



Department of
Environmental
Conservation

Where to Find Information

Access project documents through the
DECinfo Locator
<https://www.dec.ny.gov/data/DecDocs/C734148/>
and at these locations:

Onondaga County Central Library
447 South Salina Street
Syracuse, NY 13202
(315) 435-1900
Attn: Rene Battelle

NYSDEC Region 7
615 Erie Boulevard West
Syracuse, NY 13204
(315) 426-7519
by appointment only

Who to Contact

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

Project-Related Questions
Gary Priscott, P.G., Project Manager
NYSDEC
1679 Route 11
Kirkwood, NY 13795
(607) 775-2545 ext. 116
gary.priscott@dec.ny.gov

Project-Related Health Questions
Stephanie Selmer
NYSDOH
Empire State Plaza
Corning Tower, Room 1787
Albany, NY 12237
(518) 402-7860
bee@health.ny.gov

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

FACT SHEET

Brownfield Cleanup Program

The Smith Restaurant Building
500 Erie Boulevard East
Syracuse, NY 13202

SITE No. C734148

NYSDEC REGION 7

October 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 Smith Restaurant Building site ("site") located at 500 Erie Boulevard East, Syracuse, Onondaga County. Please see the map below 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, called a "Draft Remedial Action Work Plan (RAWP)" for 45 days, from **October 7 through November 22, 2020.**

- Access the RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C734148/>.
- 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 Work Plan: The proposed Restricted Residential Use remedy consists of:

- Installing a site-wide cover system to prevent contact with soil that does not meet restricted residential use soil cleanup criteria. This cover will consist of two feet of clean soil in vegetated or landscaped areas, and paved parking lots and concrete sidewalks in other areas;
- Excavating soil for off-site disposal in isolated areas for new foundation elements and utilities, and to accommodate cover system installation.
- Importing clean material that meets the restricted residential use criteria for backfill;
- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;
- Installing a vapor mitigation system within the on-site building to prevent exposures to potential soil vapor intrusion;
- Recording an Environment Easement to restrict site uses, prohibit groundwater use, and require compliance with a Site Management Plan; and
- Implementing a Site Management Plan with requirements for operation and maintenance of the cover system and vapor mitigation systems, future ground-intrusive work, and monitoring of overall remedy effectiveness.

BROWNFIELD CLEANUP PROGRAM

The proposed remedy was developed by Smith Building, LLC ("applicant") after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP). A "Remedial Investigation Report", which describes the results of the site investigation was submitted concurrently with the RAWP and is also available for review at the locations identified on Page 1.

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 applicants 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 0.334-acre site is located in the Central Business District of the City of Syracuse. It is bordered on the north by Erie Boulevard and the Interstate 81/690 corridor, on the east by the Interstate 81/690 corridor, on the south by Water Street, and on the west by Townsend Street. The site consists mostly of a multi-story, historic brick building, totaling approximately 31,000 square feet. Prior site and building uses included: restaurant supply company (since 1963), laundry and dry cleaning, restaurant, used car lot, mattress factory, toy warehouse, and other commercial and industrial uses. Redevelopment will allow mixed commercial and residential uses.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C734148) at:

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

Summary of the Investigation: The primary contaminants of concern in near-surface and subsurface soils at the site include semi-volatile organic compounds (SVOCs) and metals. Contaminants detected in groundwater at the site include the volatile organic compounds (VOCs), tetrachloroethene and chloroform at concentrations slightly above respective groundwater standards and at isolated locations. Some metals were also detected in groundwater above their respective groundwater standards. Contaminants detected in sub-slab soil vapor samples (collected beneath the on-site building) included VOCs with concentrations of tetrachloroethene and

trichloroethene indicating the need for mitigation to prevent human health exposure.

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:

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

Site Location

