

Brownfield Cleanup Program

Citizen Participation Plan for South Salina Street Parcels Brownfield Site

February 2019

Site No. C734140 1081 South Salina Street City of Syracuse Onondaga County, New York

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Note: The information presented in this Citizen Participation Plan was current as of the date of its approval by the New York State Department of Environmental Conservation. Portions of this Citizen Participation Plan may be revised during the Site's investigation and cleanup process.

Applicant: Syracuse Industrial Development Agency Site Name: South Salina Street Parcels ("Site")

Site Address: 1081 South Salina Street

Site County: **Onondaga** Site Number: **C734140**

1. What is New York's Brownfield Cleanup Program?

New York's Brownfield Cleanup Program (BCP) works with private developers to encourage the voluntary cleanup of contaminated properties known as "brownfields" so that they can be reused and developed. These uses include recreation, housing, and business.

A *brownfield* is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination. A brownfield typically is a former industrial or commercial property where operations may have resulted in environmental contamination. A brownfield can pose environmental, legal, and financial burdens on a community. If a brownfield is not addressed, it can reduce property values in the area and affect economic development of nearby properties.

The BCP is administered by the New York State Department of Environmental Conservation (NYSDEC) which oversees Applicants who conduct brownfield site investigation and cleanup activities. An Applicant is a person who has requested to participate in the BCP and has been accepted by NYSDEC. The BCP contains investigation and cleanup requirements, ensuring that cleanups protect public health and the environment. When NYSDEC certifies that these requirements have been met, the property can be reused or redeveloped for the intended use.

For more information about the BCP, go online at: http://www.dec.ny.gov/chemical/8450.html.

2. Citizen Participation Activities

Why NYSDEC Involves the Public and Why It Is Important

NYSDEC involves the public to improve the process of investigating and cleaning up contaminated sites, and to enable citizens to participate more fully in decisions that affect their health, environment, and social well-being. NYSDEC provides opportunities for citizen involvement and encourages early two-way communication with citizens before decision makers form or adopt final positions.

Involving citizens affected and interested in site investigation and cleanup programs is important for many reasons. These include:

- Promoting the development of timely, effective site investigation and cleanup programs that protect public health and the environment
- Improving public access to, and understanding of, issues and information related to a particular site and that site's investigation and cleanup process
- Providing citizens with early and continuing opportunities to participate in NYSDEC's site investigation and cleanup process
- Ensuring that NYSDEC makes site investigation and cleanup decisions that benefit from input that reflects the interests and perspectives found within the affected community
- Encouraging dialogue to promote the exchange of information among the affected/interested public, State agencies, and other interested parties that strengthens trust among the parties, increases understanding of site and community issues and concerns, and improves decision making.

This Citizen Participation (CP) Plan provides information about how NYSDEC will inform and involve the public during the investigation and cleanup of the site identified above. The public information and involvement program will be carried out with assistance, as appropriate, from the Applicant.

Project Contacts

Appendix A identifies NYSDEC project contact(s) to whom the public should address questions or request information about the Site's investigation and cleanup program. The public's suggestions about this CP Plan and the CP program for the Site are always welcome. Interested people are encouraged to share their ideas and suggestions with the project contacts at any time.

Locations of Reports and Information

The locations of the reports and information related to the Site's investigation and cleanup program also are identified in **Appendix A**. These locations provide convenient access to important project documents for public review and comment. Some documents may be placed on the NYSDEC website. If this occurs, NYSDEC will inform the public in fact sheets distributed about the Site and by other means, as appropriate.

Site Contact List

Appendix B contains the Site contact list. This list has been developed to keep the community informed about, and involved in, the Site's investigation and cleanup process. The Site contact list will be used periodically to distribute fact sheets that provide updates about the status of the project. These will include notifications of upcoming activities at the Site (such as fieldwork), as well as availability of project documents and announcements about public comment periods.

