



New York State Department of Environmental Conservation

FACT SHEET

Brownfield Cleanup Program

**Brownfield Cleanup Program- Phase I Site
Destiny USA
Syracuse, NY**

July 22, 2011

**Draft Phase I Remedial Investigation Work Plan and
Remedial Work Plan Public Comment Period
Announced; Draft Phase I Remedial Investigation Report
Available for Public Review**

A Brownfield Site Cleanup Agreement was recently executed with an effective date of June 28, 2005 between the New York State Department of Environmental Conservation ("NYSDEC") and Destiny USA Holdings, LLC ("Destiny" or "applicant") in relation to the Oil City/Carousel Center Phase I Site ("Phase I Site") under New York's Brownfield Cleanup Program. The Phase I Site is located at 306 Hiawatha Boulevard West, City of Syracuse, Onondaga County, New York. See attached Figure 1 for site location. The Applicant has previously submitted, among other documents, a draft Remedial Investigation Work Plan ("Phase I RIWP"), a draft Remedial Investigation Report ("Phase I RIR"), and a draft Remedial Work Plan ("Phase I RWP"). NYSDEC has preliminarily issued a decision document approving the Phase I RIWP, the Phase I RIR and the Phase I RWP (collectively, the "Phase I Site Documents") in relation to the Phase I Site.

This Fact Sheet is being circulated to provide the public opportunity to review and comment upon the Phase I Site Documents. Additionally, this Fact Sheet provides notice of a 45 day comment period for public comment to be received on the Phase I RIWP and the Phase I RWP. The Phase I RIWP describes the investigation of the Site and any affected areas as proposed by the Applicant. The Phase I RIR describes the results of the investigation completed by the Applicant pursuant to the Phase I RIWP. The Phase I RWP describes the remedial program proposed by the Applicant based on the Phase I RIR. The Phase I Site Documents are subject to public notice and comment pursuant to the requirements of the BCP. NYSDEC has determined that for the Phase I Site, public review of all Phase I Site Documents in a consolidated manner as set forth in this Fact Sheet satisfies the requirements of the BCP. NYSDEC will handle all public comments in accordance with the requirements of the BCP.

Pursuant to the requirements of the BCP, the Phase I RIWP and the Phase I RWP are being placed in the document repository (location is provided in "Where to Find Information," below) and made available for public comment. Pursuant to the requirements of the BCP, the Phase I RIR is being placed in the document repository for public review. NYSDEC will consider all comments received on the Phase I Site Documents pursuant to the requirements of the BCP, prior to making any final decisions on each of them.

How to Comment

Phase I RIWP and Phase I RWP

NYSDEC is accepting written comments about the Phase I RIWP and Phase I RWP for 45 days, from July 22, 2011 to September 6, 2011. A copy of the Phase I RIWP and the Phase I RWP is available at the location identified below under "Where to Find Information."

Phase I RIR

The Phase I RIR is available for review at the location identified below under "Where to Find Information." NYSDEC will consider, pursuant to the requirements of the BCP, any comments received on these documents.

Submit written comments to:

Karen A. Cahill
Project Manager
NYSDEC Region 7
Div. of Environmental Remediation
615 Erie Blvd. West,
Syracuse, NY 13204
Phone - (315) 426-7432
E-Mail: kacahill@gw.dec.state.ny.us

OVERVIEW OF PHASE I SITE DOCUMENTS

Each of the Phase I Site Documents is described further below:

Highlights of the Phase I RIWP: The remedial investigation of the Phase I Site has several goals:

- 1) Define the nature and extent of contamination in soil, groundwater, soil vapor and any other impacted media at the Phase I Site;
- 2) Identify the source(s) of the contamination;
- 3) Assess the impact of the contamination on public health and/or the environment; and
- 4) Provide information to support the development of a proposed remedy to address the contamination.

In connection with the construction of Carousel Center, extensive soils and groundwater testing at the Phase I Site consistent with the remedial requirements of the BCP revealed contamination at the Phase I Site. This contamination included, without limitation, Solvay waste, metals, polychlorinated biphenyls (PCBs), volatile and semi-volatile organic compounds.

