



FACT SHEET

Brownfield Cleanup Program

Receive Site Fact Sheets by *Email*. See "For More Information" to Learn How.

Site Name: Oil City/Carousel Center – Sites 6 & 7
DEC Site #: C734134 and C734135
Site Address: 401 Hiawatha Blvd. West and 311-71 Hiawatha Blvd.
Onondaga County
Syracuse, NY 13204

June 2012

Draft Investigation Work Plan for Brownfield Site Available for Public Comment

The public is invited to comment on a draft work plan being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to investigate Oil City/Carousel Center – Sites 6&7 (“site”) located at 401 Hiawatha Blvd. West and 311-71 Hiawatha Blvd., Onondaga County, Syracuse, NY 13204 (see attached Site Location map). Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information."

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 may include recreation, housing, business or other uses.

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>

Draft Investigation Work Plan

The draft investigation work plan, called a “Remedial Investigation Work Plan,” was submitted to NYSDEC under New York’s Brownfield Cleanup Program. The investigation will be performed with oversight by NYSDEC and the New York State Department of Health (NYSDOH). The investigation will assess conditions on-site (and if appropriate, off-site).

How to Comment

NYSDEC is accepting written comments about the draft investigation work plan for 30 days, from June 25, 2012 through July 25, 2012. The proposed plan is available for review at the location(s) identified below under "Where to Find Information." Please submit comments to the project manager listed under Project Related Questions in the "Who to Contact" area below.

Highlights of the Proposed Site Investigation

The site investigation has several goals:

- 1) define the nature and extent of contamination in soil, surface water, groundwater and any other parts of the environment that may be affected;
- 2) identify the source(s) of the contamination;
- 3) assess the impact of the contamination on public health and the environment; and
- 4) provide information to support the development of a proposed remedy to address the contamination.

Next Steps

NYSDEC will consider public comments and revise and approve the plan as necessary. NYSDOH must concur with the plan. The approved work plan will be made available to the public (see “Where to Find Information” below). After the work plan is approved, the activities detailed in the work plan will be implemented.

When the investigation is completed, a report will be prepared and submitted to the NYSDEC that summarizes the results. NYSDEC will review the report, make any necessary revisions and, if appropriate, approve the report.

After the investigation, a cleanup plan, called a “Remedial Work Plan” will be developed and a Decision Document will be proposed. The cleanup plan will include an evaluation of the proposed site remedy, or recommend a no action or no further action alternative. The goal of the cleanup plan is to ensure the protection of public health and the environment. NYSDEC will present the proposed cleanup plan to the public for its review and comment during a 45-day comment period. NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Background

Location: The Oil City/Carousel Center – Site 6 is located in an urban area of Onondaga County at 401 West Hiawatha Boulevard, and Site 7 is located at 311-71 Hiawatha Blvd. both in the City of Syracuse. The sites occupy an area of approximately 50.2 acres in the northwest portion of the lands generally referred to as Oil City, south of Hiawatha Boulevard. Site 6 (23.63 acres) is located between the NYS Barge Canal and Solar Street. Site 7 (26.6 acres) is located between Solar St. and I-81. They are bounded to the south and southeast by BCP Site 8 (C734136) and Site 9 (C734137), respectively. Sites 6&7 are located within the overall boundaries of the Destiny Project Area which is generally bounded by: Interstate 81 to the north and northeast; Hiawatha Blvd. to the north and northwest; the NYS Barge Canal to the west and southwest, and Bear Street to the south and southeast (see attached Site Plan). The Destiny Project Area consists of eight additional contiguous BCP sites.

Site Features: The sites currently consist of approximately 2,186,712 square-feet of paved parking lot. They contain four (4) stormwater collection basins with several covered shuttle bus canopies. Site 6 will also contain a terminus of a pedestrian bridge extending over Hiawatha Blvd. connecting the parking lot to the new mall expansion (BCP Site C734104).

Current Zoning/Use: The site is currently inactive and is zoned for industrial use. Land uses surrounding the site generally consist of business districts and mixed residential property located approximately 1/2 mile to the northeast.

Historical Uses: Since 2008, Sites 6&7 have been used as a group of surface parking lots and associated driveway areas for Carousel Center. Prior to that a portion of the properties were used as oil storage tank farms for several oil companies including: CITGO, Sunoco, Atlantic, Alaskan, and Buckeye. Prior uses that appear to have led to site contamination include; oil storage in above ground storage tanks and below ground pipelines.