The Site contact list includes, at a minimum:

- chief executive officer and planning board chairperson of each county, city, town and village in which the Site is located;
- residents, owners, and occupants of the Site and properties adjacent to the Site;
- the public water supplier which services the area in which the Site is located;
- any person who has requested to be placed on the Site contact list;
- the administrator of any school or day care facility located on or near the Site for purposes of posting and/or dissemination of information at the facility;
- location(s) of reports and information.

The Site contact list will be reviewed periodically and updated as appropriate. Individuals and organizations will be added to the Site contact list upon request. Such requests should be submitted to the NYSDEC project contact(s) identified in Appendix A. Other additions to the Site contact list may be made at the discretion of the NYSDEC project manager, in consultation with other NYSDEC staff as appropriate.

Note: The first Site fact sheet (usually related to the draft Remedial Investigation Work Plan) is distributed both by paper mailing through the postal service and through DEC Delivers, its email listserv service. The fact sheet includes instructions for signing up with the appropriate county listserv to receive future notifications about the Site. See http://www.dec.ny.gov/chemical/61092.html.

Subsequent fact sheets about the Site will be distributed exclusively through the listserv, except for households without internet access that have indicated the need to continue to receive Site information in paper form. Please advise the NYSDEC Site project manager identified in Appendix A if that is the case. Paper mailings may continue during the investigation and cleanup process for some sites, based on public interest and need.

Citizen Participation Activities

The table at the end of this section identifies the Citizen Participation (CP) activities, at a minimum, that have been and will be conducted during the Site's investigation and cleanup program. The flowchart in **Appendix C** shows how these CP activities integrate with the site investigation and cleanup process. The public is informed about these CP activities through fact sheets and notices distributed at significant points during the program. Elements of the investigation and cleanup process that match up with the CP activities are explained briefly in Section 5.

- Notices and fact sheets help the interested and affected public to understand contamination issues related to a site, and the nature and progress of efforts to investigate and clean up a site.
- Public forums, comment periods and contact with project managers provide opportunities for the public to contribute information, opinions and perspectives that have potential to influence decisions about a site's investigation and cleanup.

The public is encouraged to contact project staff at any time during the site's investigation and cleanup process with questions, comments, or requests for information.

This CP Plan may be revised due to changes in major issues of public concern identified in Section 3 or in the nature and scope of investigation and cleanup activities. Modifications may include additions to the Site contact list and changes in planned citizen participation activities.

Technical Assistance Grant

NYSDEC must determine if the Site poses a significant threat to public health or the environment. This determination generally is made using information developed during the investigation of the Site, as described in Section 5.

If the Site is determined to be a significant threat, a qualifying community group may apply for a Technical Assistance Grant (TAG). The purpose of a TAG is to provide funds to the qualifying group to obtain independent technical assistance. This assistance helps the TAG recipient to interpret and understand existing environmental information about the nature and extent of contamination related to the Site and the development/implementation of a remedy.

An eligible community group must certify that its membership represents the interests of the community affected by the Site, and that its members' health, economic well-being or enjoyment of the environment may be affected by a release or threatened release of contamination at the Site. As of the date the declaration (page 2) was signed by the NYSDEC project manager, the significant threat determination for the Site had not yet been made. To verify the significant threat status of the Site, the interested public may contact the NYSDEC project manager identified in **Appendix A**.

For more information about TAGs, go online at http://www.dec.ny.gov/regulations/2590.html

Note: The table identifying the citizen participation activities related to the Site's investigation and cleanup program follows on the next page:

