

# DECISION DOCUMENT

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1153-69 West Fayette Street  
Brownfield Cleanup Program  
Syracuse, Onondaga County  
Site No. C734164  
March 2026



**Department of  
Environmental  
Conservation**

Prepared by  
Division of Environmental Remediation  
New York State Department of Environmental Conservation

# DECLARATION STATEMENT - DECISION DOCUMENT

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Syracuse, Onondaga County  
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## **Statement of Purpose and Basis**

This document presents the remedy for the 1153-69 West Fayette Street site a brownfield cleanup site. The remedial program was chosen in accordance with the New York State Environmental Conservation Law and Title 6 of the Official Compilation of Codes, Rules and Regulations of the State of New York (6 NYCRR) Part 375.

This decision is based on the Administrative Record of the New York State Department of Environmental Conservation (NYSDEC) for the 1153-69 West Fayette Street site and the public's input to the proposed remedy presented by NYSDEC.

## **Description of Selected Remedy**

The elements of the selected remedy are as follows:

### 1. Remedial Design

A remedial design program will be implemented to provide the details necessary for the construction, operation, optimization, maintenance, and monitoring of the remedial program. Green remediation principles and techniques will be implemented to the extent feasible in the design, implementation, and site management of the remedy as per DER-31. The major green remediation components are as follows:

- Considering the environmental impacts of treatment technologies and remedy stewardship over the long term;
- Reducing direct and indirect greenhouse gases and other emissions;
  - Increasing energy efficiency and minimizing use of non-renewable energy;
  - Conserving and efficiently managing resources and materials;
  - Reducing waste, increasing recycling and increasing reuse of materials which would otherwise be considered a waste; Maximizing habitat value and creating habitat when possible;
  - Fostering green and healthy communities and working landscapes which balance ecological, economic and social goals;
  - Integrating the remedy with the end use where possible and encouraging green and sustainable re-development; and

- Additionally, to incorporate green remediation principles and techniques to the extent feasible in the future development at this site, any future on-site buildings shall be constructed, at a minimum, to meet the 2020 Energy Conservation Construction Code of New York (or the most recent edition) to improve energy efficiency as an element of construction.

As part of the remedial design program, to evaluate the remedy with respect to green and sustainable remediation principles, an environmental footprint analysis will be completed. The environmental footprint analysis will be completed using an accepted environmental footprint analysis calculator such as SEFA (Spreadsheets for Environmental Footprint Analysis, USEPA), SiteWise(TM) (available in the Sustainable Remediation Forum [SURF] library) or similar NYSDEC accepted tool. Water consumption, greenhouse gas emissions, renewable and non-renewable energy use, waste reduction and material use will be estimated, and goals for the project related to these green and sustainable remediation metrics, as well as for minimizing community impacts, protecting habitats and natural and cultural resources, and promoting environmental justice, will be incorporated into the remedial design program, as appropriate. The project design specifications will include detailed requirements to achieve the green and sustainable remediation goals. Further, progress with respect to green and sustainable remediation metrics will be tracked during implementation of the remedial action and reported in the Final Engineering Report (FER), including a comparison to the goals established during the remedial design program.

Additionally, the remedial design program will include a climate change vulnerability assessment, to evaluate the impact of climate change on the project site and the proposed remedy. Potential vulnerabilities associated with extreme weather events (e.g., hurricanes, lightning, heat stress and drought), flooding, and sea level rise will be identified, and the remedial design program will incorporate measures to minimize the impact of climate change on potential identified vulnerabilities.

## 2. Excavation

Excavation and off-site disposal of contaminated areas adjacent to the building, including soils which exceed the commercial soil cleanup objectives (CSCOs), as defined by 6 NYCRR Part 375-6.8.

Grading or excavation will occur to a minimum of one foot below surface grade to allow appropriate commercial SCO cover depth. Approximately 6,000 tons of non-hazardous soil will be removed from the site for disposal.

Collection and analysis of end point samples at the remedial excavation depth and lateral excavation limits will be used to verify that the objectives of the excavation have been achieved. If confirmation sampling indicates that SCOs were not achieved at the stated remedial depth, the Applicant must notify DEC, submit the sample results and, in consultation with DEC, determine if further remedial excavation is necessary. Further excavation for development will proceed after confirmation samples demonstrate that SCOs for the site have been achieved.

To ensure proper handling and disposal of excavated material, waste characterization sampling will be completed for all identified contaminated site material. Waste characterization sampling will be performed exclusively for the purposes of off-site disposal in a manner suitable to receiving facilities and in conformance with applicable federal, state and local laws, rules, and regulations and facility-specific permits.

### 3. Backfill

On-site soil which does not exceed the above excavation criteria may be used below the cover system described in paragraph 4 to backfill the excavation. Clean fill meeting the requirements of 6 NYCRR Part 375-6.7(d) will be brought in to replace excavated soil or complete backfilling of excavations and establish the designed grades at the site.

The estimated quantity of soil imported into the Site for backfill and cover soil is 1,200 cubic yards of general fill and 350 cubic yards of topsoil.

### 4. Cover System

A site cover will be required in areas where the upper one foot of exposed surface soil will exceed the applicable SCOs, to allow for future commercial use of the site. Where a soil cover is to be used it will be a minimum of one foot of soil placed over a demarcation layer, with the upper six inches of soil of sufficient quality to maintain a vegetative layer. Soil cover material, including any fill material brought to the site, will meet the SCOs for cover material for the use of the site as set forth in 6 NYCRR Part 375-6.7(d). Substitution of other materials and components may be allowed where such components already exist or are a component of the tangible property to be placed as part of site redevelopment. Such components may include, but are not necessarily limited to: pavement, concrete, paved surface parking areas, sidewalks, building foundations and building slabs.

### 5. Soil Vapor Mitigation System

The Annex building on-site will be required to have a sub-slab depressurization system, or other acceptable measures, to mitigate the migration of vapors into the building from the subsurface.

### 6. Institutional Control

Imposition of an institutional control in the form of an environmental easement and a Site Management Plan, as described below, will be required. The remedy will achieve a Track 4 commercial cleanup at a minimum.

Imposition of an institutional control in the form of an environmental easement for the controlled property which will:

- require the remedial party or site owner to complete and submit to the Department a periodic certification of institutional and engineering controls in accordance with Part 375-1.8 (h)(3);
- allow the use and development of the controlled property for commercial use as defined by Part 375-1.8(g), although land use is subject to local zoning laws;
- restrict the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the NYSDOH or County DOH; and

-require compliance with the NYSDEC approved Site Management Plan.

## 7. Site Management Plan

A Site Management Plan is required, which includes the following:

a. an Institutional and Engineering Control Plan that identifies all use restrictions and engineering controls for the site and details the steps and media-specific requirements necessary to ensure the following institutional and/or engineering controls remain in place and effective:

- Institutional Controls: The Environmental Easement discussed in paragraph 6 above.
- Engineering Controls: The Cover System discussed in paragraph 4 above and the sub-slab depressurization system discussed in paragraph 5 above.