Prior to such site work and after the removal of numerous aboveground petroleum storage tanks (circa 1989-2005), the original property owners conducted property-specific investigations and remedial actions. The investigations revealed contamination primarily consisting of petroleum volatile and semi-volatile organic compounds. The remediation efforts included property-specific excavations at depths ranging from 0 to 8 ft. below grade. Approximately 8,000 cubic yards(CYs) of soil were excavated from Site 6 and an additional 13,000 CYs excavated from Site 7. These soils were stockpiled on Site 9 where they were subsequently partially treated by bioremediation. Other treatment technologies that were implemented across the site were air sparging, ozone injection, total-phase extraction, and in-situ bioremediation.

The investigations resulted in numerous soil borings and monitoring wells being installed across the sites. In 2008, Destiny expanded the groundwater monitoring system and groundwater monitoring continues to date. Groundwater testing and limited soil investigation on Sites 6 & 7 have revealed petroleum contamination to exist in soil and groundwater in varying degrees across the sites.

On July 18, 2011, the Department signed the Brownfield Cleanup Agreement for the site, the effective date of which is June 28, 2005. The Applicant has submitted a Remedial Investigation Work Plan. This document is available for public review in the document repository for this Site. These documents relate to the activities described above.

Site Geology: Surface deposits at Sites 6 and 7 consist of imported fill materials composed of silt, sand, clay and, in some locations, solvay waste. Underlying the fill materials in Sites 6 and 7 are the truly “native” soil or unconsolidated deposits that were present at and beneath the ground surface prior to development of the area. These included salt marsh deposits, including marl, shells, and peat (often referred to in boring logs as “organic”); Lacustrine (Lake) silt and clay deposits that can vary from approximately 40 to almost 200 feet in thickness; glacial outwash sand and gravel deposits that vary from less than 20 feet to more than 130 feet; and a relatively thin (< 30 feet) glacial till deposit consisting of a heterogeneous mixture of silt, sand, gravel, and cobbles. Groundwater beneath the sites flows in a south to southwesterly direction towards the NYS Barge Canal located adjacent to Site 6. The Barge Canal flows into Onondaga Lake approximately 900 feet downgradient. Depth to groundwater across the sites varies from approximately 12 feet to 6 feet below ground surface.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

Site 6:

<http://www.dec.ny.gov/cfmx/extapps/derexternal/haz/details.cfm?pageid=3&progno=C734134>

Site 7:

<http://www.dec.ny.gov/cfmx/extapps/derexternal/haz/details.cfm?pageid=3&progno=C734135>

FOR MORE INFORMATION

Where to Find Information

Project documents are available at the following location(s) to help the public stay informed.

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

Who to Contact

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

Project Related Questions

Karen Cahill
Department of Environmental Conservation
Division of Environmental Remediation
615 Erie Blvd W
Syracuse, NY 13204
315-426-7432
kacahill@gw.dec.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

