



Department of
Environmental
Conservation

EXPLANATION OF SIGNIFICANT DIFFERENCE OIL CITY/CAROUSEL CENTER - SITE 7

City of Syracuse / Onondaga County / Site No. C734135 / September 2017

Prepared by the New York State Department of Environmental Conservation
Division of Environmental Remediation

1.0 INTRODUCTION

The purpose of this notice is to describe the progress of the cleanup at the Oil City/Carousel Center Site 7 and to inform you about a change in the Site remedy. The Oil City/Carousel Center Site 7 is located in Onondaga County at 311-71 West Hiawatha Boulevard in the City of Syracuse. On May 17, 2017, the New York State Department of Environmental Conservation (NYSDEC) issued a Decision Document which selected a remedy to clean up the Site. The selected remedy was based on a restricted-residential land use which requires a minimum two feet of soil, meeting the Soil Cleanup Objectives (SCOs) for cover material as set forth in 6 NYCRR Part 375-6.7(d) for restricted residential use. In June 2017, the applicant requested a change to commercial use, a more restrictive use, which requires a minimum one foot of soil cover meeting SCOs for commercial use. This modification is consistent with planned use of the site which is currently being developed as a large chain hotel and associated landscaping and parking areas; and overflow parking for the Destiny USA Mall complex.

This Explanation of Significant Difference (ESD) will become part of the Administrative Record for this Site. The information here is a summary of what can be found in greater detail in documents that have been placed in the following repositories:

Robert P. Kinchen Central Library
The Galleries of Syracuse
Syracuse, NY 13204-2494
Phone: 315-435-1900

NYSDEC Region 7
Attn: Karen Cahill
615 Erie Blvd West
Syracuse, NY 13204
Phone: 315-426-7432

Although this is not a request for comments, interested persons are invited to contact the Department's Project Manager for this site to obtain more information or have questions answered.

2.0 SITE DESCRIPTION AND ORIGINAL REMEDY

2.1 Site History, Contamination, and Selected Remedy

The Oil City/Carousel Center Site 7 is located in an urban area of Onondaga County at 311-71 West Hiawatha Boulevard in the City of Syracuse in the northeastern portion of the area generally referred to as "Oil City", south of Hiawatha Boulevard. The 22 acre site is bounded to the northwest by Hiawatha Blvd, to the northeast by Route 81, to the southeast by Destiny USA Brownfield Cleanup Program (BCP) Site 9

(C734137), and to the west by Solar Street. The site is located within the overall boundaries of the Destiny BCP Project Area which is generally bounded by Interstate 81 to the north, Bear Street to the east, the NYS Barge Canal to the south, and Onondaga Lake to the west.

The site currently consists of a 46,000 square-foot hotel and associated parking area currently under construction on the north end of the site; approximately 440,000 square-feet of paved auxiliary parking lots for the Destiny USA mall; and approximately 4 acres of grassy area along the perimeter of the site. The site also contains one fenced-in stormwater drainage swale located in the mid-portion of the site.

Since 2008, Site 7 had been used as surface parking lots and associated driveway areas for the Destiny USA mall. Prior to 2008, the three parcels comprising the site were used as major oil storage facilities by Sunoco (SUN-1 parcel), Atlantic Oil (SUN-2 parcel), and Alaskan Oil (Alaskan-22 parcel). Numerous aboveground petroleum storage tanks and underground piping were removed from the site (circa 1989-2005), and property-specific investigations and some limited remedial actions were subsequently conducted by the oil companies. Based on results of the Remedial Investigation (RI) completed in 2016, the primary contaminants of concern at the site are petroleum-related volatile organic contaminants (VOCs), metals, and polyaromatic hydrocarbons (PAHs) associated with various fill materials present on-site. An area of gross petroleum contamination was encountered during the RI in the subsurface soil and in the northern portion of the SUN-1 parcel, between the hotel footprint and the Route 81 corridor. Groundwater in this area is also impacted with site-related VOCs. Metals and PAHs above restricted residential use SCOs were also encountered predominantly on the eastern portion of the SUN-1 parcel. Soil vapor is also impacted with petroleum-related VOCs.

