



FACT SHEET

Brownfield Cleanup Program

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

Site Name: Oil City/Carousel Center - Site 7
DEC Site #: C734135
Address: 311-71 Hiawatha Blvd. West
Syracuse, NY 13204

Have questions?
See
"Who to Contact"
Below

NYSDEC Certifies Cleanup Requirements Achieved at Brownfield Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address contamination related to the Oil City/Carousel Center - Site 7 site ("site") located at 311-71 Hiawatha Blvd. West, Syracuse, Onondaga County under New York State's Brownfield Cleanup Program have been or will be met. Please see the map for the site location.

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

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

The cleanup activities were performed by Destiny USA Land Company, LLC and Destiny USA Real Estate, LLC with oversight provided by NYSDEC. NYSDEC has approved a Final Engineering Report and issued a Certificate of Completion for the site. Copies of the Final Engineering Report and Notice of the Certificate of Completion are available at the location(s) identified below under "Where to Find Information."

Completion of Project

- A site cover was placed to allow for commercial use of the site. The site cover consists of either paved surface parking lots, drainage structures, concrete building slabs/walkways, and/or a one foot layer of clean fill meeting commercial use soil cleanup objectives (SCOs). In locations where the top one foot of soil didn't meet commercial SCOs, one foot of clean fill was placed over a demarcation layer.
- In-situ (in-place) treatment, by chemical oxidation (ISCO) was implemented to treat petroleum contamination in soil and groundwater in three Areas of Concern located on the northwestern side of the site (see Figure 2). Monitoring of the effectiveness of this treatment is ongoing.
- A Soil Vapor Mitigation System (SVMS) was installed below the hotel footprint to prevent the migration of vapors into the building from soil and groundwater.
- An environmental easement was placed on the property and a site management plan will be implemented which identifies all use restrictions and engineering controls for the site including provisions for a soil vapor intrusion evaluation for any future buildings developed on the site.

Final Engineering Report Approved

NYSDEC has approved the Final Engineering Report, which:

- 1) Describes the cleanup activities completed.
- 2) Certifies that cleanup requirements have been or will be achieved for the site.
- 3) Describes any institutional/engineering controls to be used. An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction, when contamination left over after the cleanup action makes the site suitable for some, but not all uses. An *engineering control* is a physical barrier or method to manage contamination such as a cap or vapor barrier.
- 4) Certifies that a site management plan for any engineering controls used at the site has been approved by NYSDEC.

The following institutional controls have been or will be put in place on the site:

- Environmental Easement
- Site Management Plan
- Institutional Control/Engineering Control Plan
- Operation and Maintenance Plan
- Groundwater Use Restriction
- Land Use Restriction

The following engineering controls have been put in place on the site:

- Soil Cover
- Vapor Mitigation

Next Steps

With its receipt of a Certificate of Completion, the applicant is eligible to redevelop the site. In addition, the applicant:

- has no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- is eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

A Certificate of Completion may be modified or revoked if, for example, there is a failure to comply with the terms of the order or agreement with NYSDEC

Site Description

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 lands generally referred to as “Oil City”, south of Hiawatha Boulevard. Site 7 is within the overall boundaries of the Destiny Brownfield Cleanup Program (BCP) Project Area and is bounded to the northwest by Hiawatha Blvd, to the northeast by RT 81, to the southeast by Destiny USA BCP Site 9 (C734137), and to the west by Solar Street. A site location map and site plan are attached as Figures 1 and 2.

The site consists of approximately 890,000 square-feet of paved auxiliary parking lots for the Destiny USA mall and a 45,000 square-foot hotel constructed in 2016-2017 on the SUN-1 parcel (see Figure 3). The site also contains one fenced-in stormwater drainage swale.

The site is zoned Class B industrial use by the City of Syracuse, which allows for most commercial uses. Land uses surrounding the site include a mix of commercial and retail with the Destiny USA mall complex located across Hiawatha Blvd to the west. The nearest residential area is adjacent to RT 81 to the north.

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 include recreation, housing, business or other uses.

A brownfield site is any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

For more information about the BCP, visit: <http://www.dec.ny.gov/chemical/8450.html>

FOR MORE INFORMATION

Where to Find Information

Project documents are available at the following locations to help the public stay informed.