Citizen Participation Activities	Timing of CP Activity(ies)
Application Process:	
Prepare site contact list Establish document repository(ies)	At time of preparation of application to participate in the BCP.
 Publish notice in Environmental Notice Bulletin (ENB) announcing receipt of application and 30-day public comment period Publish above ENB content in local newspaper Mail above ENB content to site contact list Conduct 30-day public comment period 	When NYSDEC determines that BCP application is complete. The 30-day public comment period begins on date of publication of notice in ENB. End date of public comment period is as stated in ENB notice. Therefore, ENB notice, newspaper notice, and notice to the site contact list should be provided to the public at the same time.
After Execution of Brownfield Site Cleanup Agreement (BCA):	
Prepare Citizen Participation (CP) Plan	Before start of Remedial Investigation Note: Applicant must submit CP Plan to NYSDEC for review and approval within 20 days of the effective date of the BCA.
Before NYSDEC Approves Remedial Investigation (RI) Work Plan:	
Distribute fact sheet to site contact list about proposed RI activities and announcing 30-day public comment period about draft RI Work Plan Conduct 30-day public comment period	Before NYSDEC approves RI Work Plan. If RI Work Plan is submitted with application, public comment periods will be combined and public notice will include fact sheet. Thirty-day public comment period begins/ends as per dates identified in fact sheet.
After Applicant Completes Remedial Investigation:	
Distribute fact sheet to site contact list that describes RI results	Before NYSDEC approves RI Report
Before NYSDEC Approves Remedial Work Plan (RWP):	
 Distribute fact sheet to site contact list about draft RWP and announcing 45-day public comment period Public meeting by NYSDEC about proposed RWP (if requested by affected community or at discretion of NYSDEC project manager) Conduct 45-day public comment period 	Before NYSDEC approves RWP. Forty-five day public comment period begins/ends as per dates identified in fact sheet. Public meeting would be held within the 45-day public comment period.
Before Applicant Starts Cleanup Action:	
Distribute fact sheet to site contact list that describes upcoming cleanup action	Before the start of cleanup action.
After Applicant Completes Cleanup Action:	
Distribute fact sheet to site contact list that announces that cleanup action has been completed and that NYSDEC is reviewing the Final Engineering Report	At the time the cleanup action has been completed. Note: The two fact sheets are combined when possible if there is not a delay in issuing the COC.
Distribute fact sheet to site contact list announcing NYSDEC approval of Final Engineering Report and issuance of Certificate of Completion (COC)	

3. Major Issues of Public Concern

This section of the CP Plan has been created to identify major issues of public concern that relate to the Site. However, at this time, there are no known major issues of public concern, such as impacts to water supplies, health concerns, etc. Major issues of public concern may be identified during the course of the Site's investigation and cleanup process. Presently, the types and concentrations of contaminants known to be present at the Site are typical to urban environments where commercial and industrial activities have occurred (see section 4 below).

4. Site Information

Site Description

- Location 1081 South Salina Street, Syracuse, Onondaga County
- **Setting** Urban
- **Site size** 1.892 acres
- Adjacent properties Surrounding properties include a mix of uses, including residential to the east, a church to the south, the former Coyne Textile Services to the west, and various commercial buildings to the north.