The selected remedy for this site as described in the Decision Document includes in-situ chemical oxidation (ISCO) treatment of soil and groundwater associated with the area of grossly contaminated soil on the SUN-1 parcel; placement of a 2-foot soil cover meeting restricted residential SCOs in all un-paved areas of the site; installation of a vapor mitigation system below the hotel slab; and imposition of an environmental easement (EE) and Site Management Plan (SMP) for the controlled property. The EE requires periodic certification that all controls are in place; restricts future use of site groundwater as a potable water source; requires compliance with SMP; and allows the use and development of the controlled property for restricted-residential use as defined by Part 375-1.8(g).

3.0 CURRENT STATUS

A portion of the remedy has been implemented at this site, including installation of the vapor mitigation system below the slab of the hotel and injection of the ISCO agent in the area of grossly contaminated soil.

4.0 DESCRIPTION OF SIGNIFICANT DIFFERENCE

4.1 New Information

In June 2017, the applicant requested a change in site use from restricted residential to commercial use.

4.2 Comparison of Changes with Original Remedy

The original remedy was a Track 4 cleanup based on site-specific SCOs for restricted-residential use, which are generally lower than commercial SCOs. Therefore, the elements of the original remedy will remain unchanged with the exception of the requirement of a minimum one foot of soil meeting SCOs for cover material to be protective for commercial use as set forth in Part 376-6.7(d) rather than the two foot minimum

cover which would be protective for a restricted-residential use. The modification of the remedy will reduce the amount of cover material required by half, reducing the overall cost of the remedy. The EE will be revised to accommodate the change from restricted residential use to commercial use.

5.0 SCHEDULE AND MORE INFORMATION

The NYSDEC is making this ESD and supporting information available to the public in the Administrative Record for the Carousel Center/Oil City Site 7. Should there be any questions regarding this ESD, please contact:

Karen Cahill
NYSDEC Region 7
615 Erie Blvd Wet
Syracuse, NY 13204
Phone: 315-426-7432

Julia M. Kenney
New York State Department of Health
Bureau of Environmental Exposure
Investigation
Corning Tower, Room 1787
Albany NY 12237
Phone: 518-402-7860

Karen A.
Cahill

Digitally signed by Karen
A. Cahill
Date: 2017.09.13
15:21:18 -04'00'

Date

Karen Cahill, Project Manager
Division of Environmental Remediation, Region 7

Harry D Warner

Digitally signed by Harry D Warner
DN: cn=Harry D Warner, o=Department of Environmental
Conservation, ou=Division of Environmental Remediation,
email=harry.warner@dec.ny.gov, c=US
Date: 2017.09.13 15:27:34 -04'00'

Date

Harry Warner, P.E., Regional Hazardous Waste Remediation Engineer
Division of Environmental Remediation, Region 7