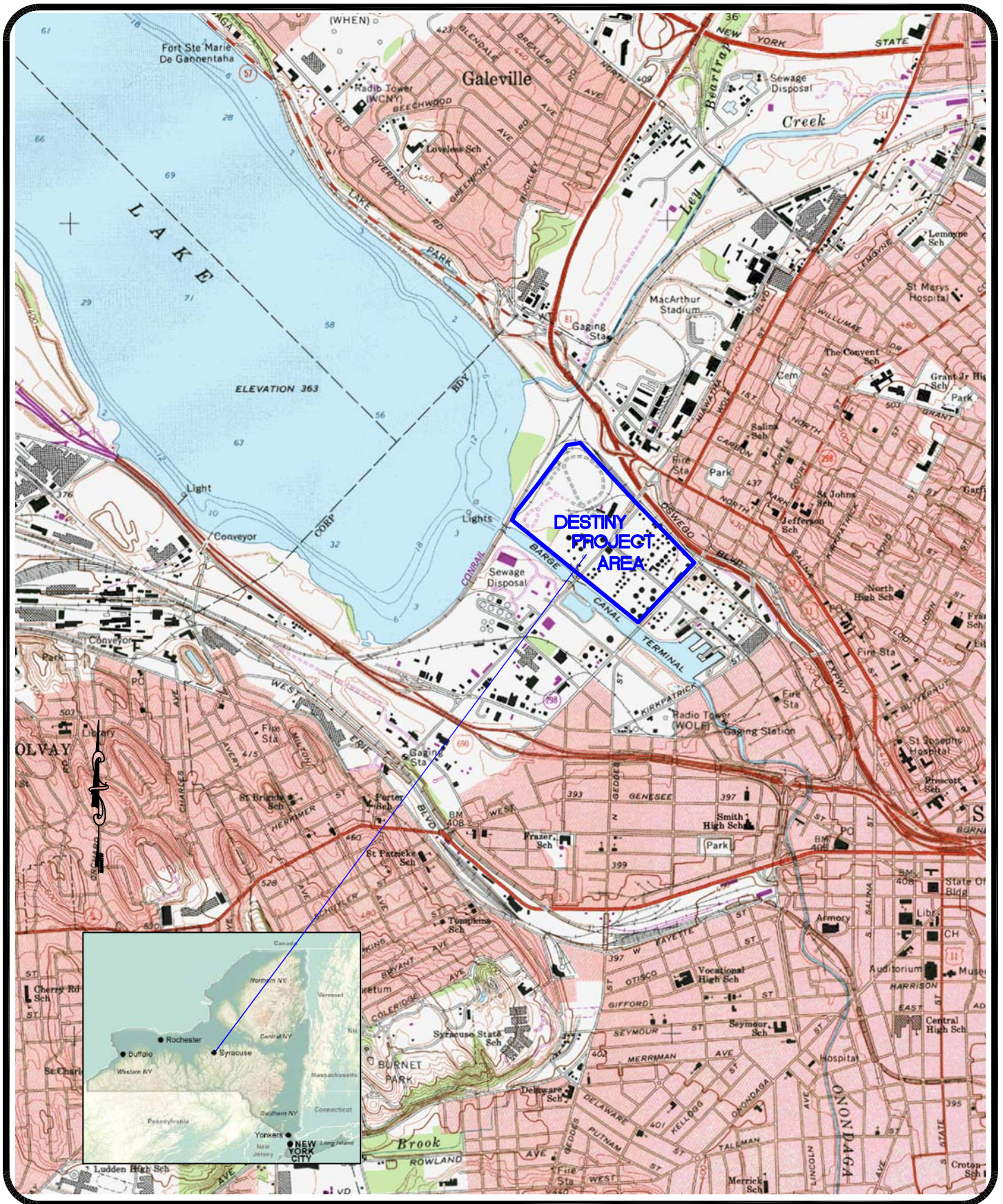
Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page: <http://www.dec.ny.gov/chemical/61092.html>. It's quick, it's free, and it will help keep you *better 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.