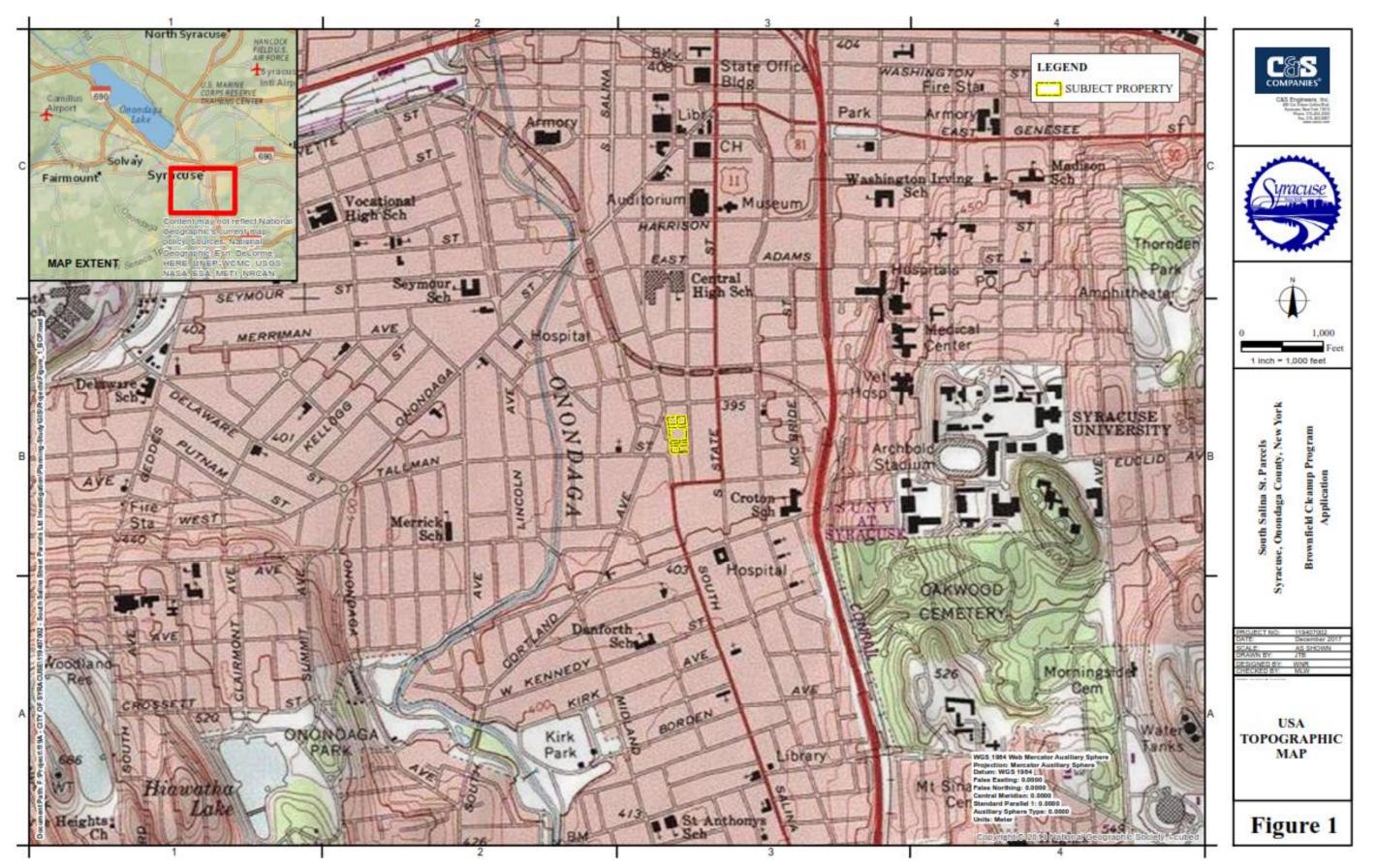
Maps identifying the location of the Site are provided on the following pages.

History of Site Use, Investigation, and Cleanup

The Site was originally developed for residential purposes sometime on or before 1892. Sometime between the 1890s and 1910, the Subject Property was developed for commercial and industrial purposes. Initial industrial development included the construction of a "gasometer", which was a large (~ 125' diameter) tank structure that stored "manufactured gas" and was located on the central portion of the Site. The gasometer was taken out of service sometime before 1950, and the Site was subsequently used for parking, as a rug cleaner bottling operation, and finally as a glass warehouse before it was demolished in the 1970s or 1980s. By the 1950s, the Subject Property was primarily used for commercial and industrial purposes. Between the 1950s and early 1990s, businesses such as a laundry / dry cleaner, automotive repair, rug cleaner bottler, refrigerator repair, tailor, plumbing shop, and a paint shop were present.

The following details the nature of known contamination at the Site:

Site soils consist of up to 10 feet of historic fill material (see definition and examples below). This fill contains semi-volatile organic compounds (often associated with the processing and combustion of fossil fuels, such as coal and oil) and metal contamination, as shown in recent sampling. No discrete contamination layer was observed, and therefore, the extent of contamination within the fill material is difficult to identify due to its varied nature. Physically impacted soil exhibiting staining, petroleum odors, and detectable photoionization detector (PID) readings was observed at various locations on





the Site, primarily on the central portion near the location of a former gasometer. The total Site is approximately 1.9 acres. Areas of the Site that will be finished with pervious surfaces (e.g. grass or landscaping) are estimated to comprise approximately 50% of the Site. Therefore, the estimated volume of contaminated soil / fill that exceeds Restricted-Residential Use Soil Cleanup Objectives (SCOs), requiring two feet of clean cover is approximately 83,000 cubic feet (3,000 cubic yards).