This plan includes, but may not be limited to:

- an Excavation Plan which details the provisions for management of future excavations in areas of remaining contamination;
- descriptions of the provisions of the environmental easement including any land use and groundwater use restrictions;
- a provision for evaluation of the potential for soil vapor intrusion for any future or new occupied buildings on the site, including provision for implementing actions recommended to address exposures related to soil vapor intrusion;
- a provision that should a building foundation or building slab be removed in the future, a cover system consistent with that described in paragraph 4 above will be placed in any areas where the upper one foot of exposed surface soil exceed the applicable SCOs;
- provisions for the management and inspection of the identified engineering controls;
- maintaining site access controls and NYSDEC notification; and
- the steps necessary for the periodic reviews and certification of the institutional and/or engineering controls.

b. a Monitoring Plan to assess the performance and effectiveness of the remedy. The plan includes, but may not be limited to:

- a schedule of monitoring and frequency of submittals to the NYSDEC;
- monitoring for vapor intrusion for any buildings on the site, as may be required by the Institutional and Engineering Control Plan discussed above.

c. an Operation and Maintenance (O&M) Plan to ensure continued operation, maintenance, inspection, and reporting of any mechanical or physical components of the active vapor mitigation system. The plan includes, but is not limited to:

- procedures for operating and maintaining the systems; and
- compliance inspection of the system to ensure proper O&M as well as providing the data for any necessary reporting

**Declaration**

The remedy conforms with promulgated standards and criteria that are directly applicable, or that are relevant and appropriate and takes into consideration Department guidance, as appropriate. The remedy is protective of public health and the environment.

**March 20, 2026**

Date

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Jason Pelton, Director  
Remedial Bureau D

# DECISION DOCUMENT

1153-69 West Fayette Street  
Syracuse, Onondaga County  
Site No. C734164  
March 2026

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## **SECTION 1: SUMMARY AND PURPOSE**

The New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), has selected a remedy for the above referenced site. The disposal of contaminants at the site has resulted in threats to public health and the environment that would be addressed by the remedy. The disposal or release of contaminants at this site, as more fully described in this document, has contaminated various environmental media. Contaminants include hazardous waste and/or petroleum.

The New York State Brownfield Cleanup Program (BCP) is a voluntary program. The goal of the BCP is to enhance private-sector cleanups of brownfields and to reduce development pressure on "greenfields." A brownfield site is real property, where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance, based on the reasonably anticipated use of the property.

NYSDEC has issued this document in accordance with the requirements of New York State Environmental Conservation Law and 6 NYCRR Part 375. This document is a summary of the information that can be found in the site-related reports and documents.

## **SECTION 2: CITIZEN PARTICIPATION**

NYSDEC seeks input from the community on all remedies. A public comment period was held, during which the public was encouraged to submit comment on the proposed remedy. All comments on the remedy received during the comment period were considered by NYSDEC in selecting a remedy for the site. Site-related reports and documents were made available for review by the public at the following document repository:

DECInfo Locator - Web Application  
<https://gisservices.dec.ny.gov/gis/dil/index.html?rs=C734164>

Mundy Branch Library  
Attn: Anne Gregory  
1204 S. Geddes St.  
Syracuse, NY 13204  
Phone: (315)435-3797

## Receive Site Citizen Participation Information By Email

Please note that NYSDEC's Division of Environmental Remediation (DER) is "going paperless" relative to citizen participation information. The ultimate goal is to distribute citizen participation information about contaminated sites electronically by way of county email listservs. Information will be distributed for all sites that are being investigated and cleaned up in a particular county under the State Superfund Program, Environmental Restoration Program, Brownfield Cleanup Program and Resource Conservation and Recovery Act Program. We encourage the public to sign up for one or more county listservs at <http://www.dec.ny.gov/chemical/61092.html>

### **SECTION 3: SITE DESCRIPTION AND HISTORY**

#### Location

The Site is located on the west side of the City of Syracuse. It is identified as tax block 099.-03-02.1 on the Onondaga County tax map. Harbor Brook flows through the Site within a box culvert located beneath the eastern portion of the Site. Onondaga Creek is 0.76 miles east of the Site and Onondaga Lake is 1.25 miles northwest. The Site is bounded to the north by West Fayette Street followed by forested land, Syracuse City School District Supply Center, and a rail line, to the south by commercial stores and George Fowler High School, to the west by residences and the George Fowler High School baseball diamond, and to the east by another BCP Site (Lofts at 1117) and commercial stores. Properties immediately surrounding the Site are a mix of commercial and industrial in nature.

#### Site Features

The site is developed with a 92,113 square foot six-story building with an adjoining 11,060 square foot single story building. A former oil house (located on the west side of the building) and an exterior coal silo (located on the south side of the building) were identified on historic maps. The former oil house has since been replaced with the western addition to the building.

#### Current Zoning and Land Use

The Site is currently zoned for Mixed-Use Transition (MX-3) under the City of Syracuse's City Zoning Ordinance. The properties surrounding the Site have a combination of land uses including commercial, industrial / utility, residential, and public service.

#### Past Use of the Site

The Site was occupied by residential houses, a machine shop, and a lumber shed from at least 1892. Around 1911, the Site began operating as the Kemp & Burpee Manufacturing Company, a large manufacturing facility that produced manure spreaders. These operations included a machine shop, a forge shop, and several painting shops on and near the eastern side of the Site. In the mid-1900s (sometime between 1938 and 1951), the Kemp & Burpee manufacturing facility was demolished and the six-story industrial building with a single-story addition that exists today was constructed on the western portion of the Site. Between 1956 and 1960, a single-story addition was added to the western side of the buildings. The eastern portion of the Site operated as a parking lot. The industrial facility operated as the Morris Distributing Company (wholesale electrical supplies) between approximately 1951 and 1988. This operation

was equipped with an oil house that was located on the west side of the original structure, in an area that is now occupied by the western addition. A coal silo was also present outside the south side of the building dating to at least 1951. The coal storage structure remains on the Site. In the 1990s, the facility housed a variety of industrial and commercial companies including Command Services (computer sales and services), Tegmen (electronic circuit manufacturer), Selco Graphics (printing), and PEACE Inc (non-profit organization). Since the early 2000s, a variety of commercial tenants have occupied the facility.

#### Site Geology and Hydrogeology

The Site contains historic fill material across a significant portion of the Site from grade to approximately six to nine feet below ground surface (bgs) generally, with at least one location to eleven feet bgs. Native soil is located below the fill and consists of dark brown fine to coarse sand and silty clay. Depth to groundwater is 9 to 14 feet bgs across the site and groundwater is estimated to flow generally to the north toward Harbor Brook.

A site location map is attached as Figure 1.

