



# FACT SHEET

## Environmental Restoration Program

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**Site Name:** McKinney Property  
**DEC Site #:** E734086  
**Address:** 1226 South McBride Street  
Syracuse, NY 13202

Have questions?  
See  
"Who to Contact"  
Below

### **No Further Action Remedy Proposed for Municipal Brownfield Site; Public Comment Period and Public Meeting Announced**

**Public Meeting, Monday, 10/19/2015 at 6:00 PM**

**Syracuse Housing Authority Office, Conference Room, 516 Burt Street, Syracuse, NY**

NYSDEC invites you to a public meeting to discuss the no further action remedy proposed for the site. You are encouraged to provide comments at the meeting, and during the 45-day comment period described in this fact sheet.

The public is invited to comment on a no further action remedy proposed by the New York State Department of Environmental Conservation (NYSDEC) related to the McKinney Property site ("site") located at 1226 South McBride Street, Syracuse, Onondaga County. Please see the map for the site location.

Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information."

#### **How to Comment**

NYSDEC is accepting written comments about the proposed remedial action plan for 45 days, from **September 25, 2015** through **November 9, 2015**. The proposed plan is available for review at the location(s) identified below under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area below.

#### **Proposed Remedial Action Plan**

The proposed remedy relies on actions which already have been implemented. Expedited cleanups, officially known as "interim remedial measures", are conducted at a site when a source of contamination or exposure pathway (the way in which a person may contact contamination) can be effectively addressed without extensive investigation and evaluation.

The interim remedial measures that were implemented at the site include demolition of the buildings, excavation of a sump within one of the former buildings that contained mercury and water, excavation of certain areas of soil contamination which posed a threat to groundwater

quality, and installation of a cover system across the site. The cover system is comprised of at least one foot of clean soil. The cover system prevents contact with the contamination that remains on-site. The excavations that have been conducted will limit the potential for groundwater contamination.

The proposed remedy restricts usage of the site to commercial usage (which also allows for industrial usage) and requires development of a Site Management Plan (SMP). The SMP will include details for managing the contamination that remains at the site and requirements for monitoring groundwater.

#### *Summary of the Investigation*

This summary of the investigation describes the findings of the investigation prior to implementation of the interim remedial measures.

The investigation found contamination across the site, primarily in the top two feet of soil. The primary contaminants of concern in the shallow soil included metals, polycyclic aromatic hydrocarbons (PAHs) and polychlorinated biphenyls (PCBs). These contaminants were present at concentrations greater than cleanup values for the proposed use of the site, which is a commercial use. Soil contamination extended below the top two feet in certain areas of the site, but generally at lower concentrations. Volatile organic compounds (VOCs) were also present in certain areas of the site, but at less significant concentrations than the other contaminants of concern. Minor impacts to groundwater were identified during the investigation, but no site-related groundwater contamination was found off-site.

NYSDEC developed the proposed remedy after reviewing the detailed investigation of the site and evaluating the remedial options in the “analysis of alternatives” submitted under New York’s Environmental Restoration Program by Syracuse Housing Authority.

#### **Institutional and Engineering Controls**

Institutional controls and engineering controls generally are designed to reduce or eliminate exposure to contaminants of concern. 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.

The following institutional controls have been or will be put in place on the site:

- Environmental Easement, which includes the following:
  - Land Use Restriction
  - Groundwater Use Restriction
- Site Management Plan, which includes the following:
  - Institutional Control/Engineering Control Plan
  - Soil Management Plan
  - Monitoring Plan

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

- Cover System

NYSDEC will consider public comments as it finalizes the no further action remedy for the site. The selected remedy will be described in a document called a "Record of Decision" that will explain why the remedy was selected and respond to public comments.

## **Background**

**Location:** The McKinney Property site is an approximately 0.60-acre site located at 1226 McBride Street, on the northwest corner of South McBride Street and Burt Street, in an urban area of the City of Syracuse.

**Site Features:** The site is developed as a gravel parking lot with a vegetated strip extending along the northern, eastern and southern site perimeter. There are no buildings on the site. It is generally flat, with a gentle slope from northwest to southeast. There is a concrete retaining wall along the north boundary of the site, which supports an elevated rail line.