The following investigative activities are identified in the Phase I RIWP:

- Investigation of soil conditions at the Phase I Site through the installation of 21 soil borings;
- Investigation of groundwater conditions upgradient of the Phase I Site through the installation of two monitoring wells and sampling of one existing monitoring well to evaluate previously detected ground water contamination; and
- Investigation of soil vapor at the Phase I Site through the installation of six soil vapor points to evaluate soil vapors up-gradient to the Phase I Site.

Highlights of the Phase I RIR: The remedial investigation report of the Phase I Site has several goals:

- 1) Describe the investigation activities completed;
- 2) Describe the nature and extent of contamination at the Phase I Site;
- 3) Provide information about off-site contamination issues, and
- 4) Recommend whether the Applicant believes that cleanup of contamination associated with the Phase I Site is required.

Phase I RIR findings and recommendations:

- Soil - Soil investigation activities confirmed existing and anticipated contamination on the Phase I Site associated with the historic activities. Contamination was confirmed in the surface and subsurface soils in several samples on the Phase I Site. Contaminants in soils include metals, volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs) and polychlorinated biphenyls (PCBs) at concentrations exceeding the regulatory standards. Based on the historical and Phase I Remedial Investigation ("Phase I RI") analytical test results it is recommended that, during construction activities, all soils must be characterized to identify material handling requirements and for material reuse, handling and/or waste disposal requirements and be managed in accordance with federal, state and local regulations.
- Groundwater - Groundwater investigation activities confirmed existing and anticipated contamination on the Phase I Site associated with the historic activities. Contamination was confirmed in groundwater from two monitoring wells on the Phase I Site and one monitoring well down gradient of the Phase I Site. Contaminants in groundwater include metals, VOCs, and SVOCs at concentrations exceeding the regulatory standards. Based on the Phase I RI groundwater analytical test results it was recommended that any groundwater handled during construction activities, (e.g. during dewatering activities), should be handled as being impacted with petroleum and metals. Accordingly, groundwater will require disposal in accordance with federal, state and local regulations. The existing Amerada Hess groundwater collection system should be maintained and operated in accordance with applicable federal, state and local regulations to control and treat groundwater that leaves the Phase I Site.
- Soil Vapor - Soil vapor investigation activities confirmed volatile organic compounds, including trichloroethene (TCE), at elevated concentrations. Based on these soil vapor results, the following actions were taken by DestiNY: continued implementation of the Community Air Monitoring Plan during Remedial Activities and any future soil disturbances; and taking precautionary mitigation measures to minimize potential exposures due to soil vapor intrusion by designing and installing a vapor barrier and sub-slab depressurization system (SSDS) prior to constructing the slab of the on-site building.
- The Phase I RIR recommended that a Phase I Remedial Work Plan, including an alternatives analysis, should be prepared to address the remedial requirements of the BCP, including the general recommendations provided above. The Phase I RWP shall also consider the proposed future use for the property and specific site development and construction plans.

Highlights of the Phase I RWP: The Phase I RWP identifies several goals for the remediation of the Phase I Site:

1. Identify cleanup levels to be attained or the process to be used to determine these levels;
2. Explain why the proposed remedy will protect public health and the environment; and
3. Provide a detailed description of the proposed remedy.

The Phase I RWP also assesses the proposed remedy's ability to achieve these goals:

As to Goal 1:

The site-specific remedial action objectives ("RAOs") were developed through an assessment of the contaminants, media of concern, potential migration pathways, exposure routes and potential receptors. These objectives are established based on standards, criteria and guidelines that are protective of human health and the environment.

The RAOs for the Phase I RWP include:

- Utilization of remedial actions (excavation of contaminated soils in conjunction with the installation of a vapor barrier, SSDS and concrete cap) that meets the remedial requirements of the BCP and are fully protective of public health and the environment; and which are finalized after evaluation of remedial alternatives;
- Utilization of contaminated soil excavation, capping, existing groundwater controls, and SSDS vapor monitoring to prevent off-site migration of constituents;
- Protection of on-site workers and the surrounding community from exposure to site-related contaminants both during construction and after the implementation of the remedy;
- Identification of procedures for the proper management and disposal of soil, water and other wastes that would be generated as part of the implementation of the remedy;
- Identification of procedures associated with the operation and maintenance of any expansions in connection with the Destiny project to reduce the potential for future exposure of workers and the community to site-related contaminants.