### **SECTION 4: LAND USE AND PHYSICAL SETTING**

NYSDEC may consider the current, intended, and reasonably anticipated future land use of the site and its surroundings when evaluating a remedy for soil remediation. For this site, alternatives (or an alternative) that restrict(s) the use of the site to commercial use (which allows for industrial use) as described in Part 375-1.8(g) were/was evaluated in addition to an alternative which would allow for unrestricted use of the site.

A comparison of the results of the Remedial Investigation (RI) to the appropriate standards, criteria and guidance values (SCGs) for the identified land use and the unrestricted use SCGs for the site contaminants is available in the RI Report.

### **SECTION 5: ENFORCEMENT STATUS**

The Applicant(s) under the Brownfield Cleanup Agreement is a/are Volunteer(s). The Applicant(s) does/do not have an obligation to address off-site contamination. However, NYSDEC has determined that this site does not pose a significant threat to public health or the environment; accordingly, no enforcement actions are necessary.

### **SECTION 6: SITE CONTAMINATION**

#### **6.1: Summary of the Remedial Investigation**

A remedial investigation (RI) serves as the mechanism for collecting data to:

- characterize site conditions;
- determine the nature of the contamination; and
- assess risk to human health and the environment.

The RI is intended to identify the nature (or type) of contamination which may be present at a site and the extent of that contamination in the environment on the site, or leaving the site. The RI reports on data gathered to determine if the soil, groundwater, soil vapor, indoor air, surface water or sediments may have been contaminated. Monitoring wells are installed to assess groundwater and soil borings or test pits are installed to sample soil and/or waste(s) identified. If other natural resources are present, such as surface water bodies or wetlands, the water and sediment may be sampled as well. Based on the presence of contaminants in soil and groundwater, soil vapor will also be sampled for the presence of contamination. Data collected in the RI influence the development of remedial alternatives. The RI report is available for review in the site document repository and the results are summarized in section 6.3.

The analytical data collected on this site includes data for:

- air
- groundwater
- soil
- soil vapor
- indoor air
- sub-slab vapor

#### **6.1.1: Standards, Criteria, and Guidance (SCGs)**

The remedy must conform to promulgated standards and criteria that are directly applicable or that are relevant and appropriate. The selection of a remedy must also take into consideration guidance, as appropriate. Standards, Criteria and Guidance are hereafter called SCGs.

To determine whether the contaminants identified in various media are present at levels of concern, the data from the RI were compared to media-specific SCGs. NYSDEC has developed SCGs for groundwater, surface water, sediments, and soil. The NYSDOH has developed SCGs for drinking water and soil vapor intrusion. For a full listing of all SCGs see: <http://www.dec.ny.gov/regulations/61794.html>

#### **6.1.2: RI Results**

The data have identified contaminants of concern. A "contaminant of concern" is a contaminant that is sufficiently present in frequency and concentration in the environment to require evaluation for remedial action. Not all contaminants identified on the property are contaminants of concern. The nature and extent of contamination and environmental media requiring action are summarized below. Additionally, the RI Report contains a full discussion of the data. The contaminant(s) of concern identified at this site is/are:

benzo(a)anthracene	indeno(1,2,3-cd)pyrene
benzo(a)pyrene	arsenic
benzo(k)fluoranthene	copper
chrysene	mercury
dibenz[a,h]anthracene	lead

phenol  
bis(2-ethylhexyl)phthalate  
benzo(b)fluoranthene  
hexachlorobenzene

antimony  
mercury  
carbon tetrachloride

The contaminant(s) of concern exceed the applicable SCGs for:

- groundwater
- soil
- soil vapor intrusion

## **6.2: Interim Remedial Measures**

An interim remedial measure (IRM) is conducted at a site when a source of contamination or exposure pathway can be effectively addressed before issuance of the Decision Document.

During the investigation, an underground storage tank (UST) was discovered and removed from the site. The tank was approximately 5,000-gallon capacity, in poor condition with moderate corrosion/pinholes, and was sitting on a concrete cradle. Following removal, approximately 111 tons of No. 1 and 2 stone blend was imported and placed in the UST area. This removal took place on the south side of the barn, shown in Figure 3B.

## **6.3: Summary of Environmental Assessment**

This section summarizes the assessment of existing and potential future environmental impacts presented by the site. Environmental impacts may include existing and potential future exposure pathways to fish and wildlife receptors, wetlands, groundwater resources, and surface water. The RI report presents a detailed discussion of any existing and potential impacts from the site to fish and wildlife receptors.

Nature and Extent of Contamination:

Soil and groundwater were analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), metals, polychlorinated biphenyls (PCBs), per- and polyfluoroalkyl substances (PFAS), and pesticides. Sub-slab soil vapor, indoor air, and outdoor air samples were analyzed for VOCs. Based upon investigations conducted to date, the primary contaminants of concern include SVOCs and metals in soil and SVOCs and PFAS in groundwater.

Soils: The six surface soil sample locations were spatially distributed across the Site. Two samples were collected from each location; from 0 to 2 inches below the vegetative cover and from 6 to 12 inches bgs. SVOC detections at concentrations above the Commercial SCOs included: benzo(a)anthracene at a maximum concentration of 99 parts per million (ppm) (commercial use soil cleanup objective (CMSCO) is 5.6 ppm), benzo(a)pyrene at a maximum concentration of 75 ppm (CMSCO is 1 ppm), benzo(b)fluoranthene at a maximum concentration of 38 ppm (CMSCO is 5.6 ppm), chrysene at a maximum concentration of 100 ppm (CMSCO is

56 ppm), dibenzo(a,h)anthracene at a maximum concentration of 7.6 ppm (CMSCO is 0.56 ppm), and indeno (1,2,3-cd)pyrene at a maximum concentration of 30 ppm (CMSCO is 5.6 ppm).

Two metals located in the surface soil were detected at concentrations above the CMSCOs. Arsenic at a maximum concentration of 34.4 ppm (CMSCO is 16 ppm) and copper at a maximum concentration of 688 ppm (CMSCO is 270 ppm).

A total of 18 site wide soil borings (14 exterior and 4 interior) were advanced and 18 soil samples were collected from the upper portion of the boring containing Historic Fill Material (HFM) for laboratory analysis. The samples were collected from each soil boring at depths down to 10 feet bgs to evaluate subsurface soil quality.

SVOC detections at concentrations above the Commercial SVOCs included (highest concentrations located in HFM): benzo(a)anthracene at a maximum concentration of 27 ppm (CMSCO is 5.6 ppm), benzo(a)pyrene at a maximum concentration of 24 ppm (CMSCO is 1 ppm), benzo(b)fluoranthene at a maximum concentration of 31 ppm (CMSCO is 5.6 ppm), dibenzo(a,h)anthracene at a maximum concentration of 3.3 ppm (CMSCO is 0.56 ppm), and indeno(1,2,3-cd)pyrene at a maximum concentration of 14 ppm (CMSCO is 5.6 ppm).

