

The Lofts at 1117

Brownfield Cleanup Program
Site No. C734160
Syracuse, Onondaga County



Department of
Environmental
Conservation

December 2025

Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the Lofts at 1117 site (site) located at 1117 West Fayette Street, Syracuse, Onondaga County under New York State's Brownfield Cleanup Program (BCP). Please see the map below for the site location.

The applicant, 1117 NEWCO, Corp. performed the cleanup activities with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The applicant has submitted a proposed Final Engineering Report (FER) for NYSDEC review which states that cleanup requirements have been or will be achieved to fully protect public health and the environment for the proposed site use.

- Access the FER and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C734160/>.
- Documents also are available at the location(s) identified under "Where to Find Information."

Highlights of the Site Cleanup

The following activities have been or will shortly be completed to achieve the remedial action objectives:

- Excavation - Excavation and off-site disposal of approximately 340 cubic yards of contaminated soil from three areas that contained soils exceeding the restricted residential soil cleanup objectives (SCOs) for lead and mercury. Further excavation for site redevelopment was completed following post-excavation samples demonstrating that the cleanup standards were achieved. Clean fill was and will be brought in to replace the excavated soil and to establish the design grades at the site.
- Site Cover System - Placement of a site cover consisting of building foundations, building slabs, pavement, paved surface parking areas, and sidewalks, or, in landscaped areas, a two-foot clean soil cover to allow for restricted residential use of the site. The soil cover was placed over a demarcation layer, with the upper 6 inches of the soil of sufficient quality to maintain a vegetation layer. Soil cover material meets the SCOS for use at the site.
- Development of a Site Management Plan for long-term management of residual contamination as required by the environmental easement, including plans for: (1) institutional and engineering Controls (IC/ECs); (2) monitoring plan; (3) excavation plan; and (4) reporting.
- An environmental easement was recorded to prevent future exposure to any contamination remaining at the site and to ensure implementation of the Site Management Plan.

Next Steps

When NYSDEC approves the FER, it will be made available to the public (see "Where to Find Information"). NYSDEC then will issue a Certificate of Completion (COC) that will be announced in a fact sheet. In addition, the applicant will be eligible for tax credits to offset a portion of the costs of performing cleanup activities and for redevelopment of the site.

Site Description

The site is located at 1117 West Fayette Street in the City of Syracuse, Onondaga County.. It is approximately 0.37-acres and is bordered on the west by a parking lot, on the south by a shopping plaza, on the north by West Fayette Street, and on the east by a mixed-use building. The site was most recently used for commercial purposes and is currently vacant. The site and surrounding areas are served by a municipal drinking water source.

Redevelopment of the site included the rehabilitation of existing buildings and creation of residential apartments. The cleanup standard is restricted residential to allow for multi-family housing.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C734160) at:

<https://appfactory.dec.ny.gov/DERExternalSearch/ERDSearch>

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://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield>

Stay Informed with DEC Delivers

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.

Sign up to receive site updates by email:

<https://dec.ny.gov/environmental-protection/site-cleanup/regional-remediation-project-information/environmental-cleanup-email-newsletters>

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://dec.ny.gov/maps/interactive-maps/decinfo-locator>

CONTACT INFORMATION

Project-Related Questions

Christopher Eighmey, Project Manager
NYSDEC, Division of Environmental Remediation

5786 Widewaters Parkway
Dewitt, NY 13214-1867
p: (315) 426-7558
christopher.eighmey@dec.ny.gov

Project-Related Health Questions

Sarita Wagh
NYSDOH, Bureau of Environmental Exposure and Investigation

Empire State Plaza
Corning Tower – Room 1787
Albany, NY 12237
p: (315)402-7817
beei@health.ny.gov

WHERE TO FIND INFORMATION

Access project documents through the DECinfo Locator and at these location(s):
<https://extapps.dec.ny.gov/data/DecDocs/C734160/>

Hazard Branch Library

1620 West Genesee Street
Syracuse, NY 13204
(315) 435-5326

Site Location





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