As to Goals 2 and 3:

The remedy protects public health and the environment. The alternatives analysis set forth in the Phase I RWP demonstrates that the selected remedy (excavation, capping and installation of a vapor barrier with a SSDS) meets the remedial requirements and criteria provided by the BCP program, including that it is protective of public health and the environment (including groundwater, drinking water, air, and sensitive populations).

Previous investigations, as discussed in the Phase I RIR and in this Fact Sheet, above, identified contamination associated with historical activities in surface and subsurface soils and in groundwater on the Phase I Site. In addition, soil vapor investigation activities conducted during the Phase I RI identified volatile organic compounds, including trichloroethene (TCE) at elevated concentrations.

Soil excavation (over 88,000 cubic yards) in conjunction with a combined vapor barrier and SSDS across the entire footprint of the Phase I Site, addresses this contamination. Plans and specifications to implement the remedy were submitted with the Phase I RIWP. Additionally, the remedial actions implemented by DestiNY include both institutional and engineering controls which will be appropriately protective to enable the Phase I Site to be used for commercial or industrial uses as those terms are defined in 6 NYCRR 375-1.8(g). As to the engineering controls, the remedial actions implemented for the Phase I Site included excavation, installation of a vapor barrier and SSDS, and capping. (See discussion of Alternative 4 in the Phase I RWP. These activities, in conjunction with the existing groundwater controls and capping, will prevent further impacts to groundwater and achieve the RAOs, as well as the remedial requirements of the BCP, for the Phase I Site.

Next Steps

NYSDEC will consider (1) public comments received during the 45 day comment period established in relation to the Phase I RIWP and Phase I RWP, and (2) any public comment received pursuant to the requirements of the BCP in relation to the Phase I RIR. The approved Phase I Site Documents will be made available to the public (see “Where to Find Information” below.) NYSDEC will continue its review, subject to public notice and comment, and in accordance with the requirements of the BCP.

Background

NYSDEC accepted an application from the applicant to participate in the Brownfield Cleanup Program. The application states that the area where the Destiny Brownfield site is located will be a resort/tourist destination, incorporating a mix of commercial, entertainment and tourism related uses. The application consisted of approximately 152 (now approximately 134.67) acres at the southeast end of Onondaga Lake which is generally bounded by: Onondaga Lake, Conrail tracks and Harborside Drive, to the northwest; Interstate 81 (I-81) to the north and northeast; Bear Street on the south and southeast; and the New York State Barge Canal to the south and southwest. It was requested, and the Department approved, the management of the +/- 134.67 acres pursuant to 9 separate Brownfield Cleanup Agreements.

This Fact Sheet applies to Phase I Site, in connection with the first phase of the Destiny USA project located in Syracuse, New York (Figure 1). The Phase I Site, which is approximately 10.2 acres, is located in an existing commercial and industrial area, in what is generally an urban area. The Phase I Site is located within the overall boundaries of the Destiny Project Area, as shown on Figure 2.

Land uses surrounding the Phase I Site consist of business districts and mixed residential property to the north and east. Vacant land abuts the property to the south-southeast. The Onondaga County Metropolitan Sewage Treatment Plant is located across the Barge Canal to the south-southwest. The first phase includes an 800,000+ square foot building expansion of the existing Carousel Center. This Phase I Site is located in the southeast portion of Carousel Center, between the existing Carousel Center building and West Hiawatha Boulevard.

Construction work has commenced on the first phase of the Destiny project at the Phase I Site. Prior to that, the Phase I Site consisted of surface parking lots and associated driveway areas for Carousel Center. Prior to that (i.e. pre-1989), a portion of each of the following uses was located in the area of the Site: Marley Scrapyard, Buckeye Petroleum Tank Farm and Amerada Hess Petroleum Tank Farm.

