

(Fact Sheet Begins Next)

Act Now to Continue Receiving Information About This Site!

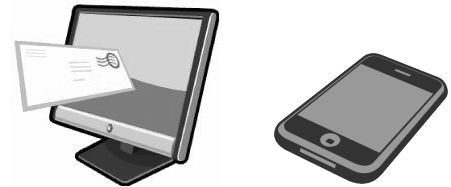
DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites *electronically by email*.

If you would like to continue to receive information about the contaminated site featured in this fact sheet:

You must sign up for the DER email listserv:

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

DER cannot register your email address - only the email address owner can do so. If you already have signed up for the listserv for the county in which the site is located, you need do nothing.



Why You Should Go “Paperless”:

- ☒ Get site information faster and share it easily;
- ☒ Receive information about all sites in a chosen county - read what you want, delete the rest;
- ☒ It helps the environment and stretches your tax dollars.

If “paperless” is not an option for you, call or write to the DER project manager identified in this fact sheet. Indicate that you need to receive paper copies of fact sheets through the Postal Service. Include the site name in your correspondence. The option to receive paper is available to individuals only. Groups, organizations, businesses, and government entities are assumed to have email access.



**Department of
Environmental
Conservation**

FACT SHEET

Brownfield Cleanup Program

**Moyer Carriage Lofts
1714 North Salina Street
Syracuse, NY**

June 2022

**SITE No. C734151
NYSDEC REGION 7**

Where to Find Information

Access project documents through the DECinfo Locator
<https://www.dec.ny.gov/data/DecDocs/C734151>
and at these location(s):

White Branch Library

763 Butternut St.
Syracuse, NY 13208
(315) 435-3519

Housing Visions Corporate Office

1201 East Fayette Street, Suite 26
Syracuse, NY 13210
(315) 472-3820

Who to Contact

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

Project-Related Questions

Jacky Luo, Project Manager
NYSDEC
625 Broadway
Albany, New York 12233
(518) 402-9676
jacky.luo@dec.ny.gov

Project-Related Health Questions

Daniel P. Tucholski
NYSDOH
Corning Tower
Empire State Plaza,
Albany, NY 12237
(518)-486-7016
beeji@health.ny.gov

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

Environmental Cleanup to Begin at Brownfield Site

Action is about to begin that will address contamination related to the Moyer Carriage Lofts site ("site") located at 1714 North Salina Street, Syracuse, Onondaga County. Please see the map for the site location. The cleanup activities will be performed by ADHV Redev LLC, ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has determined that the Remedial Work Plan (RWP) protects public health and the environment and has approved the plan.

- Access the approved RWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C734151/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

Remedial activities are expected to begin in June 2022 and last about 6 months.

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

- Removal of Underground Storage Tanks (UST) in accordance with local, state, and federal regulations;
- Excavation and off-site disposal of contaminated soil to depths of about 10 feet below the ground surface in the northeastern portion of the site;
- Should there be safety issues excavating soil to the targeted depth due to building stability, then a contingent in-situ chemical oxidation/soil blending cleanup action in the northeastern portion of the site will be used;
- Use of in-situ enhanced bioremediation to address on-site VOC groundwater contamination;
- Collection and analysis of soil samples to evaluate the effectiveness of the remedy;
- Importing clean soil that meets the established Soil Cleanup Objectives for use as backfill;
- Placement of a cover system, including a demarcation layer over areas without hardscape (buildings, asphalt, or concrete), to address contamination remaining above restricted residential Soil Cleanup Objectives; and
- Installation of a sub slab depressurization system (SSDS) to mitigate potential vapor intrusion throughout the footprint of the site buildings to ensure the protection of public health.

BROWNFIELD CLEANUP PROGRAM

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 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 achieved or will be achieved.

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the FER. NYSDEC will then issue a Certificate of Completion to the applicant(s). The applicant(s) would be able to redevelop the site in conjunction with receiving a Certificate of Completion. In addition, the applicant(s) would 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 FER. The fact sheet will identify any institutional controls (for example, environmental easements) or engineering controls (for example, a site cover) necessary at the site in relation to the issuance of the Certificate of Completion.

Site Description: The 2.12-acre site is located within the City of Syracuse and is bordered on the west by Exchange Place, on the south by North Salina Street, on the north by Park Street, and on the east by Wolf Street. The site has been used for industrial and commercial purposes since it was first developed prior to 1892 as the Moyer Carriage Factory. Operations included carriage and vehicle manufacturing. Between 1912 and 1958, the site was home to the Porter Cable Company for use as a tool manufacturing facility. From 1958 to 2012, the site was owned and operated by Penfield Mattress Company. Site operations included machining, plating, and parts and equipment cleaning. In 2012, the site was purchased by G&K Trucking, LLC. The site is currently unoccupied and only partially used for material storage.

