

1153-69 West Fayette Street



Department of
Environmental
Conservation

Brownfield Cleanup Program

Site No. C734164

Syracuse, Onondaga County

November 2025

Cleanup 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 1153-69 West Fayette Street site (site) located at 1153-69 West Fayette Street, Syracuse, Onondaga County. Please see the map below for the site location. Based on the findings of the investigation, NYSDEC, in consultation with NYSDOH, determined that the site does not pose a significant threat to public health or the environment. This decision is based on the low concentrations of contaminants present at the site and the limited potential for off-site migration of these contaminants. Based on the findings of the investigation, the proposed cleanup plan is summarized below.

How to Comment

NYSDEC is accepting written comments about the proposed plan, called a draft alternatives analysis/remedial action work plan for 45 days, from **November XX through December XX 2025**.

- Access the AA/RAWP and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C734164/>.
- Documents also are available at the location identified under "Where to Find Information."
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Contact Information" area.

Draft Alternatives Analysis Report and Draft Remedial Action Work Plan

The proposed Track 4 Commercial Use remedy plan consists of:

- Excavating contaminated soil located at a minimum of one foot below ground surface across the site and disposing off-site.
- Constructing and maintaining a site cover system consisting of either clean soil or hardscape to prevent exposure to residual contaminated soil and fill remaining under the site.
- Collecting and analyzing confirmatory soil samples and post-cleanup soil vapor samples to evaluate the effectiveness of the cleanup.
- Installing an active Sub-Slab Depressurization System (similar to a radon mitigation system) in the on-site building to mitigate the potential for soil vapor intrusion and conducting a pre-occupancy soil vapor intrusion investigation of on-site buildings.
- Importing clean material that meets the established soil cleanup objectives for use as backfill.
- Implementing a Health and Safety Plan and Community Air Monitoring Plan to protect public health during all ground intrusive activities.
- Implementing of a Site Management Plan for long-term maintenance of the remedial systems.
- Recording of an environmental easement to ensure proper use of the site.

The proposed cleanup plan was developed by 1153 Owner, LLC. (applicant) after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP).

Next Steps

NYSDEC will consider public comments, revise the remedy plan as necessary, and issue a final decision document. NYSDOH must concur with the proposed cleanup. After approval, the proposed cleanup becomes the selected cleanup. The applicant 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 2.65-acre site is located at 1153-69 West Fayette Street in the City of Syracuse, Onondaga County. The developed site contains a six-story, 92,000 square foot building with an adjoining 11,000 square foot single-story building. The buildings previously were used for manufacturing purposes and most recently were used as mixed office space, storage space, and commercial space.

An 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 oil house was replaced with the existing one-story building. The coal silo remains on the site.

The buildings are currently being renovated and will be used as offices and facilities for the Syracuse Police Department and Fire Department, which are considered commercial uses under the remedial program. The site and surrounding areas are served by a municipal drinking water source.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C734164) at:

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

Summary of the Remedial Investigation

The remedial investigation report describes the results of the site investigation and recommends development of a cleanup plan to address the contamination that was found. The report was submitted by the applicant 1153 Owner LLC.

- Access the report and other project documents online through the DECinfo Locator:
<https://extapps.dec.ny.gov/data/DecDocs/C734164/>.
- Documents also are available at the location identified under "Where to Find Information."

Contaminants of concern, including polycyclic aromatic hydrocarbons (PAHs) and metals, are present at the site. These contaminants are generally found in the historic fill material (HFM), which is present across the site at depths up to 14 feet below ground surface. Petroleum impacts, including PAHs, are present along the western perimeter of the site. PAHs were detected at concentrations exceeding limits in the sub-surface soil in the HFM. The petroleum that is present appears to be weathered and degraded. While contaminants were detected in the HFM, impacts to groundwater were determined to be limited. Soil vapor samples were collected from beneath the concrete floor in the northwestern portion of the single-story building. Volatile organic compounds (VOCs), including carbon tetrachloride, were detected in an indoor air samples collected from the single-story building.

NYSDEC will complete its review, make any necessary revisions and, if appropriate, approve the investigation report. The approved report will be made available to the public (see “Where to Find Information”).

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

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Project-Related Health Questions

Sarita Wagh
NYSDOH, Bureau of Environmental Exposure Investigation

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Albany, NY 12237
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bee@health.ny.gov

WHERE TO FIND INFORMATION

Access project documents through the DECinfo Locator and at this location:
<https://extapps.dec.ny.gov/data/DecDocs/C734164/>

Hazard Branch Library
1620 West Genesee Street
Syracuse, NY 13204
(315) 435-5326
<https://onlib.org>

Site Location





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