In the early 1900s, the Solvay Process Company brought the “Solvay Process” for generating Soda Ash (Sodium Carbonate) to the United States from Germany. The Solvay Process generated large quantities of waste materials, including Calcium Carbonate, Calcium Oxide, and Calcium Chloride. These wastes are generally characterized as being white to grey, relatively soft, clayey or “tooth paste-like” material. Areas were needed for the disposal of such waste materials, and these disposal areas included a large portion of the area between Onondaga Lake and West Hiawatha Boulevard (current Carousel Area), including the Phase I Site. Throughout the first half of the 1900s, additional miscellaneous fill, including more Solvay waste and, most likely, various construction and demolition debris (C&D) waste, was deposited on and in the vicinity of the Phase I Site. Similar activities, excluding the additional deposition of Solvay wastes, continued from the 1930s to the 1980s. A portion of the former Marley Property was used as a salvage yard for scrap metal. The salvage yard on the former Marley Property, which overlaps the Phase I Site, operated from the late 1930s up to the construction of the Carousel Center.

From the 1940s to the 1980s, a five acre parcel of land at the south-central end of the Marley Property, known as the Clark (Clark Concrete Co.) Property, was used as a concrete batch plant for local construction projects. A DOT field station was also formerly located on this property. The Former Clark property is immediately adjacent to the Phase I Site. In or about 1987, the Clark Property was found to be contaminated with chlorinated and non-chlorinated hydrocarbons, including solvents. As a result, the Clark Property was listed on NYSDEC's Registry of Inactive Hazardous Waste Disposal Sites, as a Class 2 Site (significant threat to the public health or environment-action required) in April of 1989.

Major oil storage facilities were located on and immediately south of the Phase I Site. These facilities were owned by Amerada Hess and Buckeye Petroleum. These facilities were part of a large petroleum storage complex at the south end of Onondaga Lake known as Oil City.

A more complete site history, as well as results of environmental studies of the Phase I Site, is available in the Phase I Site Documents.

Where to Find Information:

Project documents are available for review at the following location to help the public stay informed. These documents include the Citizen Participation Plan, the Phase I RIWP, the Phase I RIR, the Phase I RWP, and the application to participate in the Brownfield Cleanup Program.

Robert P. Kinchen Central Library
The Galleries of Syracuse
447 South Salina Street
Syracuse, New York 13204-2494
Telephone: (315) 435-1900
Email: reference@onlib.org

Who to Contact

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

Project Related Questions

Karen A. Cahill
Project Manager
NYSDEC Region 7
Div. of Environmental Remediation
615 Erie Blvd. West,
Syracuse, NY 13204
Phone - (315) 426-7432
E-Mail: kacahill@gw.dec.state.ny.us

Project-Related Health Questions

Mark Sergott
Project Manager
New York State Department of Health (NYSDOH)
Bureau of Environmental Exposure Investigation
Flanigan Square
547 River Street
Troy, New York 12180-2216
(518) 402-7860 or (800) 458-1158 (select option 6)
beci@health.state.ny.us

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.

Receive Site Fact Sheets by Email

Have site information such as this fact sheet sent right to your email inbox.

NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page: www.dec.ny.gov/chemical/61092.html .