**Current Zoning and Land Use:** The majority of the site is a parking lot. It is zoned for commercial use. The surrounding parcels are currently vacant or are used for commercial, industrial or residential purposes. Much of the surrounding area is owned by the Syracuse Housing Authority (SHA), including a large residential apartment building and several townhouses. The site is bordered to the north by an elevated railroad line. A portion of the Syracuse University steam plant facility lies beyond the rail line to the north. The site is bordered to the south by Burt Street. On the south side of Burt Street there are several vacant lots and a parking lot. An electrical substation is located further south, beyond the parking lot. To the east, the site is bordered by South McBride Street, with the elevated rail line and the rest of the Syracuse University steam plant lying beyond. To the west, the site is bordered by a commercial property owned by SHA, with vacant lots and Oakwood Avenue beyond. Beyond Oakwood Avenue are vacant lots and two small commercial properties; a liquor store and a convenience store.

**Past Use of the Site:** The site was previously occupied by a metal working company and a scrap metal storage/processing business. The metal working/processing operations have led to contamination of the site by metals and oils. Equipment associated with these operations also contributed to contamination, including underground storage tanks, capacitors containing dielectric fluids, an oil/water separator and hydraulic machinery.

**Site Geology and Hydrogeology:** Unconsolidated deposits in the area have been mapped as lacustrine silt and clay. Soil encountered during the investigation consisted of several feet of fill material, underlain by the lacustrine unit, which consisted of silt and clay with lesser amounts of fine sand. The fill was generally approximately 2 feet thick, but ranged up to 9 feet thick.

The fill unit consisted of fill or reworked native deposits, mixed with gravel, concrete, metal, wood and other anthropogenic materials. The lacustrine unit showed interlaminations of silt, clay and sand, showing the annual cycle of deposition (varves). It is expected the lacustrine unit is underlain by till; however, no till or bedrock were encountered in any boring advanced at the site. Borings were installed to a maximum depth of 22 feet below grade.

Depth to groundwater varied seasonally and ranged from 2.4 feet below grade to 9.6 feet below grade. The predominant direction of groundwater flow at the Site was determined to be south/southwest toward Onondaga Creek.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfm/external/derexternal/haz/details.cfm?pageid=3&progno=E734086>

**Environmental Restoration Program:** New York's Environmental Restoration Program (ERP) reimburses municipalities for their costs to investigate and clean up municipality owned contaminated properties. Once cleaned up, the properties may be redeveloped for commercial, industrial, residential or public use.

A brownfield is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination.

For more information about the ERP, visit: <http://www.dec.ny.gov/chemical/8444.html>

## FOR MORE INFORMATION

### Where to Find Information

Project documents are available at the following location(s) to help the public stay informed.

NYSDEC Region 7  
Attn: Joshua Cook  
615 Erie Blvd West  
Syracuse, NY 13204  
phone: 315-426-7411  
([joshua.cook@dec.ny.gov](mailto:joshua.cook@dec.ny.gov))  
Call or email for appointment

Onondaga County Public Library, Central Library  
Attn: Local History & Genealogy Department  
The Galleries of Syracuse  
447 South Salina Street  
Syracuse, NY 13202  
phone: 315-435-1900  
Hours: Call or visit <http://www.onlib.org/web/lh/hours.htm>

### Who to Contact

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

#### Project Related Questions

Joshua Cook  
Department of Environmental Conservation  
Division of Environmental Remediation  
615 Erie Blvd W  
Syracuse, NY 13204  
315-426-7411  
[joshua.cook@dec.ny.gov](mailto:joshua.cook@dec.ny.gov)

#### Site-Related Health Questions

Mark Sergott  
New York State Department of Health  
Bureau of Environmental Exposure Investigation  
Empire State Plaza - Corning Tower Room # 1787  
Albany, NY 12237  
518-402-7860  
[BEEI@health.ny.gov](mailto:BEEI@health.ny.gov)

**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.**



### Receive Site Fact Sheets by Email

Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page: <http://www.dec.ny.gov/chemical/61092.html>. It's quick, it's free, and it will help keep you *better informed*.



As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

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