Susan Edwards

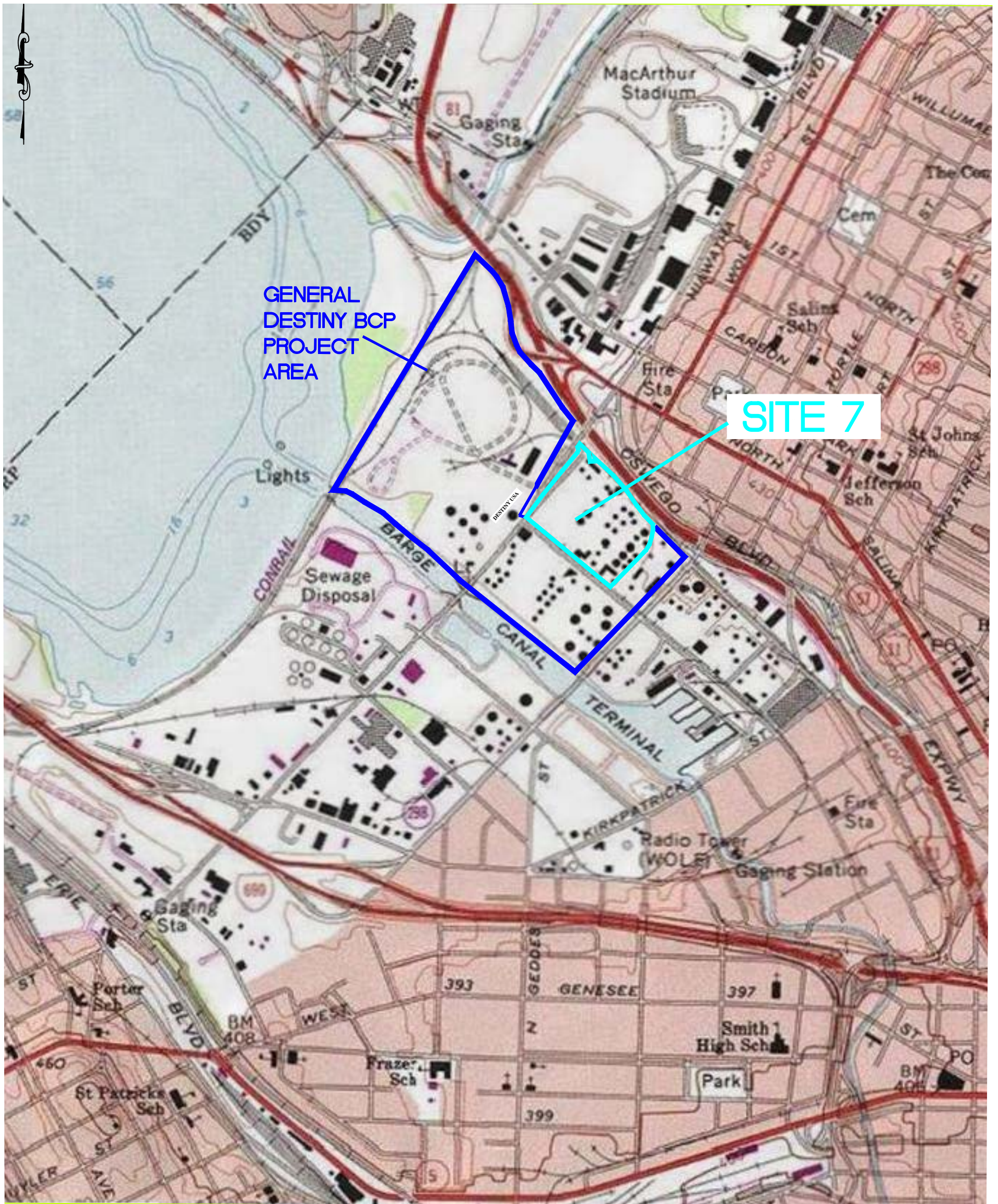
Susan Edwards
2017.09.13 16:21:33 -04'00'

Date

Susan Edwards, P.E., Director, Bureau D
Division of Environmental Remediation

DECLARATION

The selected remedy is protective of public health and the environment, complies with State and Federal requirements that are legally applicable or relevant and appropriate to the remedial action to the extent practicable, and is cost effective. This remedy utilizes permanent solutions and alternative treatment or resource recovery technologies, to the maximum extent practicable, and satisfies the preference for remedies that reduce toxicity, mobility, or volume as a principal element.



LEGEND

- GENERAL DESTINY BCP PROJECT AREA
- DESTINY BCP PROJECT AREA


Source of Basemap: NYSGIS Clearinghouse, USGS Topo
Locations on map are approximate.

PROJECT	
PROJ. MGR:	FRP
PROJ. NO.:	15209
PREPARED BY:	JCK
DRAFTED BY:	JCK
CHECKED BY:	
APPROVED BY:	
DATUM:	
CONTOUR INTERVAL =	FEET
0 250 500 1000 2000	
1"=1000'	

SITE 7
BCP PROJECT AREA
DESINTY USA

CITY OF SYRACUSE

ONONDAGA CO., NY



SPECTRA ENVIRONMENTAL GROUP, INC.