Several metals located in the soil were detected at limits above the CMSCOs. Arsenic at a maximum concentration of 75.2 ppm (CMSCO is 16 ppm), copper at a maximum concentration of 302 ppm (CMSCO is 270 ppm), lead at a maximum concentration of 2,630 ppm (CMSCO is 1,000 ppm), and mercury at a maximum concentration of 15.7 ppm (CMSCO is 2.8 ppm).

There were no VOCs, PCBs, or pesticides detected in soil at concentrations exceeding applicable SCOs.

Data does not indicate that there are off-site impacts in soil related to this site.

Groundwater: Groundwater sample results were compared to the Technical and Operational Guidance Series (TOGS), which represent the ambient water quality standards and guidance values for New York State.

No VOCs were detected at concentrations exceeding groundwater TOGS limits.

Two rounds of groundwater sampling were conducted for the seven groundwater monitoring wells. Only one round of sampling for each well exceeded the TOGS standards for groundwater. The following contaminants were in exceedance: Bis(2-ethylhexyl)phthalate at a maximum concentration of 22.0 parts per billion (ppb) (TOGS is 5.0 ppb), phenol at a maximum concentration of 1.8 ppb (TOGS is 1.0 ppb), benzo(a)anthracene at a maximum concentration of 0.19 ppb (TOGS is 0.002 ppb), benzo(a)pyrene at a maximum concentration of 0.14 ppb (TOGS is 0.0 ppb), benzo(b)fluoranthene at a maximum concentration of 0.23 ppb (TOGS is 0.002 ppb), benzo(k)fluoranthene at a maximum concentration of 0.21 ppb (TOGS is 0.002 ppb), chrysene at a maximum concentration of 0.2 ppb (TOGS is 0.002 ppb), hexachlorobenzene at a maximum

concentration of 0.07 ppb (TOGS is 0.04 ppb), indeno(1,2,3-cd)pyrene at a maximum concentration of 0.22 ppb (TOGS is 0.002 ppb)

Total copper, total lead, total mercury, and dissolved antimony exceeded the TOGS limit in the first round of sampling only in Monitoring Well MW-105. The exceeded value for mercury was at 0.75 ppb (TOGS is 0.7 ppb), copper at 215.1 ppb (TOGS is 200 ppb), lead at 353.2 ppb (TOGS is 25.0 ppb), and dissolved antimony at 4.51 ppb (TOGS is 3.0 ppb).

During the first round of groundwater sampling, the concentration of perfluorooctanesulfonic acid (PFOS) was 3.3 parts per trillion (ppt) in monitoring well MW-101 (exceeding the guidance value of 2.7 ppt) and the concentration of perfluorooctanoic acid (PFOA) was 7.78 ppt in MW-107 (exceeding the guidance value of 6.7 ppt). During the second round of groundwater sampling, the concentration of PFOS was 3.66 ppt at MW-101 and the concentration of PFOA was 6.9 ppt at MW-107.

No VOCs, pesticides, or PCBs were detected at concentrations above groundwater TOGS limits.

Data does not indicate that there are off-site impacts in groundwater related to this site.

Sub-slab Vapor and Indoor Air: The results of the initial and additional soil vapor intrusion (SVI) assessment indicated that concentrations of carbon tetrachloride in sub-slab vapor ranged from 82.6 to 2,230 micrograms per cubic meter, with the highest concentration occurring at PSG-104 located beneath the annex building, shown in Figure 2. The accompanying indoor air sample from this area had a carbon tetrachloride concentration of 0.472 micrograms per cubic meter, which was comparable to other indoor air locations and the ambient air sample.

#### **6.4: Summary of Human Exposure Pathways**

This human exposure assessment identifies ways in which people may be exposed to site-related contaminants. Chemicals can enter the body through three major pathways (breathing, touching or swallowing). This is referred to as *exposure*.

Persons who enter the site could contact contaminants in the soil by walking on the site, digging or otherwise disturbing the soil. People are not expected to come into direct contact with the contaminated groundwater unless they dig below the ground surface. Volatile organic compounds in soil vapor (air spaces within the soil) may move into buildings and affect the indoor air quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion. Because the site is currently vacant, the potential for people to inhale site-related contaminants due to soil -vapor intrusion does not represent a concern. The potential exists for the inhalation of site contaminants due to soil vapor intrusion for any future on-site development. In addition, sampling indicates soil vapor intrusion is not a concern for off-site buildings.

#### **6.5: Summary of the Remediation Objectives**

The objectives for the remedial program have been established through the remedy selection process stated in 6 NYCRR Part 375. The goal for the remedial program is to restore the site to pre-disposal conditions to the extent feasible. At a minimum, the remedy shall eliminate or mitigate all significant threats to public health and the environment presented by the contamination identified at the site through the proper application of scientific and engineering principles.

The remedial action objectives for this site are:

### **Groundwater**

#### **RAOs for Public Health Protection**

- Prevent ingestion of groundwater with contaminant levels exceeding drinking water standards.

#### **RAOs for Environmental Protection**

- Restore ground water aquifer to pre-disposal/pre-release conditions, to the extent practicable.

### **Soil**

#### **RAOs for Public Health Protection**

- Prevent ingestion/direct contact with contaminated soil.

#### **RAOs for Environmental Protection**

- Prevent migration of contaminants that would result in groundwater or surface water contamination.

### **Soil Vapor**

#### **RAOs for Public Health Protection**

- Mitigate impacts to public health resulting from existing, or the potential for, soil vapor intrusion into buildings at a site.

## **SECTION 7: ELEMENTS OF THE SELECTED REMEDY**

The alternatives developed for the site and the evaluation of the remedial criteria are presented in the Alternative Analysis. The remedy is selected pursuant to the remedy selection criteria set forth in DER-10, Technical Guidance for Site Investigation and Remediation and 6 NYCRR Part 375.

The selected remedy is a Track 4: Restricted use with site-specific soil cleanup objectives remedy.

The selected remedy is referred to as the Excavation, Site Cover System and Soil Vapor Mitigation System remedy.

The elements of the selected remedy, as shown in Figure 3A and 3B, are as follows:

1. Remedial Design

A remedial design program will be implemented to provide the details necessary for the construction, operation, optimization, maintenance, and monitoring of the remedial program. Green remediation principles and techniques will be implemented to the extent feasible in the design, implementation, and site management of the remedy as per DER-31. The major green remediation components are as follows:

- Considering the environmental impacts of treatment technologies and remedy stewardship over the long term;
- Reducing direct and indirect greenhouse gases and other emissions;
  - Increasing energy efficiency and minimizing use of non-renewable energy;
  - Conserving and efficiently managing resources and materials;
  - Reducing waste, increasing recycling and increasing reuse of materials which would otherwise be considered a waste; Maximizing habitat value and creating habitat when possible;
  - Fostering green and healthy communities and working landscapes which balance ecological, economic and social goals;
  - Integrating the remedy with the end use where possible and encouraging green and sustainable re-development; and
  - Additionally, to incorporate green remediation principles and techniques to the extent feasible in the future development at this site, any future on-site buildings shall be constructed, at a minimum, to meet the 2020 Energy Conservation Construction Code of New York (or the most recent edition) to improve energy efficiency as an element of construction.