Historic fill is defined as: non-indigenous or non-native material, historically deposited or disposed in the general area of, or on, a site to create useable land by filling water bodies, wetlands or topographic depressions, which is in no way connected with the subsequent operations at the location of the emplacement, and which was contaminated prior to emplacement. The historic fill at the Site contains:

- Rock
- Sand
- Silt
- Clay

- Ash
- Coal
- Brick
- Clay Tile

Native soil is located below the fill and consists of brown sand, silt, and clay with abundant rock. Peat and marl are located below.

Groundwater was not evaluated during the most recent evaluation of the Site. However, perched groundwater was encountered above clay layers, generally from 7 to 15 feet below ground surface. Groundwater flow direction is unknown. Regionally, flow is expected to be to the west or northwest towards Onondaga Creek or Onondaga Lake. The primary public drinking water source for the City of Syracuse is Skaneateles Lake located 16 miles to the southwest. Groundwater at and in the vicinity of the Site is not known to be used for public drinking water supply and the City of Syracuse has a prohibition on utilizing groundwater for drinking water.

No known remedial activities were completed prior to Brownfield Cleanup Program sampling. No active or passive remediation has taken place on site.

The presence of the contamination is limiting the future use and re-investment opportunities on the parcel. However, as cited above, the known contamination does not appear to present a major issue of public concern. Stakeholders in the remediation of the Site include the City of Syracuse, local residents and users of adjacent buildings. See **Appendix B** for a contact list of stakeholders.

5. Investigation and Cleanup Process

Application

The Applicant has been accepted into New York's Brownfield Cleanup Program as a Volunteer. This means that the Applicant was not responsible for the disposal or discharge of the contaminants or whose ownership or operation of the Site took place

after the discharge or disposal of contaminants. The Volunteer must fully characterize the nature and extent of contamination onsite, and must conduct a qualitative exposure assessment, a process that characterizes the actual or potential exposures of people, fish and wildlife to contaminants on the Site and to contamination that has migrated from the Site.

The Applicant in their Application proposes that the Site will be will be repurposed into a mixed use commercial and restricted-residential facility.

To achieve this goal, the Applicants will conduct investigation and cleanup activities at the Site with oversight provided by NYSDEC. The Brownfield Cleanup Agreement sets forth the responsibilities of each party in conducting these activities at the Site.

Investigation

The Applicant will conduct an investigation of the Site officially called a "remedial investigation" (RI). This investigation will be performed with NYSDEC oversight. The Applicant must develop a remedial investigation workplan, which is subject to public comment.

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 or the determination that cleanup is not necessary.

The Applicant submits a draft "Remedial Investigation Work Plan" to NYSDEC for review and approval. NYSDEC makes the draft plan available to the public review during a 30-day public comment period.

When the investigation is complete, the Applicant will prepare and submit a report that summarizes the results. This report also will recommend whether cleanup action is needed to address site-related contamination. The investigation report is subject to review and approval by NYSDEC.

NYSDEC will use the information in the investigation report to determine if the Site poses a significant threat to public health or the environment. If the Site is a "significant threat," it must be cleaned up using a remedy selected by NYSDEC from an analysis of alternatives prepared by the Applicant and approved by NYSDEC. If the Site does not pose a significant threat, the Applicant may select the remedy from the approved analysis

of alternatives.

Interim Remedial Measures

An Interim Remedial Measure (IRM) is an action that can be undertaken at a site when a source of contamination or exposure pathway can be effectively addressed before the site investigation and analysis of alternatives are completed. If an IRM is likely to represent all or a significant part of the final remedy, NYSDEC will require a 30-day public comment period.

Remedy Selection

When the investigation of the Site has been determined to be complete, the project likely would proceed in one of two directions:

1. The Applicant may recommend in its investigation report that no action is necessary at the Site. In this case, NYSDEC would make the investigation report available for public comment for 45 days. NYSDEC then would complete its review, make any necessary revisions, and, if appropriate, approve the investigation report. NYSDEC would then issue a "Certificate of Completion" (described below) to the Applicant.

or

2. The Applicant may recommend in its investigation report that action needs to be taken to address site contamination. After NYSDEC approves the investigation report, the Applicant may then develop a cleanup plan, officially called a "Remedial Work Plan". The Remedial Work Plan describes the Applicant's proposed remedy for addressing contamination related to the Site.