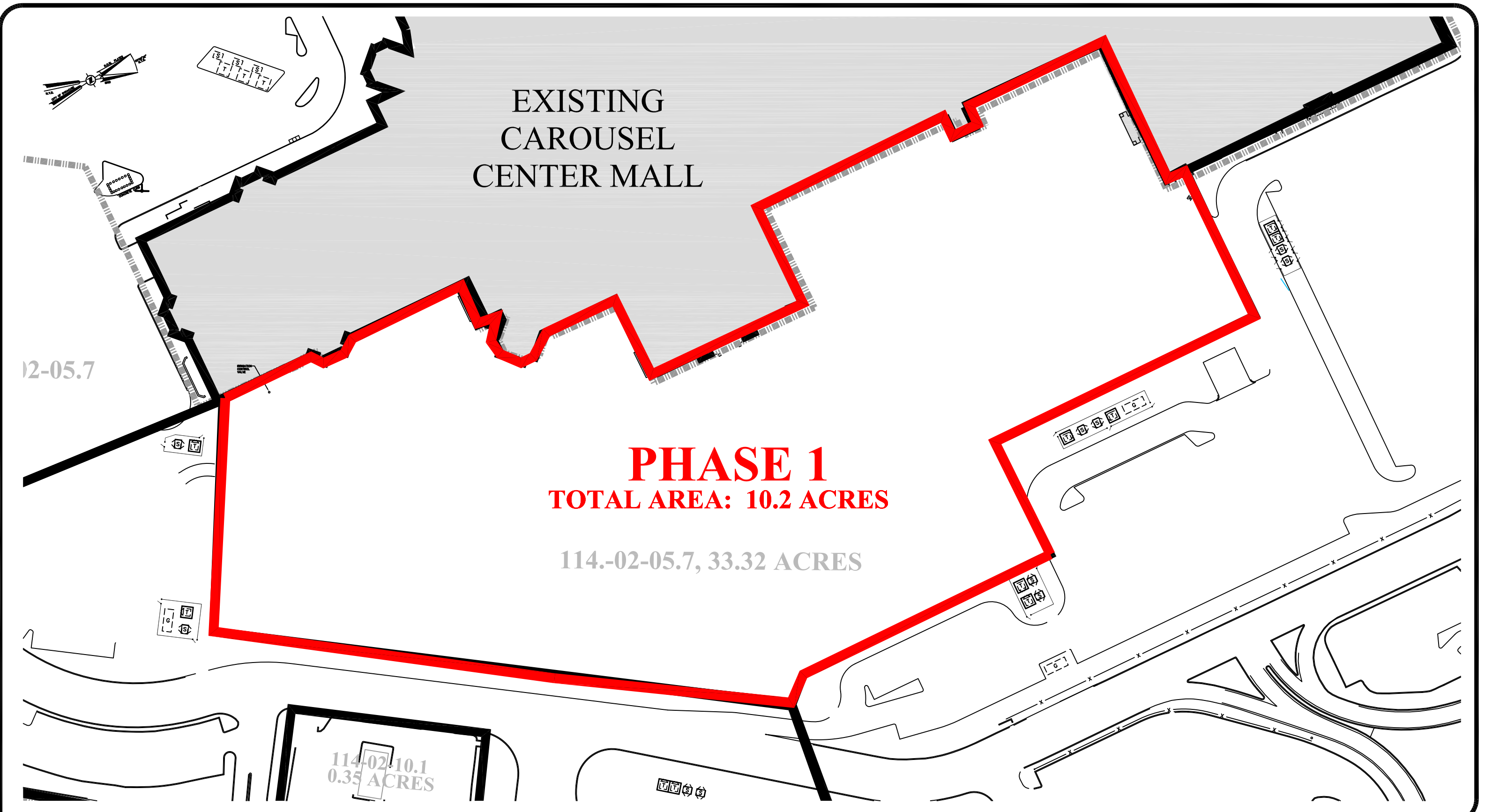
It's *quick*, it's *free*, and it will help keep you *better informed*.

As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

You may continue also to receive paper copies of site information for a time after you sign up with a county listserv, until the transition to electronic distribution is complete.