As part of the remedial design program, to evaluate the remedy with respect to green and sustainable remediation principles, an environmental footprint analysis will be completed. The environmental footprint analysis will be completed using an accepted environmental footprint analysis calculator such as SEFA (Spreadsheets for Environmental Footprint Analysis, USEPA), SiteWise(TM) (available in the Sustainable Remediation Forum [SURF] library) or similar NYSDEC accepted tool. Water consumption, greenhouse gas emissions, renewable and non-renewable energy use, waste reduction and material use will be estimated, and goals for the project related to these green and sustainable remediation metrics, as well as for minimizing community impacts, protecting habitats and natural and cultural resources, and promoting environmental justice, will be incorporated into the remedial design program, as appropriate. The project design specifications will include detailed requirements to achieve the green and sustainable remediation goals. Further, progress with respect to green and sustainable remediation metrics will be tracked during implementation of the remedial action and reported in the Final Engineering Report (FER), including a comparison to the goals established during the remedial design program.

Additionally, the remedial design program will include a climate change vulnerability assessment, to evaluate the impact of climate change on the project site and the proposed remedy. Potential vulnerabilities associated with extreme weather events (e.g., hurricanes, lightning, heat stress and drought), flooding, and sea level rise will be identified, and the remedial design program will incorporate measures to minimize the impact of climate change on potential identified vulnerabilities.

## 2. Excavation

Excavation and off-site disposal of contaminated areas adjacent to the building, including soils which exceed the commercial soil cleanup objectives (CSCOs), as defined by 6 NYCRR Part 375-6.8.

Grading or excavation will occur to a minimum of one foot below surface grade to allow appropriate commercial SCO cover depth. Approximately 6,000 tons of non-hazardous soil will be removed from the site for disposal

Collection and analysis of end point samples at the remedial excavation depth and lateral excavation limits will be used to verify that the objectives of the excavation have been achieved. If confirmation sampling indicates that SCOs were not achieved at the stated remedial depth, the Applicant must notify DEC, submit the sample results and, in consultation with DEC, determine if further remedial excavation is necessary. Further excavation for development will proceed after confirmation samples demonstrate that SCOs for the site have been achieved.

To ensure proper handling and disposal of excavated material, waste characterization sampling will be completed for all identified contaminated site material. Waste characterization sampling will be performed exclusively for the purposes of off-site disposal in a manner suitable to receiving facilities and in conformance with applicable federal, state and local laws, rules, and regulations and facility-specific permits.

## 3. Backfill

On-site soil which does not exceed the above excavation criteria may be used below the cover system described in paragraph 4 to backfill the excavation. Clean fill meeting the requirements of 6 NYCRR Part 375-6.7(d) will be brought in to replace excavated soil or complete backfilling of excavations and establish the designed grades at the site.

The estimated quantity of soil imported into the Site for backfill and cover soil is 1,200 cubic yards of general fill and 350 cubic yards of topsoil.

## 4. Cover System

A site cover will be required in areas where the upper one foot of exposed surface soil will exceed the applicable SCOs, to allow for future commercial use of the site. Where a soil cover is to be used it will be a minimum of one foot of soil placed over a demarcation layer, with the upper six inches of soil of sufficient quality to maintain a vegetative layer. Soil cover material, including any fill material brought to the site, will meet the SCOs for cover material for the use of the site as set forth in 6 NYCRR Part 375-6.7(d). Substitution of other materials and components may be allowed where such components already exist or are a component of the tangible property to be placed as part of site redevelopment. Such components may include, but are not necessarily limited to: pavement, concrete, paved surface parking areas, sidewalks, building foundations and building slabs.

## 5. Soil Vapor Mitigation System

The Annex building on-site will be required to have a sub-slab depressurization system, or other acceptable measures, to mitigate the migration of vapors into the building from the subsurface.

## 6. Institutional Control

Imposition of an institutional control in the form of an environmental easement and a Site Management Plan, as described below, will be required. The remedy will achieve a Track 4 commercial cleanup at a minimum.

Imposition of an institutional control in the form of an environmental easement for the controlled property which will:

- require the remedial party or site owner to complete and submit to the Department a periodic certification of institutional and engineering controls in accordance with Part 375-1.8 (h)(3);
- allow the use and development of the controlled property for commercial use as defined by Part 375-1.8(g), although land use is subject to local zoning laws;
- restrict the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the NYSDOH or County DOH; and
- require compliance with the NYSDEC approved Site Management Plan.

## 7. Site Management Plan

A Site Management Plan is required, which includes the following:

a. an Institutional and Engineering Control Plan that identifies all use restrictions and engineering controls for the site and details the steps and media-specific requirements necessary to ensure the following institutional and/or engineering controls remain in place and effective:

- Institutional Controls: The Environmental Easement discussed in paragraph 6 above.
- Engineering Controls: The Cover System discussed in paragraph 4 above and the sub-slab depressurization system discussed in paragraph 5 above.

This plan includes, but may not be limited to:

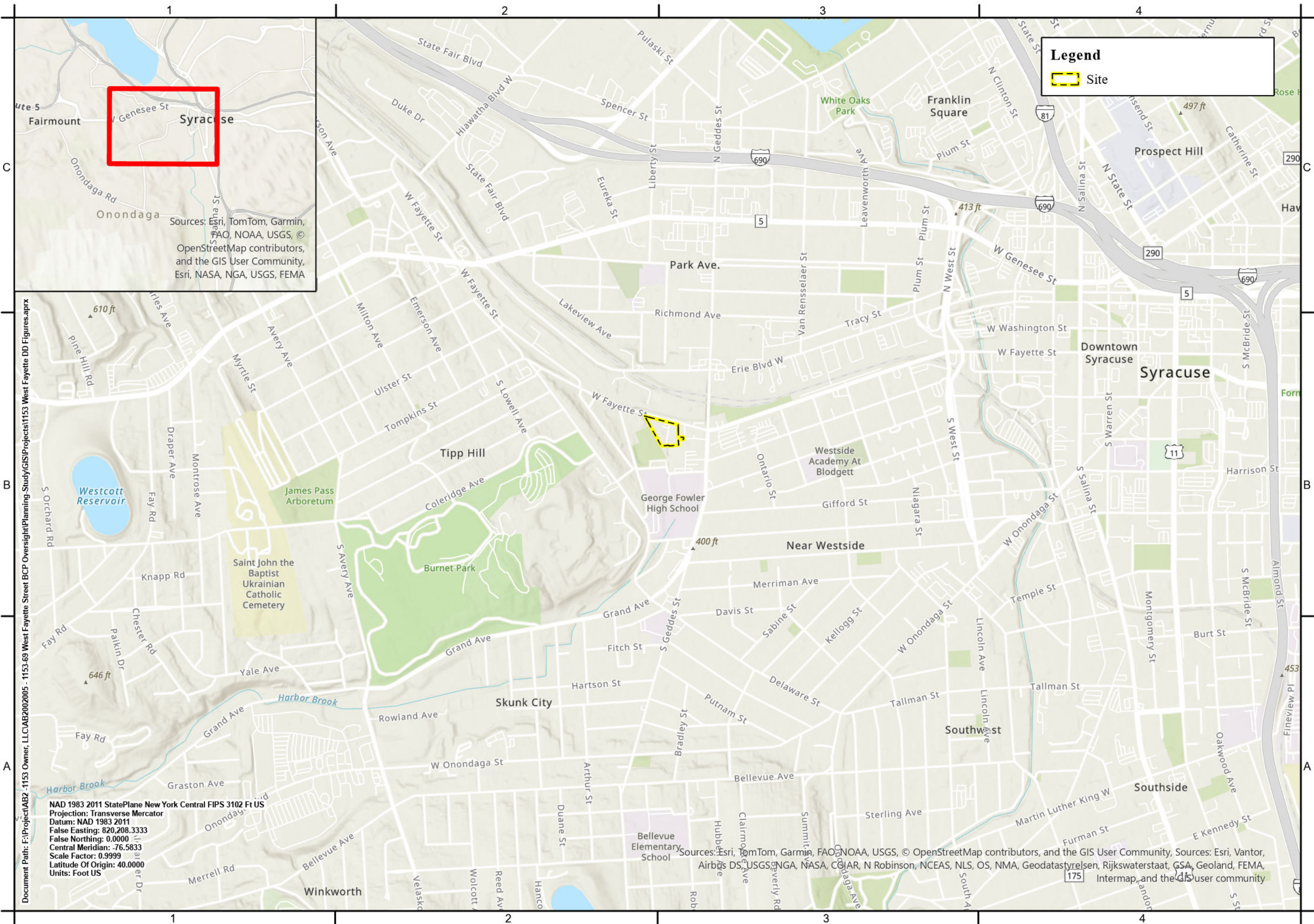
- an Excavation Plan which details the provisions for management of future excavations in areas of remaining contamination;
- descriptions of the provisions of the environmental easement including any land use and groundwater use restrictions;
- a provision for evaluation of the potential for soil vapor intrusion for any future or new occupied buildings on the site, including provision for implementing actions recommended to address exposures related to soil vapor intrusion;
- a provision that should a building foundation or building slab be removed in the future, a cover system consistent with that described in paragraph 4 above will be placed in any areas where the upper one foot of exposed surface soil exceed the applicable SCOs;
- provisions for the management and inspection of the identified engineering controls;
- maintaining site access controls and NYSDEC notification; and
- the steps necessary for the periodic reviews and certification of the institutional and/or engineering controls.

b. a Monitoring Plan to assess the performance and effectiveness of the remedy. The plan includes, but may not be limited to:

- a schedule of monitoring and frequency of submittals to the NYSDEC;
- monitoring for vapor intrusion for any buildings on the site, as may be required by the Institutional and Engineering Control Plan discussed above.

c. an Operation and Maintenance (O&M) Plan to ensure continued operation, maintenance, inspection, and reporting of any mechanical or physical components of the active vapor mitigation system. The plan includes, but is not limited to:

- procedures for operating and maintaining the systems; and
- compliance inspection of the system to ensure proper O&M as well as providing the data for any necessary reporting



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Esri, NASA, NGA, USGS, FEMA

NAD 1983 2011 StatePlane New York Central FIPS 3102 Ft US  
 Projection: Transverse Mercator  
 Datum: NAD 1983 2011  
 False Easting: 820,208.3333  
 False Northing: 0.0000  
 Central Meridian: -76.5833  
 Scale Factor: 0.9999  
 Latitude Of Origin: 40.0000  
 Units: Foot US



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 Phone: 315-455-2000  
 Fax: 315-455-9607  
 www.cscs.com



0 1,200 Feet  
 1 inch equals 1,200 feet

**Decision Document**  
**1153-69 West Fayette Street (BCP Site No. C734164)**  
 City of Syracuse, Onondaga County, New York

PROJECT NO:	AB2.002.005
DATE:	February 2026
SCALE:	AS SHOWN
DRAWN BY:	CND
DESIGNED BY:	CND
CHECKED BY:	HNB

**SITE LOCATION MAP**

**FIGURE 1**

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

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**Legend**

Site



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 Fax: 315-455-9667  
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0 50 Feet  
 1 inch equals 50 feet