When the Applicant submits a draft Remedial Work Plan for approval, NYSDEC would announce the availability of the draft plan for public review during a 45-day public comment period.

Cleanup Action

NYSDEC will consider public comments, and revise the draft cleanup plan if necessary, before approving the proposed remedy. The New York State Department of Health (NYSDOH) must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The selected remedy is formalized in the Site Decision Document.

The Applicant may then design and perform the cleanup action to address the Site contamination. NYSDEC and NYSDOH oversee the activities. When the Applicant completes cleanup activities, it will prepare a final engineering report that certifies that

cleanup requirements have been achieved or will be achieved within a specific time frame. NYSDEC will review the report to be certain that the cleanup is protective of public health and the environment for the intended use of the Site.

Certificate of Completion

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the Site, it will approve the final engineering report. NYSDEC then will issue a Certificate of Completion (COC) to the Applicant. The COC states that cleanup goals have been achieved, and relieves the Applicant from future liability for site-related contamination, subject to certain conditions. The Applicant would be eligible to redevelop the Site after it receives a COC.

Site Management

The purpose of site management is to ensure the safe reuse of the property if contamination will remain in place. Site management is the last phase of the site cleanup program. This phase begins when the COC is issued. Site management incorporates any institutional and engineering controls required to ensure that the remedy implemented for the Site remains protective of public health and the environment. All significant activities are detailed in a Site Management Plan.

An *institutional control* is a non-physical restriction on use of the Site, such as a deed restriction that would prevent or restrict certain uses of the property. An institutional control may be used when the cleanup action leaves some contamination that makes the Site suitable for some, but not all uses.

An *engineering control* is a physical barrier or method to manage contamination. Examples include: caps, covers, barriers, fences, and treatment of water supplies.

Site management also may include the operation and maintenance of a component of the remedy, such as a system that pumps and treats groundwater. Site management continues until NYSDEC determines that it is no longer needed.

Appendix A -**Project Contacts and Locations of Reports and Information**

Project Contacts

For information about the site's investigation and cleanup program, the public may contact any of the following project staff:

New York State Department of Environmental Conservation (NYSDEC):

Christopher F. Mannes, P.E.

Project Manager NYSDEC Region 7 Division of Environmental Remediation 615 Erie Blvd. West Syracuse, NY 13204 (315) 426-7400

Stephanie Webb or Kerry McElroy

Public Participation Specialist NYSDEC Region 7 615 Erie Blvd. West Syracuse, NY 13204 (315) 426-7400

New York State Department of Health (NYSDOH):

Christine Vooris

Project Manager, NYSDOH Empire State Plaza – Corning Tower, RM 1787 Albany, NY 12237 (518) 402-7860

Locations of Reports and Information

The facilities identified below are being used to provide the public with convenient access to important project documents:

Syracuse Industrial Development Agency City Hall Commons, 6th Floor 201 East Washington Street Syracuse, NY 13202

Phone: (315) 473-3275

Attn: Nora Spillane

NYSDEC Region 7 615 Erie Blvd. West Syracuse, NY 13204

Attn: Christopher F. Mannes, P.E.

Phone: (315) 426-7515

Hours: Monday to Friday 9 am to 5 pm

(call for appointment)

The citizen participation website he found can at http://www.dec.ny.gov/public/51805.html. The website provides information for the interested and affected public to help understand contamination issues related to a Site, and the nature and progress of efforts to investigate and clean up a site.

