



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
beci@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

January 2022

NYSDEC Certifies Cleanup Requirements Achieved at Brownfield Site

The New York State Department of Environmental Conservation (NYSDEC) determined that the cleanup requirements have been met 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.

The cleanup activities were performed by Smith Building, LLC ("applicant") with oversight provided by the NYSDEC. NYSDEC approved a Final Engineering Report (FER) and issued a Certificate of Completion (COC) for the site.

- Access the FER, Notice of COC and other project documents online through the DECinfo Locator:
<https://www.dec.ny.gov/data/DecDocs/C734148/>.
- The documents also are available at the locations identified at left under "Where to Find Information."

Completion of the Project: The following activities have been completed to achieve the remedial action objectives:

- Excavation and off-site disposal of soil, from isolated areas, for new foundation elements and utilities, and to accommodate installation of the cover system;
- Removal of three abandoned underground storage tanks in accordance with local, state, and federal regulations;
- Installation of a site-wide cover system to prevent contact with soil that does not meet restricted residential use soil cleanup criteria. The cover consists of two feet of clean soil in vegetated or landscaped areas, and paved parking lots and concrete sidewalks in other areas;
- Installation of a vapor mitigation system within the on-site building to prevent exposures to potential soil vapor intrusion;
- Implementation of 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; and
- Recording of an environment easement to restrict site uses, prohibit groundwater use, and require compliance with a Site Management Plan.

BROWNFIELD CLEANUP PROGRAM

Final Engineering Report Approved: NYSDEC approved the FER, 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 put in place on the site:

- Site Management Plan
- Groundwater Use Restriction
- Land Use Restriction
- Environmental Easement

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

- Cover System
- Vapor Mitigation System

Next Steps: With its receipt of a COC, the applicant is eligible to redevelop the site. In addition, the applicant is eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site. A COC 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 0.334-acre site is 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. Cleanup and redevelopment have been conducted to 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/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 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 NYSDEC 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>

BROWNFIELD CLEANUP PROGRAM

Site Location