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**SITE  
 MAP**

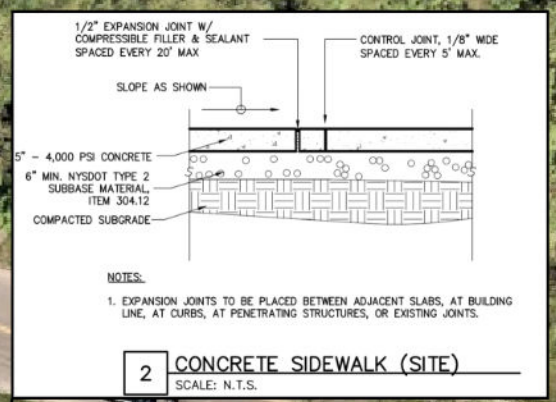
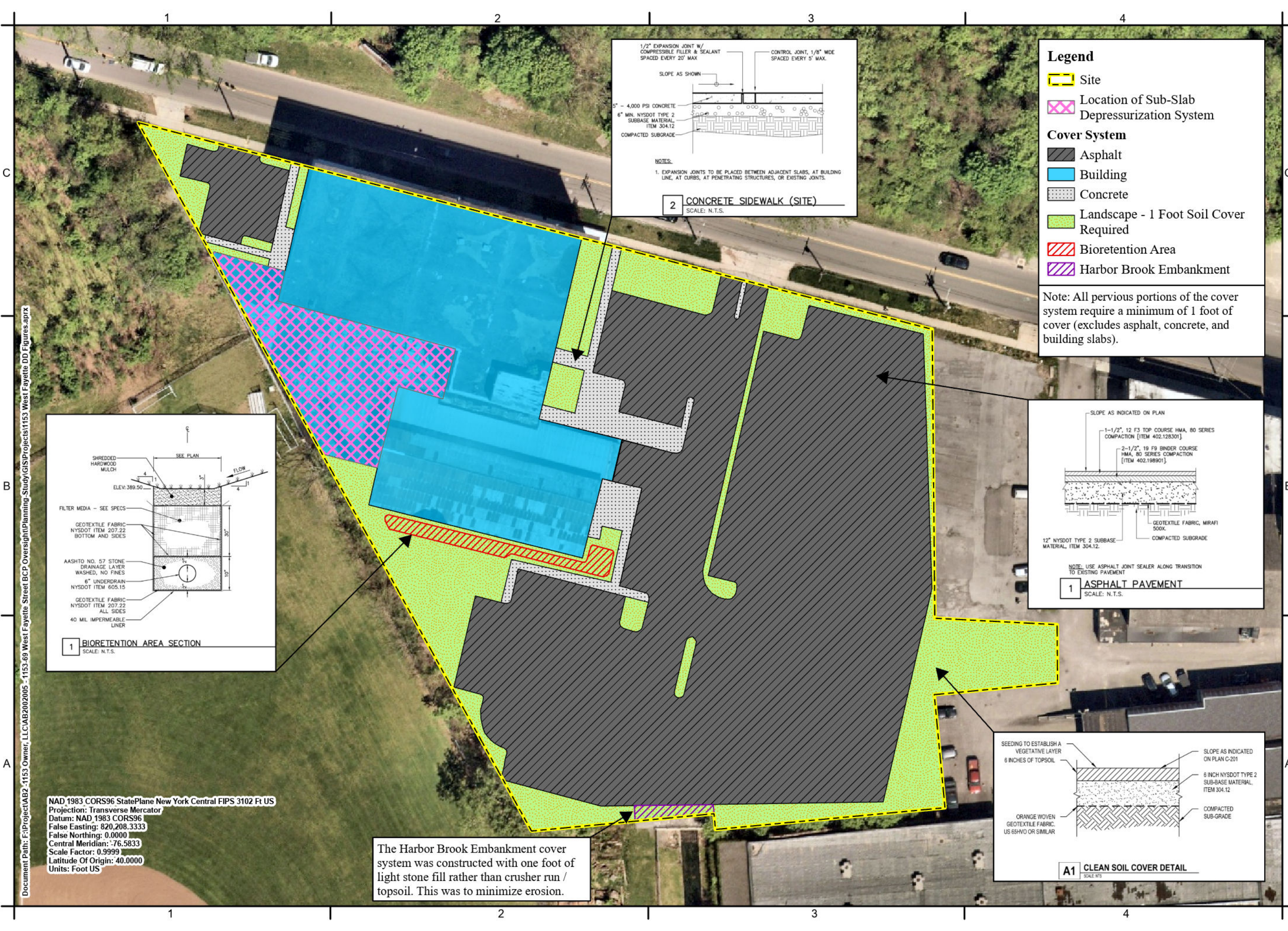
**FIGURE 2**

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 False Northing: 0.0000  
 Central Meridian: -76.5833  
 Scale Factor: 0.9999  
 Latitude Of Origin: 40.0000  
 Units: Foot US

Kohawski Field

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



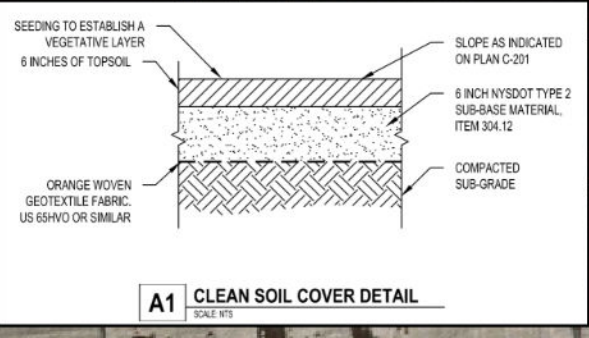
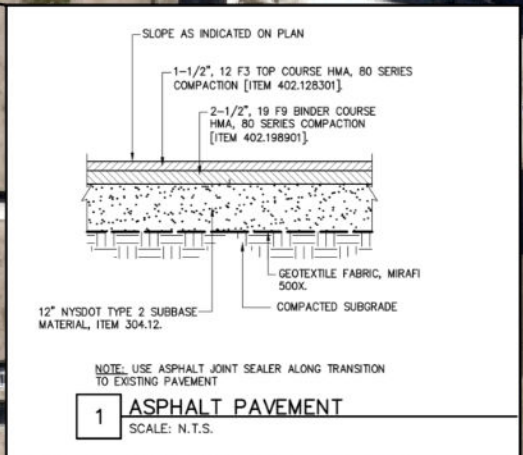
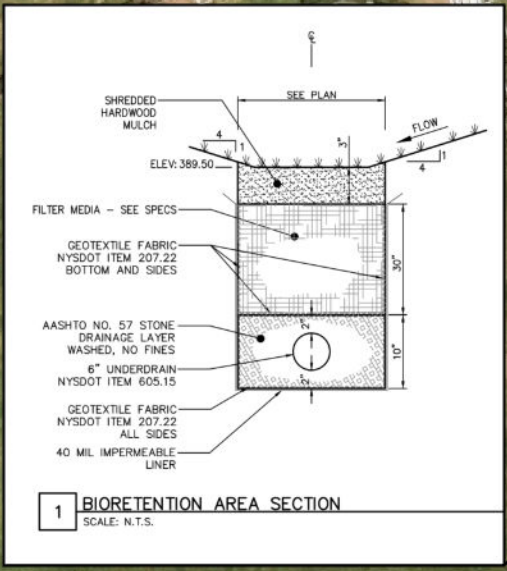
**Legend**

- Site
- Location of Sub-Slab Depressurization System

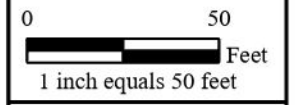
**Cover System**

- Asphalt
- Building
- Concrete
- Landscape - 1 Foot Soil Cover Required
- Bioretention Area
- Harbor Brook Embankment

Note: All pervious portions of the cover system require a minimum of 1 foot of cover (excludes asphalt, concrete, and building slabs).



The Harbor Brook Embankment cover system was constructed with one foot of light stone fill rather than crusher run / topsoil. This was to minimize erosion.