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






- LEGEND**
- PARCEL BOUNDARIES
 - SITE BOUNDARY
 - ADJACENT BCP SITE BOUNDARIES

PHASE 1 AREA MAP DETAILS

PROPERTY ADDRESS	TAX PARCEL ID	AREA
306 HIAWATHA BOULEVARD W	114.-02-05.7	10.2 ACRES

Total: 10.2 acres

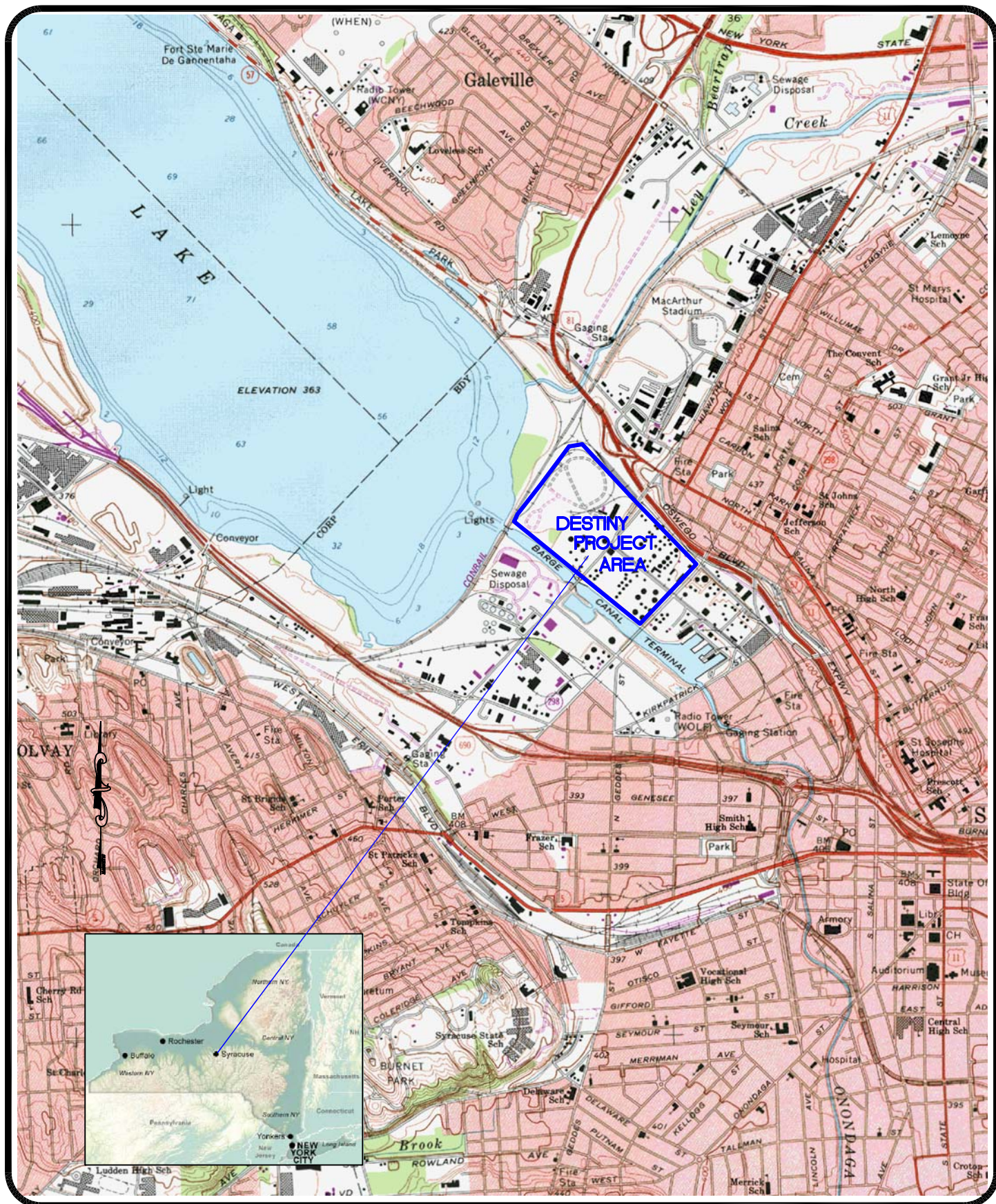


SPECTRA ENVIRONMENTAL GROUP, INC.
19 British American Blvd.
Latham, NY 12110

PHASE 1 AREA MAP
306 HIAWATHA BOULEVARD WEST
DESTINY USA
BROWNFIELD CLEANUP PROGRAM

CITY OF SYRACUSE ONONDAGA COUNTY, NY

PROJ. No.: 08162 | DATE: 6/30/11 | SCALE: 1"=100' | DWG. NO. BCP SITE | FIGURE 1



SPECTRA ENVIRONMENTAL GROUP, INC.
19 British American Blvd
Latham, NEW YORK 13202

DESTINY PROJECT AREA LOCATION MAP

ONONDAGA COUNTY

NEW YORK

PROJ. No.: 06448

DATE: 07/19/2011

SCALE: NOT TO SCALE

DWG. NO. 06448SLMAP.DWG

FIGURE 2