The anticipated post-remediation use of the site is a mixed-use residential/commercial building.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C734151) 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 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

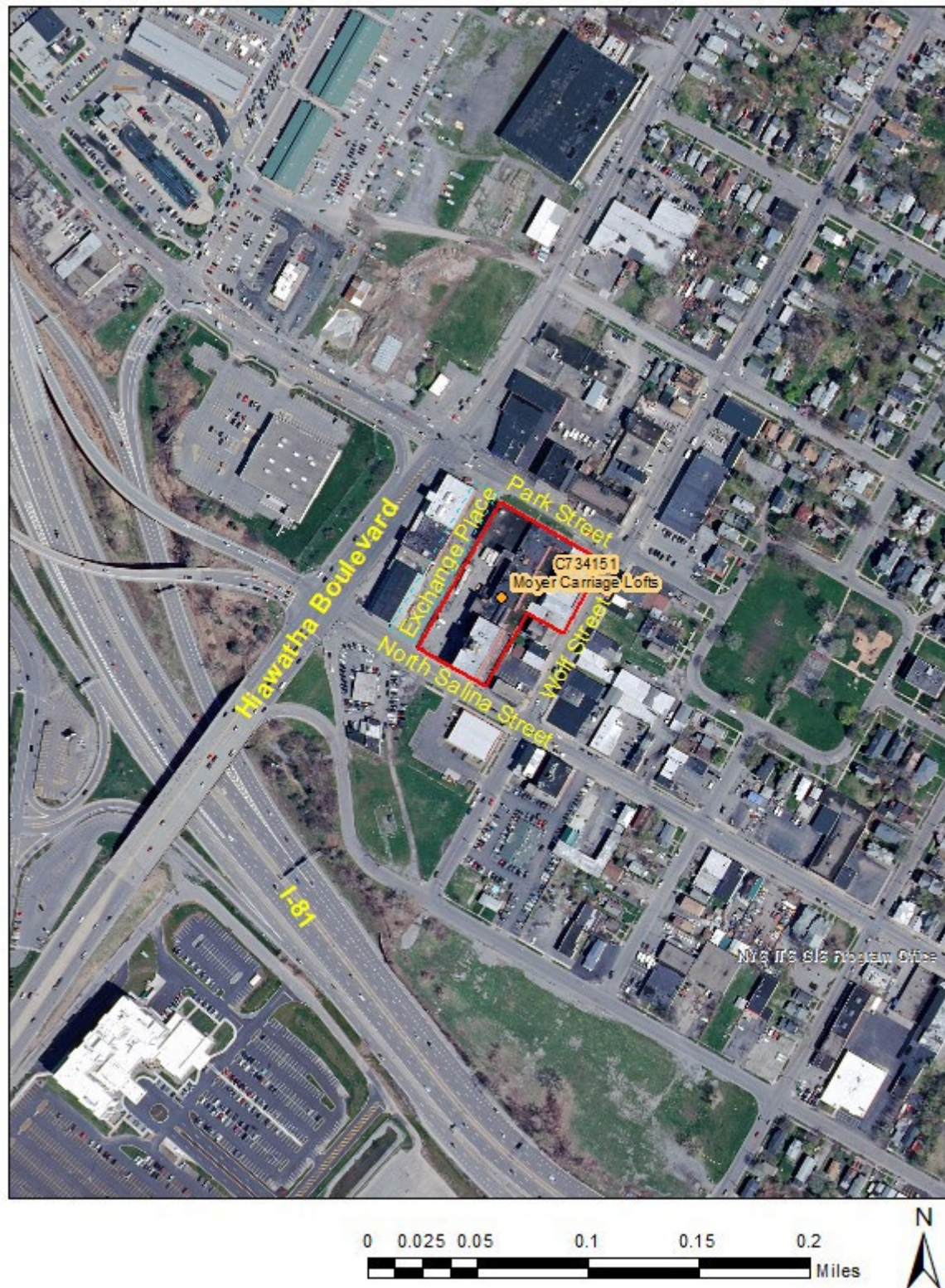
Note: Please disregard if you already have signed up and received this fact sheet electronically.

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>

BROWNFIELD CLEANUP PROGRAM

Site Location





Translation Available. Don't see your language? Ask!

English	To have this document translated into a language you can understand, contact the person below. There is no charge for the translation.
Español Spanish	Si necesita la traducción de este documento a un idioma que pueda entender, comuníquese con la persona indicada abajo. La traducción es gratis.
简体字 Simplified Chinese	如需將此文件翻譯成您能理解的語言版本，請聯絡下方人員。本次翻譯不收取費用。
Русский Russian	Чтобы получить перевод этого документа на понятный вам язык, свяжитесь с представителем, данные которого указаны ниже. Плата за эту услугу не взимается.
אידיש Yiddish	צו האבן די דאקומענט איבערגעטייטשט אין א שפראך וואס איר קענט פארשטיין, פארבינדט זיך מיט די פערזאן אונטן. די איבערטייטשונג איז פריי פון אפצאל.
বাঙালি Bengali	এই নথিটি আপনি বুঝতে পারেন এমন একটি ভাষায় অনুবাদ করতে, নিম্নলিখিত ব্যক্তির সাথে যোগাযোগ করুন। অনুবাদের জন্য কোন চার্জ দিতে হবে না।
한국어 Korean	이 언어를 본인이 이해할 수 있는 언어로 받아보려면 아래 담당자에게 문의하십시오. 번역료는 없습니다.
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Języki Polski Polish	Aby uzyskać tłumaczenie tego dokumentu na język, który jest dla Ciebie zrozumiały, skontaktuj się z poniższą osobą. Za tłumaczenie nie jest pobierana żadna opłata.

Contact: Jacky Luo, (518) 402-9549, jacky.luo@dec.ny.gov