban fill material and native soils. This cover system must be adequately protected, maintained and repaired, as necessary.

The SSDS EC, specifically the blower located on the roof of the Golden Corral restaurant and part of the SSDS system, is the subject of this CMWP.

3. CORRECTIVE MEASURES

The 2022 Periodic Review Report (PRR) was due on March 31, 2022; however a two-month extension to May 31, 2022 was granted by the Department on April 2, 2022. During a site inspection on April 25, 2022, it was determined that the Golden Corral sub-slab depressurization system (SSDS) blower was not running. As a result, Pioneer retained a mechanical contractor to assess the blower to determine the reason for its failure. Due to difficulties reaching the new property owner, access to the system was not provided for this assessment until May 2022. Due to these issues, the DEC requested that a CMWP be submitted.

3.1 Corrective Measures - Implemented

The following CMs have occurred to address repairs for the Golden Corral SSDS identified during the annual Site inspection on April 25, 2022:

- A replacement blower motor (same make and model as original blower) was installed and made operational. The operation was confirmed by C & S on August 5, 2022. Following inspection, replacement, and installation of the new blower motor for the SSDS system, the system was started in general accordance with the SMP.
- The SSDS system at the Golden Corral facility was inspected on August 23, 2022 to confirm that sufficient negative pressure was achieved with the replacement blower. The magnehelic gauges located on the proximal and distal ends of the sub-slab extraction lateral indicated negative pressures of -1.5 inches water column at the proximal end (nearest the blower), and -0.15 inches water column at the distal (south) end of the lateral. These levels are comparable to the initial design readings, as recorded by Giles Engineering in January 2019, of the proximal gauge reading of -1.46 "wc and the distal end reading of -0.07 "wc. At those initial operational conditions, it was verified through pressure field extension testing that an adequate negative pressure was achieved beneath the entire building slab.

3.2 Corrective Measures - Planned

Also, as part of the CMWP, modifications to the existing SMP will include the following:

- Pioneer will continue weekly inspections of all SSDS systems associated with the site, including the system at the Golden Corral restaurant. These weekly inspections will be recorded on a field log that documents field observations and pressure differential readings taken from monitoring devices within each building.
- If abnormal readings are recorded during a weekly inspection of any of the SSDSs,

NYSDEC and NYSDOH will be notified within 24-hours.

- If the design vacuum cannot be achieved, indoor air samples will be collected from the main floor of the affected Site building to verify the efficacy of the SSDS. The number and location of indoor air samples will be based upon the observed propagation by the system and reviewed with NYSDEC prior to conducting the sampling. Indoor air concentrations will be compared to the New York State Department of Health (NYSDOH) Guidance for Evaluating Soil Vapor Intrusion in the State of New York. If indoor air concentrations are reported below their respective Air Guideline Values, then no further action will be necessary. If indoor air concentrations exceed their respective Air Guideline Values, then additional assessment of the system will be conducted in coordination with NYSDEC.
- Following implementation of the CMs, a memorandum will be prepared and submitted to NYSDEC summarizing the activities and monitoring results, as applicable. Upon completion of the CMs, the Periodic Review Report will be resubmitted with certification.

4. CERTIFICATION

I, H. Nevin Bradford, certify that I am currently a NYS registered professional engineer and that this Corrective Measures Work Plan was prepared in accordance with all applicable statutes and regulations and in substantial conformance with the DER Technical Guidance for Site Investigation and Remediation (DER-10).



Professional Engineer: H. Nevin Bradford, III, P.E.

Date: October 21, 2022