



Department of  
Environmental  
Conservation

## **Where to Find Information:**

Access project documents through the [DEC Info Locator](#) and at these locations:

*\*Repositories are temporarily unavailable due to COVID-19 precautions. If you cannot access the online repository, please contact the NYSDEC project manager listed below for assistance.*

**Syracuse Industrial Development Agency**  
City Hall Commons, 6<sup>th</sup> Floor  
201 East Washington Street  
Syracuse, New York 13202  
315-473-3275  
Attn: Honora Spillane

**NYSDEC Region 7**  
615 Erie Blvd. West 2<sup>nd</sup> Floor  
Syracuse, New York 13204  
315-426-7519

## **Who to Contact:**

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

**Project-Related Questions**  
Christopher F. Mannes III, P.E.  
Project Manager  
NYSDEC  
615 Erie Blvd. West 2<sup>nd</sup> Floor  
Syracuse, New York 13204  
(315) 426-7515  
[Christopher.Mannes@dec.ny.gov](mailto:Christopher.Mannes@dec.ny.gov)

**Project-Related Health Questions**  
Stephen Lawrence  
NYSDOH  
Empire State Plaza -Corning Tower  
Rm 1787  
Albany, New York 12237  
(518) 402-7860  
[bee@health.ny.gov](mailto:bee@health.ny.gov)

**For more information about New York's  
Brownfield Cleanup Program, visit:**  
[www.dec.ny.gov/chemical/8450.html](http://www.dec.ny.gov/chemical/8450.html)

# **FACT SHEET**

## **Brownfield Cleanup Program**

**South Salina Street Parcels**  
**1081 South Salina Street**  
**Syracuse, New York 13202**

**SITE No. C734140**  
**NYSDEC REGION 7**

**May 2020**

## **Remedy Proposed for Brownfield Site Contamination Public Comment Period Announced**

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), to address contamination related to the South Salina Street Parcels site ("site") located at 1081 South Salina Street, Syracuse, Onondaga County. Please see the map for the site location.

Based on the findings of the investigation, NYSDEC in consultation with the NYSDOH has determined that the site does not pose a significant threat to public health or the environment.

**How to Comment:** NYSDEC is accepting written comments about the proposed plan (Draft Remedial Action Work Plan) for 45 days, from **May 20 through July 4, 2020**

- Access the proposed plan and other project documents online through the DEC Info Locator: <https://www.dec.ny.gov/data/DecDocs/C734140/>.
- Documents also are available at the locations identified at left under "Where to Find Information."
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area at left.

**Draft Remedial Action Work Plan:** The proposed remedy consists of the following:

Engineering Controls: A cover system that will consist of a soil cover or a hardscape cover, depending on the use of an area.

- Areas with soil cover will have a minimum of two feet of clean soil, with the top six inches of high enough quality to support vegetation. The soil will be placed over a fabric demarcation layer, and installed in areas with landscaping that includes grasses, shrubs, and trees.
- Areas with hardscape cover will consist of building foundations and floor slabs or asphalt pavement/concrete pavement. Hardscape cover will also be used to construct sidewalks, ramps, and parking areas.

Institutional Controls: An environmental easement that will:

- Allow the use and development of the site for Restricted Residential Use as subject to local zoning laws;
- Restrict the use of groundwater as source of potable or process water;
- Require the remedial party or site owner to complete and submit to DEC a periodic certification of the engineering and institutional controls; and
- Require compliance with an approved Site Management Plan (SMP) that shall include:

an Excavation Work Plan that details the provision for management of future excavations in areas of remaining contamination; and, a provision for evaluation of the potential soil vapor intrusion for any occupied building on the site, including provisions for implementing actions recommended to address exposures related to soil vapor intrusion. The Site Management Plan shall also include: a Monitoring Plan to assess the performance and effectiveness of the remedy. The monitoring plan will include the monitoring of groundwater; and, if deemed necessary, the monitoring of the vapor mitigation systems. An Operation and Maintenance Plan shall be in place to ensure continued operation, maintenance, inspection and reporting of any mechanical components of the active vapor mitigation systems, if required to be installed. The Site Management Plan shall also include provisions for the submission of periodic reviews to certify that the institutional and engineering controls are being followed and maintained.

The proposed remedy was developed by Syracuse Industrial Development Agency (SIDA) and Salina 1<sup>st</sup> LLC ("applicants") after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP).

**Next Steps:** NYSDEC will consider public comments, revise the cleanup plan as necessary, and issue a final decision document. NYSDOH must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The applicant may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

**Site Description:** The site is 1.89 acres and bordered on the west by South Salina Street, across the street from the former Coyne Textile Services (ref. Site No. C734144); to the south by a church; to the north by a small glass and mirror shop; and to the east by a Community Center on Montgomery Street. Currently, the site is a vacant, relatively flat lot with areas of broken pavement and turf grass, with some mature trees distributed across the property.

Previously, the site was used as an above-ground storage tank facility for manufactured gas generated from coal or oil. The approximately 125-foot diameter tank, called a gasometer,

distributed fuel for city and private lighting, cooking, and heating. The facility operated in the late 1890s until taken out of service sometime before 1951.

Thereafter, various businesses located on the site included a rug cleaner, bottling operation, laundry/drycleaner, automobile repair, refrigerator repair shop, tailor, plumbing shop, paint shop, and a glass warehouse. The buildings were demolished in the late 1970s and early 1980s and then the site was used as a parking lot.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C734140) at:

<https://www.dec.ny.gov/chemical/8437.html>

**Summary of the Investigation:** Polycyclic aromatic hydrocarbons (PAHs), volatile organic compounds (VOCs), and metals were found in subsurface soils, with PAH concentrations above industrial use soil cleanup objectives. PAHs, VOCs, and metals are present at depths up to 20 feet below grade and are likely the result of past site uses and historic fill, which is present throughout the site. VOCs are present in groundwater at moderate concentrations above standards.

**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 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>

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***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.***

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#### **Stay Informed with DEC Delivers**

Sign up to receive site updates by email:

[www.dec.ny.gov/chemical/61092.html](http://www.dec.ny.gov/chemical/61092.html)

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

#### **DEC Info Locator**

Interactive map to access DEC documents and public data about the environmental quality of specific sites:

<http://www.dec.ny.gov/pubs/109457.html>

# BROWNFIELD CLEANUP PROGRAM

**LEGEND**

- APPROXIMATE NATURAL GAS PIPE LOCATION
- PROPOSED STRUCTURE
- SITE
- FORMER GASOMETER

South Salina St. Parcels  
Syracuse, Onondaga County, New York  
Brownfield Cleanup Program  
Site No. C734140

PROJECT NO. W0001006  
DATE: March 2023  
SCALE: AS SHOWN  
DRAWN BY: JTB  
DESIGNED BY: WMR  
CHECKED BY: MGR

**SITE MAP**

NAD 1983 COR95 StatePlane New York Central FIPS 3102 FT US  
Projection: Transverse Mercator  
Datum: NAD 1983 COR95  
False Easting: 620,308.3333  
False Northing: 0.0000  
Central Meridian: -76.5833  
Scale Factor: 0.9999  
Latitude Of Origin: 40.0000  
Units: Foot US

Source: Imagery from Nearmap

**Figure 2**