



Department of
Environmental
Conservation

Where to Find Information

Access project documents through the [DECinfo Locator](#).

Or in person at the:

Onondaga County Public Library
447 South Salina Street
(315) 435-1900

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

Who to Contact

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

Project-Related Questions

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For more information about New York's Brownfield Cleanup Program, visit:
www.dec.ny.gov/chemical/8450.html

FACT SHEET

Brownfield Cleanup Program

Former Coyne Textile
140 Cortland Avenue
Syracuse, NY 13202

August 2020

SITE No. C734144
NYSDEC REGION 7

Environmental Cleanup to Begin at Brownfield Site

Action is about to begin that will address contamination related to the Former Coyne Textile site ("site") located at 140 Cortland Avenue, Syracuse, Onondaga County. Please see the map below for site location. The cleanup activities will be performed by Ranalli/Taylor St., LLC ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC determined that the Remedial Design Work Plan (RDWP) protects public health and the environment and approved the plan.

- Access the approved RDWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C734144/>.
- The documents also are available at the location identified at left under "Where to Find Information."

Remedial activities are expected to begin in August 2020 and last approximately 5 months.

Highlights of Upcoming Cleanup Activities: The goal of site cleanup action is to achieve cleanup levels that protect public health and the environment. The key components of the remedy are:

- Removal of a potential underground storage tank (UST) in the central portion of the site in accordance with local, state, and federal regulations;
- Excavation of petroleum-impacted soil associated with the UST to about 10 feet below ground surface (bgs);
- Treatment of contaminated groundwater. Contaminated groundwater will be extracted and treated with oxidants, then reinjected into the subsurface;
- Installation of a sub-slab depressurization system under the building;
- Injection of Zero Valent Iron to approximately 20 feet bgs in the northern area of the site, into an area of soil contamination containing elevated volatile organic compounds;
- Collection and analysis of end-point soil samples to evaluate the effectiveness of the remedy;
- Importing clean soil that meets the established soil cleanup objectives for use as backfill; and
- Restoration of the site cover (e.g., building slab, asphalt, or concrete) where it is compromised, or place a 1-foot clean soil cover in areas of open ground.

A site-specific health and safety plan (HASP) and a Community Air Monitoring Plan (CAMP) will be implemented during remediation activities. The HASP and CAMP establish procedures to protect on-site workers and residents and includes

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and includes required air monitoring as well as dust and odor suppression measures.

Next Steps: After the applicant completes the cleanup activities, they will prepare a Final Engineering Report (FER) and submit it to NYSDEC. The FER will describe the cleanup activities completed and certify that cleanup requirements have been or will be achieved.

When NYSDEC is satisfied that cleanup requirements have been or will be achieved for the site, it will approve the Final Engineering Report. NYSDEC will then issue a Certificate of Completion to the applicant. The applicant would be able to redevelop the site in conjunction with receiving a Certificate of Completion. In addition, the applicant would:

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

NYSDEC will issue a fact sheet that describes the content of the Final Engineering Report. The fact sheet will identify any institutional controls (for example, deed restrictions) or engineering controls (for example, a site cap) necessary at the site in relation to the issuance of the Certificate of Completion.

Site Description: The site is located in the City of Syracuse and consists of two non-contiguous areas. The former main laundry facility and offices, currently vacant, are located at 140 Cortland Avenue and consist of one parcel of land totaling approximately 1.75 acres. The building is concrete block with a slab-on-grade foundation. The second area comprises two parcels totaling approximately 1.70 acres and consists of a small park and a fenced in asphalt parking lot, located at 1002-1022 South Salina Street at Cortland Avenue and 1024-1040 South Salina Street at Tallman Street. The site limits are bounded by commercial buildings to the north, South Salina Street to the east, Tallman Street to the south and South Clinton Street to the west. The site is currently inactive and zoned for commercial use.

For more than 100 years, the site was used for industrial purposes, including a machine shop and rug manufacturer before Coyne Textile Services began operation in 1938. As an industrial dry-cleaning facility, activities at the site utilized tetrachloroethene (PCE) and Stoddard solvent (a non-chlorinated solvent) until 2000.

Syracuse Transit Corporation had a bus storage and repair building on the parcel beginning in 1951. From 1989 until acquisition by the current owner, the parcel was used for parking and a small greenspace.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C734144) at:

<http://www.dec.ny.gov/cfm/externalapps/derexternal/index.cfm?pageid=3>

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>

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.

Stay Informed With DEC Delivers

Sign up to receive site updates by email:

www.dec.ny.gov/chemical/61092.html

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

DECinfo 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

Figure 1 – Site Location

