

**From:** [Lent, David](#)  
**To:** [Mannes, Christopher \(DEC\)](#)  
**Cc:** [Haley Ziesemer](#)  
**Subject:** RE: Site No. C723111 - 700 Out Parcel LLC Syracuse, NY  
**Date:** Monday, November 21, 2022 4:55:57 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[Incident Report Site No.C734111 2022-11.pdf](#)

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Chris,

A report documenting the restoration of the engineering control is attached. We will make sure to reference this incident in the next Periodic Review Report. Please let me know if you have any questions or comments.

Regards,

---

**From:** Mannes, Christopher (DEC) <christopher.mannes@dec.ny.gov>  
**Sent:** Tuesday, September 13, 2022 2:23 PM  
**To:** Lent, David <dlent@partneresi.com>  
**Subject:** RE: Site No. C723111 - 700 Out Parcel LLC Syracuse, NY

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Good afternoon, David Lent:

This is a follow up to our discussion from the week of August 30, 2022. Review of the photograph showing the impacted area of the site indicates the site cover and the demarcation layer (orange engineered material) had been damaged. The Site cover and demarcation layer is the approved remedy for this Brownfield Cleanup site. As part of the obligations of the issued Certificate of Completion, the remedy (in this case the site cover and demarcation layer) of the site must be maintained. As a result, the impacted cover areas including the demarcation layer must be repaired to pre-existing conditions to be protective of human health and the environment. As we previously discussed, please repair, and replace damaged areas and provide photos of the completed work along with a brief report outlining the events that had occurred to damage the site cover as well as the efforts to repair the damaged site cover. This report will be uploaded into the Department's tracking system for the site. Please note this incident will also need to be identified in the annual Periodic Review Report (PRR) certification as per the requirements of the BCP and the Department's issuance of the Certificate of Completion.

Thank you,

Chris

**Christopher F. Mannes P.E.**

Professional Engineer I, Division Environmental Remediation

**New York State Department of Environmental Conservation Region 7**

615 Erie Blvd West 2<sup>nd</sup> Floor, Syracuse, NY 13204

P: (315) 426-7515 | [Christopher.Mannes@dec.ny.gov](mailto:Christopher.Mannes@dec.ny.gov)

[www.dec.ny.gov](http://www.dec.ny.gov) |  |  | 



**Department of  
Environmental  
Conservation**



---

**From:** Lent, David <[dlent@partneresi.com](mailto:dlent@partneresi.com)>

**Sent:** Tuesday, August 30, 2022 1:39 PM

**To:** Mannes, Christopher (DEC) <[christopher.mannes@dec.ny.gov](mailto:christopher.mannes@dec.ny.gov)>

**Subject:** Site No. C723111 - 700 Out Parcel LLC Syracuse, NY

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Chris,

It has been brought to our attention by the facility manager that the city recently installed a sidewalk along the Water Street side of the site, which apparently disturbed the engineered cap. I have attached a photo of the cap disturbance. Based on the Final Engineering report figures (attached), it does not appear that soil exceedances were identified in that area of the site. We would like to recommend simply topdressing the ground surface and reinstalling the fence but I would like to discuss this with you when you have a moment. I can be reached on my cell at 914-316-1980.

Thank you ,

Dave

David R. Lent, PG, LEP

Senior Project Manager – Environmental Solutions Group

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**PARTNER ENGINEERING AND SCIENCE, INC.**

222 Bloomingdale Road, Suite 303, White Plains, NY, 10605

D: 914-222-8011 | C: 914-316-1980



## INCIDENT REPORT

**700 Out Parcel, LLC**  
**NYSDEC Site No. C734111**  
**701-709 East Water Street**

Syracuse, New York 13202  
PSG Project Number: 21-340263  
November 21, 2022

Prepared for:

**AMERCO Real Estate Company**

2727 North Central Avenue  
Phoenix, Arizona 85004



Engineers who understand your business

November 21, 2022

Christopher F. Mannes, P.E.  
New York State Department of Environmental Conservation  
Division of Environmental Remediation  
615 Erie Boulevard West, 2<sup>nd</sup> Floor  
Syracuse, New York 13204

Subject: **Incident Report**  
700 Out Parcel, LLC  
701-709 East Water Street  
Syracuse, New York 13202  
PSG Project Number: 21-340263  
NYSDEC Site Number: C734111

PSG Engineering and Geology, D.P.C. (PSG) is pleased to provide this Incident Report for the property identified as the 700 Out Parcel, LLC property, located at 701-709 East Water Street in the City of Syracuse, Onondaga County, New York.