19 British American Blvd
Latham, N.Y. 12110

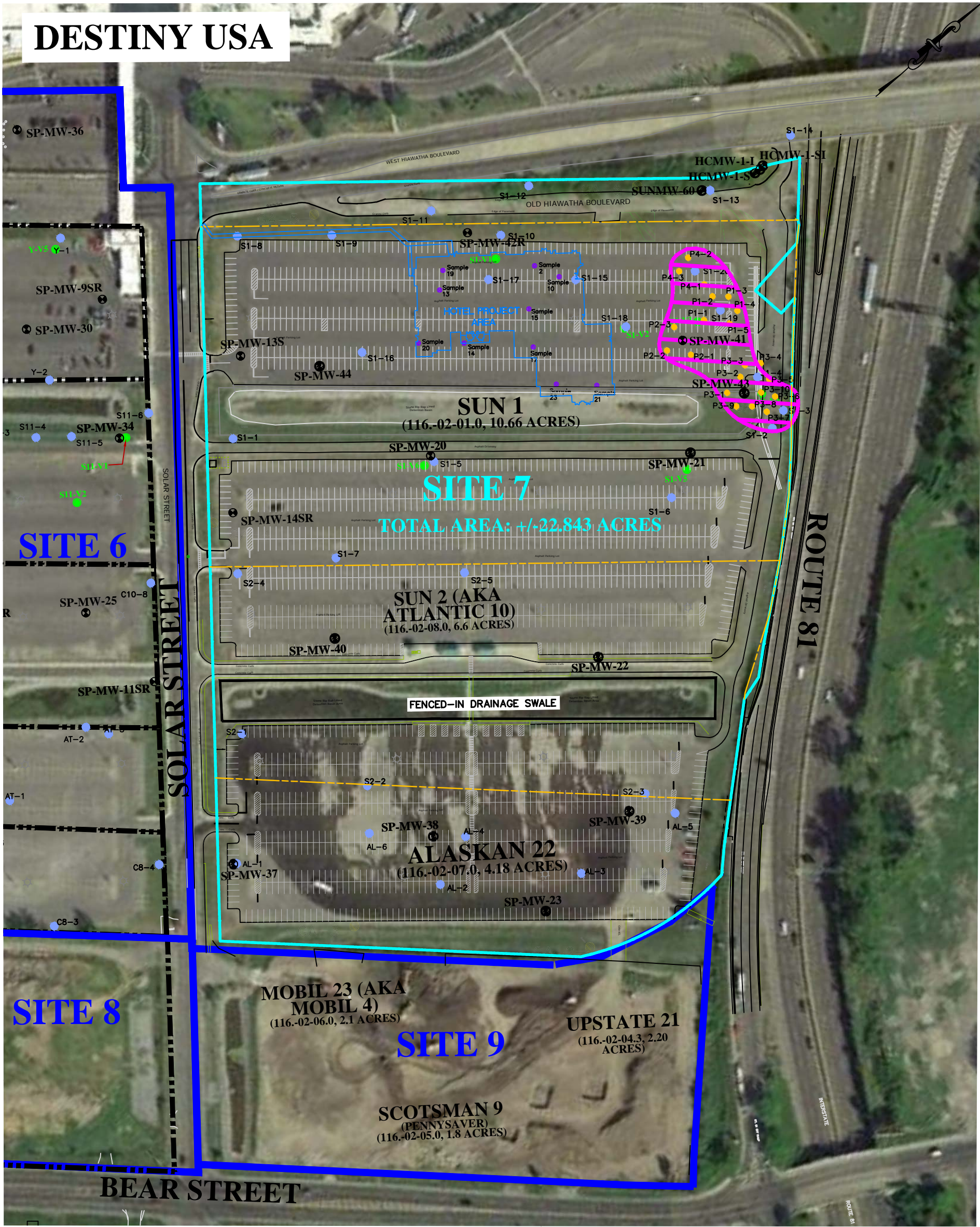
DATE: 3/17/2017

SCALE: 1"=1000'

DWG. NO. 15209G

FIGURE: 1

DESTINY USA



- LEGEND
- DESTINY BOP SITE 7
 - ADJACENT DESTINY BOP SITES
 - CURRENT TAX PARCEL BOUNDARY
 - MONITORING WELL
 - SOIL BORINGS
 - PRE-DESIGN BORING (JUNE 2016)
 - HOTEL IN PLACE SOIL SAMPLE LOCATIONS
 - VAPOR POINTS
 - GENERAL AOC (PRE JUNE 2016 INVESTIGATION)

BASEMAP: 2017 AERIAL

PROJECT	
PROJ. MGR:	FRP
PROJ. NO.:	15209
PREPARED BY:	JCK
DRAFTED BY:	JCK
CHECKED BY:	
APPROVED BY:	
DATUM:	
CONTOUR INTERVAL =	FEET
0 75 150 300	
1"=150'	

SITE 7

SITE PLAN

DESTINY USA

CITY OF SYRACUSE

ONONDAGA CO., NY

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

DATE: 5/11/17

SCALE: 1"=150'

DWG. NO. 15209G

FIGURE: 2