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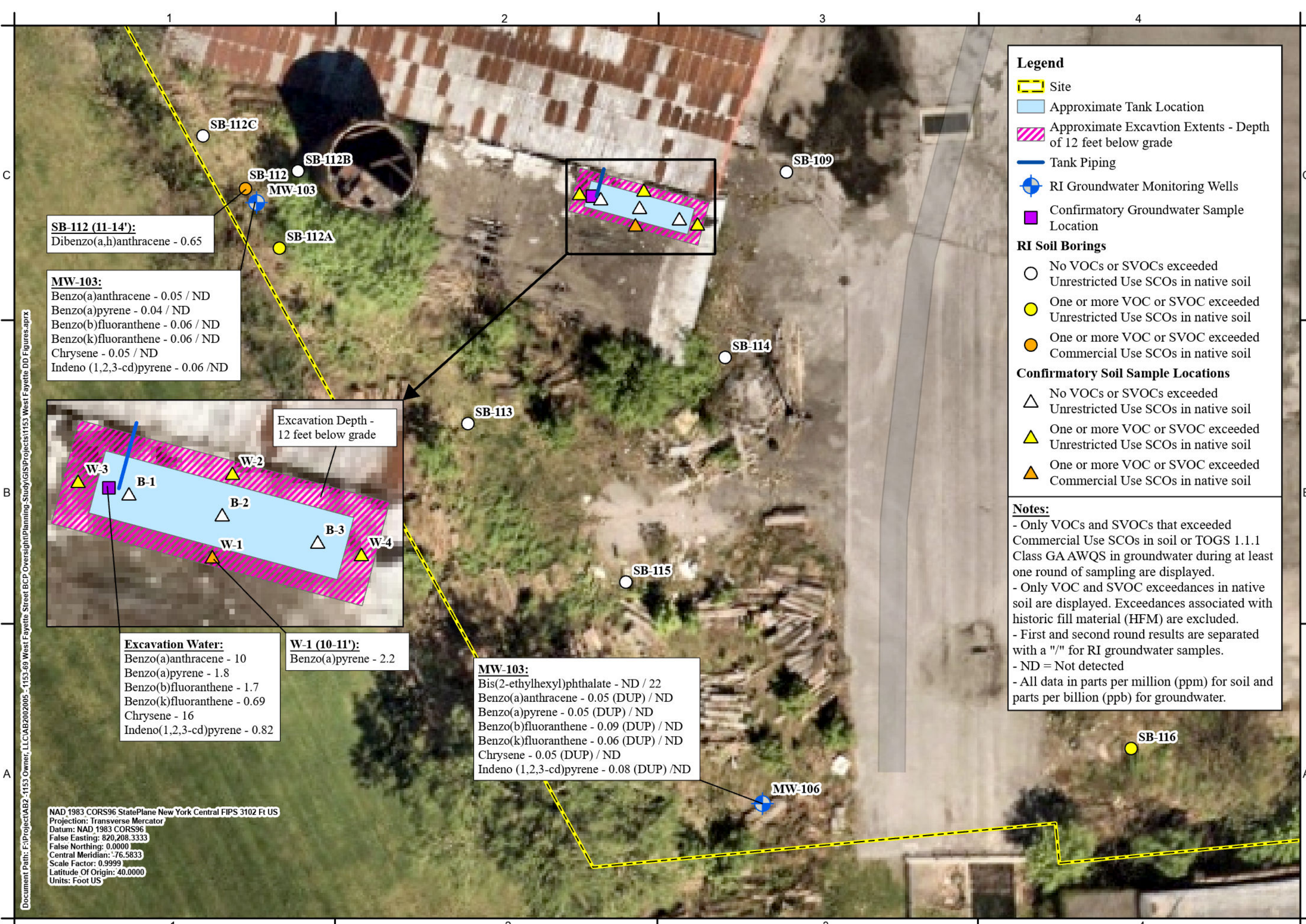
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**SSDS AND COVER SYSTEM LAYOUT**

**FIGURE 3A**

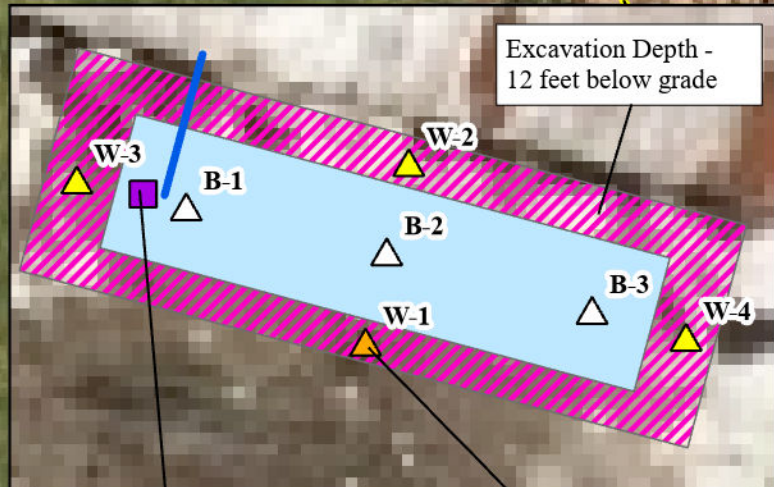
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NAD 1983 CORS96 StatePlane New York Central FIPS 3102 Ft US  
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Scale Factor: 0.9999  
Latitude Of Origin: 40.0000  
Units: Foot US



**SB-112 (11-14'):**  
Dibenzo(a,h)anthracene - 0.65

**MW-103:**  
Benzo(a)anthracene - 0.05 / ND  
Benzo(a)pyrene - 0.04 / ND  
Benzo(b)fluoranthene - 0.06 / ND  
Benzo(k)fluoranthene - 0.06 / ND  
Chrysene - 0.05 / ND  
Indeno (1,2,3-cd)pyrene - 0.06 / ND



**Excavation Water:**  
Benzo(a)anthracene - 10  
Benzo(a)pyrene - 1.8  
Benzo(b)fluoranthene - 1.7  
Benzo(k)fluoranthene - 0.69  
Chrysene - 16  
Indeno(1,2,3-cd)pyrene - 0.82

**W-1 (10-11'):**  
Benzo(a)pyrene - 2.2

**MW-103:**  
Bis(2-ethylhexyl)phthalate - ND / 22  
Benzo(a)anthracene - 0.05 (DUP) / ND  
Benzo(a)pyrene - 0.05 (DUP) / ND  
Benzo(b)fluoranthene - 0.09 (DUP) / ND  
Benzo(k)fluoranthene - 0.06 (DUP) / ND  
Chrysene - 0.05 (DUP) / ND  
Indeno (1,2,3-cd)pyrene - 0.08 (DUP) / ND

**Legend**

- Site
- Approximate Tank Location
- Approximate Excavation Extents - Depth of 12 feet below grade
- Tank Piping
- + RI Groundwater Monitoring Wells
- Confirmatory Groundwater Sample Location

**RI Soil Borings**

- No VOCs or SVOCs exceeded Unrestricted Use SCOs in native soil
- One or more VOC or SVOC exceeded Unrestricted Use SCOs in native soil
- One or more VOC or SVOC exceeded Commercial Use SCOs in native soil

**Confirmatory Soil Sample Locations**

- △ No VOCs or SVOCs exceeded Unrestricted Use SCOs in native soil
- △ One or more VOC or SVOC exceeded Unrestricted Use SCOs in native soil
- △ One or more VOC or SVOC exceeded Commercial Use SCOs in native soil

**Notes:**

- Only VOCs and SVOCs that exceeded Commercial Use SCOs in soil or TOGS 1.1.1 Class GA AWQS in groundwater during at least one round of sampling are displayed.
- Only VOC and SVOC exceedances in native soil are displayed. Exceedances associated with historic fill material (HFM) are excluded.
- First and second round results are separated with a "/" for RI groundwater samples.
- ND = Not detected
- All data in parts per million (ppm) for soil and parts per billion (ppb) for groundwater.



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0 20 Feet  
1 inch equals 20 feet

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**REMEDIAL EXCAVATION LOCATION**

**FIGURE 3B**

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