**PSG Engineering and Geology, D.P.C.**



David R. Lent, P.G.  
Senior Project Manager - Environmental Solutions Group



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## ATTACHMENTS

### **Figures**

Figure 1: Site Location Map

Figure 2: Site Map

### **Appendices**

Appendix A: Photo Log

## LIST OF ACRONYMS

Acronym	Definition
AST	Aboveground Storage Tank
BTEX	Benzene, Toluene, Ethylbenzene, and Xylene
DUSR	Data Usability Summary Report
ECs	Engineering Controls
ESA	Environmental Site Assessment
ELAP	Environmental Laboratory Accreditation Program
GPR	Ground Penetrating Radar
HASP	Health and Safety Plan
HAZWOPER	Hazardous Waste Operations Emergency Response
ICs	Institutional Controls
NYS DEC	New York State Department of Environmental Conservation
NYS DEC DER	New York State Department of Environmental Conservation Division of Environmental Remediation
NYS DOH	New York State Department of Health
NYC DOT	New York City Department of Transportation
NYC OER	New York City Office of Environmental Remediation
OSHA	United States Occupational Health and Safety Administration
PAHs	Polycyclic Aromatic Hydrocarbons
PE	Professional Engineer
PID	Photo Ionization Detector
QEP	Qualified Environmental Professional
RI	Remedial Investigation
SCOs	Soil Cleanup Objectives
SCG	Standards, Criteria and Guidance
SVOCs	Semi-Volatile Organic Compounds
USCS	Unified Soil Classification System
USGS	United States Geological Survey
UST	Underground Storage Tank
TAL	Target Analyte List
TCL	Target Compound List
VOCs	Volatile Organic Compounds

## **1.0 EXECUTIVE SUMMARY**

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This Incident Report has been prepared for the 700 Out Parcel LLC property located at 701-709 East Water Street, Syracuse, New York (the "Site"), in accordance with Section 6.3 of the Department of Environmental Remediation (DER)-10 Technical Guidance for Site Investigation and Remediation (NYSDEC, 2010). This Incident Report documents the disturbance to the Engineering Controls (EC) at the Site.

### **1.1 Introduction**

The Site is a registered New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) site, identified by Site No. C734111. The Site is currently being managed by a NYSDEC-approved Site Management Plan (SMP), dated December 2016 (revised March 2017).

The Site was formerly a gasoline filling station from 1949 to 1964, and was subsequently used as a parking lot. Underground storage tanks (USTs), associated with the Site's use as a gasoline filling station, were removed in 2006. Contamination of subsurface soil and groundwater exists at the Site as a result of the Site's historical usage.

Remedial activities, including the implementation of Engineering and Institutional Controls, were completed at the Site in November 2016.

### **1.2 Effectiveness of Remedial Program**

The remedial strategy that has been adopted at the Site (including all engineering and institutional controls) has to date been an effective and appropriate method of controlling exposure to remaining contamination in the subsurface. Analytical data has trended in the direction of achieving remedial objectives.

### **1.3 Compliance**

To date, the required elements of the SMP have been appropriately observed and the Site remains in compliance.

### **1.4 Recommendations**

At the current time, no changes to the SMP are necessary. The frequency of Periodic Review Reports (PRRs) will remain on an annual schedule. Monitoring in 2023 will consist of a single annual event.

## 2.0 SITE OVERVIEW

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### 2.1 Site Location

The Site is located in the City of Syracuse, County of Onondaga, New York (**Figure 1**). AMERCO Real Estate Company (AREC) is the current owner of the Site. The Site consists of 2 parcels of land, totaling 0.44 acres, located at the northeast corner of East Water Street and Almond Street, in the City of Syracuse, New York. The parcels have addresses of 701 and 709 East Water Street.

The Site is bordered to the north by Erie Boulevard East beyond is Firestone Complete Auto Care and commercial buildings, to the east by U-Haul Moving and Storage of Midtown Syracuse, to the south by East Water Street beyond Syracuse Center of Excellence, and to the west by Almond Street.

#### 2.1.1 Current Site Features

The Site is currently developed with a gravel-covered parking lot. A chain link fence extends around the perimeter with one opening for pedestrians. A locked gate allows access for vehicles. The gravel cover system is in-place. Refer to **Figure 2** for a Site Plan.

#### 2.1.2 Nature and Extent of Contamination

From 1949 to 1964, the site operated as a gasoline filling station. Since 1964, the Site has been used as a parking lot. In 2002, four USTs were identified, and soils on the sides of the USTs exhibited petroleum staining and odors. Upon discovery of the petroleum-impacted soils, the NYSDEC Spill Hotline was called, and spill ID Number 01-11549 (March 7, 2002) was assigned to the Site.

In 2006, seven USTs were removed from the Site: four 1,000-gallon gasoline USTs, one 4,200-gallon gasoline UST, one 550-gallon fuel oil UST, and one 550-gallon waste oil UST. Approximately 1,800 tons of contaminated soil was removed and staged onsite for future disposal. The NYSDEC Spill Hotline was called, and spill ID Number 06-10014 (December 4, 2006) was assigned to the site. A Brownfield Cleanup Agreement (Index# B7-0743-07-05, Site No. C73411) was executed on October 31, 2007.