Appendix B - Site Contact List

1. Local Government - City of Syracuse and Onondaga County

City of Syracuse Mayor: Ben Walsh 233 East Washington Street 203 City Hall Syracuse, NY 13202

Syracuse Planning Commission Chair: Steven Kulick 233 East Washington Street Syracuse, New York 13202

Executive Director Greater Syracuse Land Bank: Katelyn Wright 431 E. Fayette Street, Suite 375 Syracuse, NY 1320

Onondaga County Executive: J. Ryan McMahon II John H. Mulroy Civic Center, 14th Floor Syracuse, New York 13202

2. Residents, Owners and Occupants of Property and Property Adjacent to Site:

Southeast Gateway CDC 1023 South Salina Street Syracuse, New York 13205

CNY Services, Inc. 518 James Street Syracuse, New York 13203

Faith Hope Community Center 1029 Montgomery Street Syracuse, New York 13202

New Jerusalem Baptist Church 1034 Montgomery Street Syracuse, New York 13202 Greater New Testament Church 1121 South Salina Street Syracuse, New York 13205

1116 South Salina Street, LLC 1116 South Salina Street Syracuse, New York 13202

Coyne International Group c/o William J. Leberman (bankruptcy trustee) One Lincoln Center 110 West Fayette Street, Suite 1110 Syracuse, New York 13202

3. Local Media:

Local Newspaper:

Syracuse Post Standard 220 South Warren Street Syracuse, New York 13202 (315) 470-0011 http://www.syracuse.com

Local Television:

WSYR – TV Channel 9 1000 Hiawatha Boulevard Syracuse, New York 13204 (315) 446-9900 http://www.localsyr.com

WSTM, WSTQ, WTVH – TV Channel 3, 5, CW6 1030 James Street Syracuse, New York 13203 (315) 477-9400 http://www.cnycentral.com

Radio:

WSYR 570 AM Radio 500 Plum Street Syracuse, New York 13204 (315) 472-9797 http://www.wsyr.iheart.com

WAER Syracuse Public Media 795 Ostrom Avenue Syracuse, New York 13244-4610 (315) 443-4021 http://www.waer.org/contact-us

Websites:

City of Syracuse website: http://www.syracuse.ny.us/Home.aspx

Onondaga County Website http://www.ongov.net/

4. Local Water Supplier:

Onondaga County Water Authority P.O. Box 4949 Syracuse, New York 13221-4949

5. Persons Requesting to be Placed on Contact List:

To Be Completed as Necessary

6. School and Day Care Facilities:

Seymour Elementary School 108 Shonnard Street Syracuse, NY 13204 Superintendent Jaimie Alicea 315-435-4161

Syracuse P-Tech 258 East Adams Street Syracuse, NY 13202 Superintendent Jaimie Alicea 315-435-4161

Dr. King Elementary School 416 East Raynor Avenue Syracuse, NY 13202 Superintendent Jaimie Alicea 315-435-4161

McCarthy @ Beard School 220 West Kennedy Street Syracuse, NY 13205 Superintendent Jaimie Alicea 315-435-4161

Johnson Vocational Center 573 East Genesee Street Syracuse, NY 13202 Coordinator Kathryn Lent 315-435-4135 SUNY College of Environmental Science 1 Forestry Drive Syracuse, NY 13210 David Amberg 315-470-6681

Syracuse University Crouse-Hinds Hall, Suite 600 900 South Crouse Avenue Syracuse, NY 13244-2130 Chancellor Kent Syverud

Lean On Me Daycare Center 422 West Onondaga Street Syracuse, New York 13202

Community Kids 228 Shonnard Street Syracuse, New York 13204

Early Beginnings 213 Hudson Street # 2 Syracuse, New York 13207

Yolanda's Day Care 250 Palmer Avenue Syracuse, New York 13207

Syracuse City School Preschool 220 W Kennedy Street Syracuse, New York 13205 Cab House Commons Day Care 667 S Salina Street Syracuse, New York 13202

University Hospital Day Care 650 S Salina Street Syracuse, New York 13202

Mama's Day Care 103 Tyler Court Syracuse, New York 13202 Courthouse Children's Center 401 Montgomery Street # 1 Syracuse, New York 13202

Children's Beginnings 100 South Clinton Street Syracuse, New York 13261

Lydia's Lullaby Day Care 213 Cannon Street Syracuse, New York 13205

Appendix C - Brownfield Cleanup Program Process