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

**DESTINY PROJECT AREA
 LOCATION MAP**

ONONDAGA COUNTY

NEW YORK

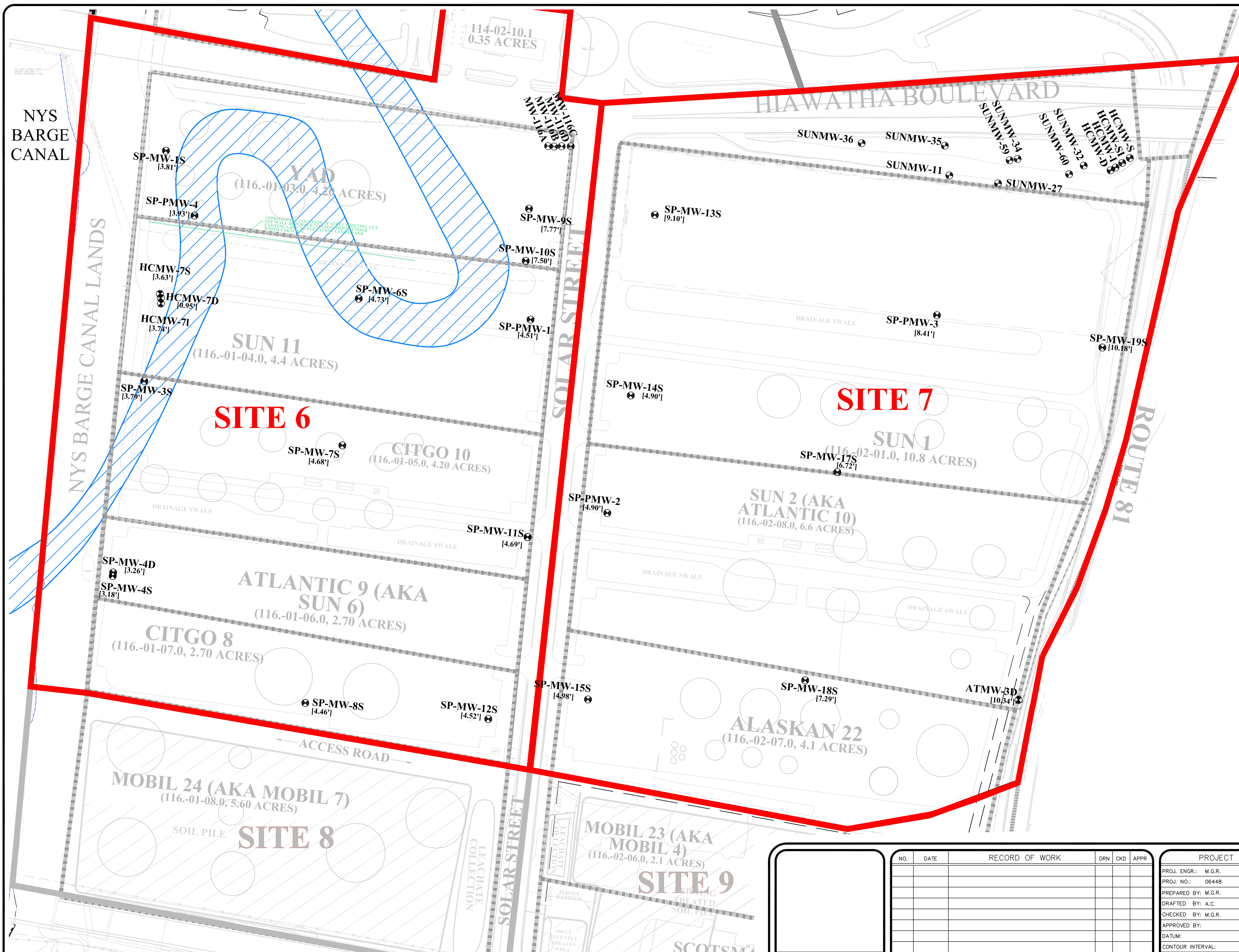
PROJ. No.: 06448

DATE: 07/19/2011

SCALE: NOT TO SCALE

DWG. NO.06448SLMAP.DWG

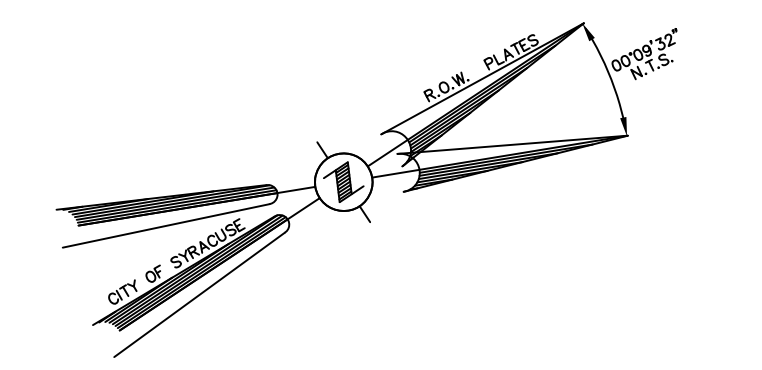
FIGURE 2



- LEGEND**
- ADJACENT BCA SITE BOUNDARIES
 - BCA SITES 6 AND 7 BOUNDARY
 - CURRENT PROPERTY BOUNDARY
 - FORMER ONONDAGA CREEK BED
 - FORMER TANK LOCATIONS
 - EXISTING MONITORING WELLS [WATER DEPTH IN FEET]

NOTE:

THE ONONDAGA CREEK NO LONGER EXISTS IN THE LOCATION SHOWN. THE ONONDAGA CREEK LOCATION IS APPROXIMATE. THE LOCATION SHOWN HERON HAS BEEN ESTABLISHED FROM DATA DEPICTED ON VARIOUS MAPS, CITY OF SYRACUSE TAX PLATES AND DEEDS OF RECORD.



UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

NO.	DATE	RECORD OF WORK	DRN	CKD	APPR

PROJECT	
PROJ. ENGR.:	M.G.R.
PROJ. NO.:	06448
PREPARED BY:	M.G.R.
DRAFTED BY:	A.C.
CHECKED BY:	M.G.R.
APPROVED BY:	
DATUM:	
CONTOUR INTERVAL:	
1" = 75'	

NYSDEC SITES 6 (C734134) AND 7 (C734135)
 SITE PLAN
 DESTINY USA

CITY OF SYRACUSE ONONDAGA COUNTY, N.Y.

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

DATE: 8/15/11 SCALE: 1" = 75' DWG:BCA SITE 6 & 7 FIGURE 3