In May 2008, as an Interim Remedial Measure, the staged soils were removed from the Site and disposed at a regulated landfill. Beardsley Design Associates (BDA) completed a Remedial Investigation (RI) report, dated October 2013. In general, historical fill material up to approximately 5 feet below original ground surface is contaminated with polynuclear aromatic hydrocarbons (PAHs) and metals, while groundwater and deeper soils are contaminated with VOCs related to gasoline.

The contaminants of concern listed below exceeded the applicable NYSDEC Soil Cleanup Guidance Values (SCGs) and groundwater guidance values / standards: 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, benzene, ethylbenzene, isopropylbenzene, toluene, xylene, n-propylbenzene, naphthalene, sec-butylbenzene, butylbenzene, benzo(a)pyrene, benzo(a)anthracene, benzo(b)fluoranthene, benzo(k)fluoranthene, chrysene, indeno(1,2,3-CD)pyrene, dibenz[a,h]anthracene, arsenic, barium, and cyanide.

### 3.0 CAP DISTURBANCE

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On August 18, 2022 it was brought to PSG's attention that the City of Syracuse had installed a sidewalk along the Water Street side of the site, which apparently disturbed the EC, engineered cap. The site cover (gravel cap) and demarcation layer (orange warning barrier) were damaged during sidewalk installation activities. Based on the Final Engineering report, it does not appear that shallow soil exceedances were identified in that area of the site.

The City of Syracuse took responsibility for this incident. On November 2, 2022, the City of Syracuse repaired the gravel cover system, which was placed over the demarcation layer (US Fabric 65HVO ORANGE Warning Barrier). The cover material was comprised of a minimum of 12 inches of clean crusher run gravel meeting the requirements of DER-10 Section 5.5. Refer to **Appendix A** for a photo log documenting the EC disturbance and repairs.

PSG reviewed the photos provided by the City of Syracuse and determined that the site cover system and demarcation layer have been repaired and remains as an effective engineering control (protective of human health and the environment).

## 4.0 CLOSING

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This Incident Report will be submitted to the NYSDEC Central Office and Regional Office in which the site is located (Region 7 – Syracuse).

If you should have any questions regarding the information presented in this report, please feel free to contact our office (914) 222-8011 at your convenience.

Sincerely,  
PSG Engineering and Geology, D.P.C.

A handwritten signature in black ink that reads "David R. Lent". The signature is fluid and cursive, with the first letters of each word being capitalized and prominent.