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

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

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
315-426-7551
karen.cahill@dec.ny.gov

Site-Related Health Questions

Julia Kenney
New York State Department of Health
Bureau of Environmental Exposure Investigation
Empire State Plaza, Corning Tower Room 1787
Albany, NY 12237
518-402-7860
BEEI@health.ny.gov

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

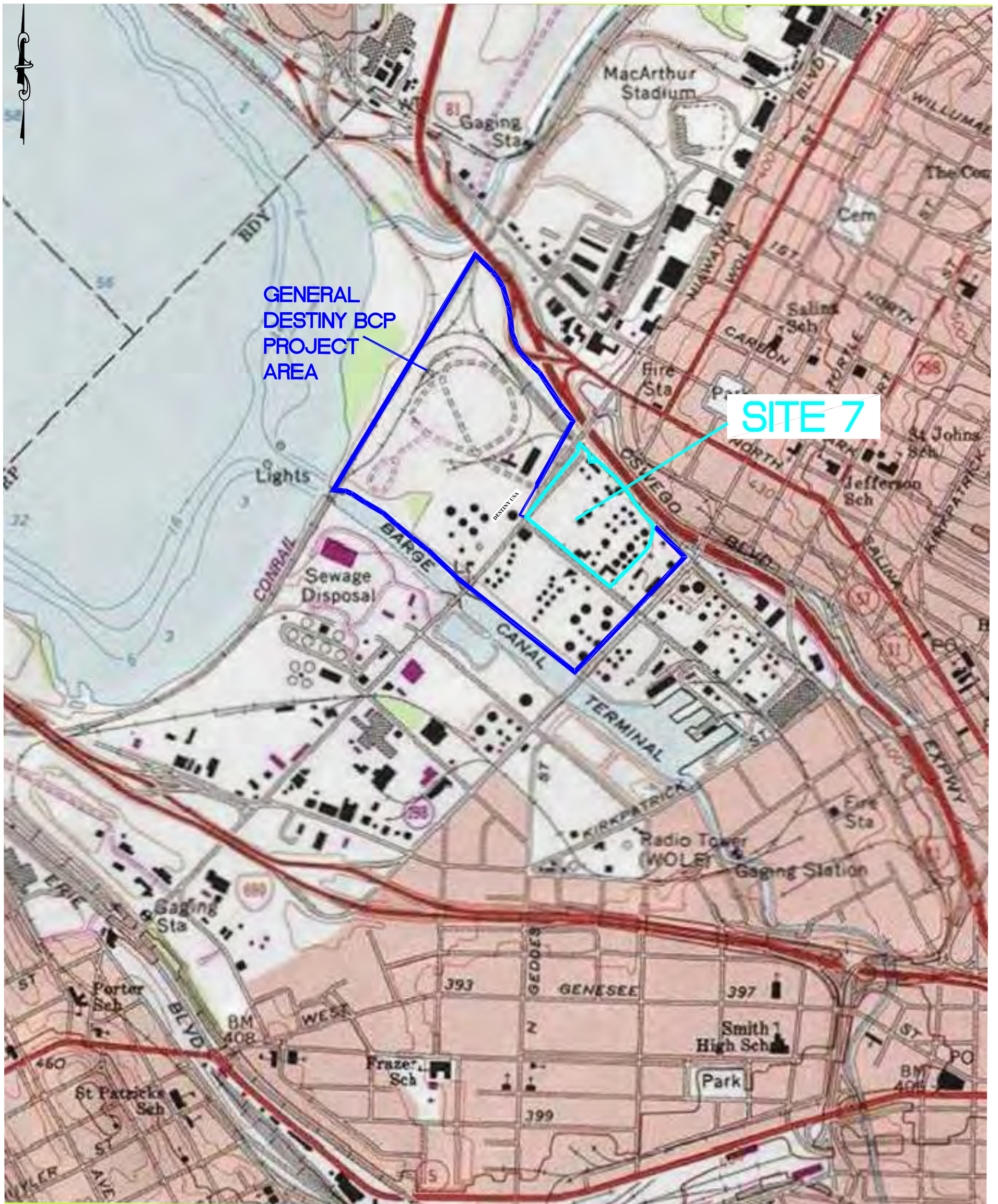
Have site information such as this fact sheet sent right to your email inbox.

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.





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
<div><div></div><div></div><div></div><div></div><div></div></div> <div>025050010002000</div>	
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



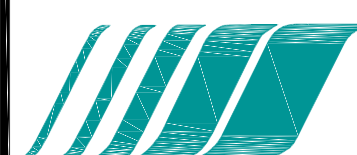
LEGEND

APPROXIMATE BCA SITE 7 BOUNDARY

[illegible]

PROJECT	
PROJ. MGR:	FRP
PROJ. NO.:	15209
PREPARED BY:	KAO
DRAFTED BY:	JCK
CHECKED BY:	
APPROVED BY:	
DATUM:	
CONTOUR INTERVAL =	FEET

SITE 7
HOTEL AND
AUXILIARY PARKING LOTS
DESTINY USA
CITY OF SYRACUSE ONONDAGA CO., NY



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

DATE:	8/10/17	SCALE:	NOT TO SCALE	DWG. NO.	152091	FIGURE:	3
-------	---------	--------	--------------	----------	--------	---------	---