David R. Lent, P.G.  
Senior Project Manager – Environmental Solutions Group

cc: Haley Ziesemer, AREC

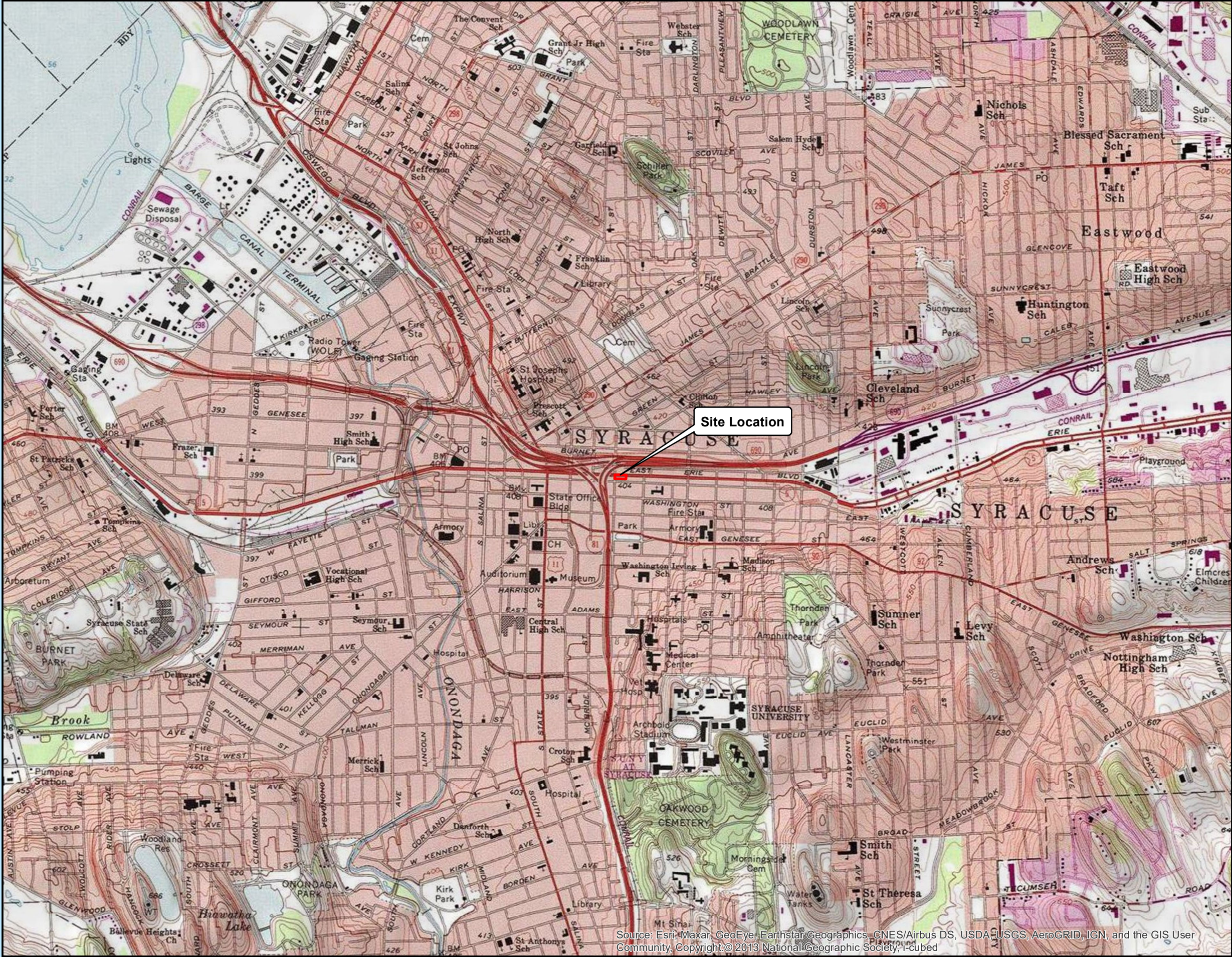
## FIGURES

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Site Location Map

Syracuse, Onondaga County, New York



AMERCO REAL ESTATE COMPANY

700 OUTPARCEL  
701-709 EAST WATER STREET  
SYRACUSE, NEW YORK

FIGURE 1  
SITE LOCATION MAP

Legend  
[Red Box] Site Boundary

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Coord. System: NAD 1983 StatePlane New York East FIPS 3101 Feet  
Projection: Transverse Mercator  
False Easting: 492,125.0000  
False Northing: 0.0000  
Central Meridian: -74.5000  
Scale Factor: 0.9999  
Latitude Of Origin: 38.8333  
Units: Foot US

0 1,000 2,000 4,000  
Feet

PSG Engineering, DPC

362 Fifth Avenue, Suite 501  
New York, NY 10001  
NY Certificate of Authorization No. 103397

Tel.: 646-273-1290  
Fax.: 646-652-5382  
www.psg-engineering-ny.com

Sources: Google Earth Imagery	SCALE 1 in = 2,000 ft
Job No: 21-340263 File Name: Fig 1 Site Location Map	DRAWN BY ALH DATE 03/21/2022

Source: Esri, Maxar, GeoEye, Earthstar, Geographics, CNES/Airbus DS, USDA/USGS, AeroGRID, IGN, and the GIS User Community, Copyright© 2013 National Geographic Society, i-cubed





AMERCO REAL ESTATE COMPANY

700 OUTPARCEL  
701-709 EAST WATER STREET  
SYRACUSE, NEW YORK

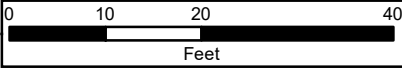
FIGURE 2  
SITE MAP

Legend

- Site Boundary
- Monitoring Well

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Coord. System: NAD 1983 StatePlane New York East FIPS 3101 Feet  
Projection: Transverse Mercator  
False Easting: 492,125.0000  
False Northing: 0.0000  
Central Meridian: -74.5000  
Scale Factor: 0.9999  
Latitude Of Origin: 38.8333  
Units: Foot US



PSG Engineering, DPC

362 Fifth Avenue, Suite 501  
New York, NY 10001  
NY Certificate of Authorization No. 103397

Tel.: 646-273-1290  
Fax.: 646-652-5382  
www.psg-engineering-ny.com

Sources: Google Earth Imagery		SCALE 1 in = 20 ft	
Job No: 21-340263	DRAWN BY ALH	DATE 03/21/2022	
File Name: Fig 2 Site Map			

## APPENDIX A: PHOTO LOG

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**Image of the engineered cap disturbance during sidewalk installation activities.**



**Image of the engineered cap disturbance during sidewalk installation activities.**



**Image of the engineered cap disturbance during sidewalk installation activities.**



**Image of the engineered cap disturbance during sidewalk installation activities.**





**Image of the restored engineered cap.**



**Image of the restored engineered cap.**



**Image of the restored engineered cap.**



**Image of the restored engineered cap.**