



FACT SHEET

Environmental Restoration Program

Receive Site Fact Sheets by *Email*. See "For More Information" to Learn How.

Site Name: Former Greiner Orchards
DEC Site #: E734105
Site Address: Kirkville Road
East Syracuse, NY 13057

November 2012

Remedy Proposed for Municipal Brownfield Site; Public Comment Period and Public Meeting Announced

**Public Meeting, Thursday, 12/20/2012 at 7:00 PM
East Syracuse Minoa High School Library**

NYSDEC invites you to a public meeting to discuss the 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 remedy proposed by the New York State Department of Environmental Conservation (NYSDEC or Department) related to the Former Greiner Orchards ("site") located on Kirkville Road, East Syracuse, Onondaga County. Please see the map for the site location. The site was investigated by the owner, East Syracuse Minoa Central School District, under the NYSDEC's Environmental Restoration Program.

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 **December 3, 2012** through **January 17, 2013**. The proposed plan is available for review at the location(s) identified below under "Where to Find Information." Please submit comments to the project manager listed under Project Related Questions in the "Who to Contact" area below.

Proposed Remedial Action Plan

The remedy proposed for the site includes excavation and off-site disposal of soils contaminated at levels greater than standards which are applicable based on the use of the site. The excavation will extend to a depth of approximately one foot over an area of approximately 6.5 acres. The area to be excavated corresponds closely to the area referred to as the northern orchard area, which is located in the north-central portion of the site. The site covers approximately 42.8 acres, of which approximately 9.5 acres were formerly used as orchards, including the northern orchard area which covers approximately 6.5 acres, and the southern orchard area which covers approximately 3 acres.

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>

East Syracuse Minoa School District is currently using the site for recreational purposes, specifically cross-country running and skiing trails, and proposes to continue using the site for recreational purposes. Active recreational usage is considered a restricted residential use. Soil cleanup objectives applicable to restricted residential use are being considered in the proposed remedy.

Soil at the site is contaminated as a result of the past use of pesticides at the site. Specific contaminants present above restricted residential use soil cleanup objectives include arsenic, lead, dieldrin and DDT, as well as DDE and DDD, which are breakdown products of DDT.

The proposed excavation will remove the most impacted soil at the site; however, low levels of contamination will remain at the site, below restricted residential soil cleanup objectives. Since contamination will remain at the site, the proposed remedy includes a restriction on the future use of the site. The site use will be restricted to restricted residential use through an environmental easement. Restricted residential use allows for active recreational usage and allows for residential uses with single ownership of the property such as apartments or condominiums. Restricted residential usage also allows for less restrictive usage, such as commercial or industrial usage.

The proposed remedy includes a requirement to develop a Site Management Plan, which will describe how the site is to be managed in the future, following implementation of the remedy. The Site Management Plan will include a requirement that the site owner periodically certify to the NYSDEC that the requirements of the environmental easement and Site Management Plan are being followed.

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 East Syracuse Minoa Central School District.

Next Steps

NYSDEC will consider public comments as it finalizes the 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.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Background

Location: The Former Greiner Orchards site is located in a suburban area on the south and east side of Kirkville Road in the Town of Manlius across Kirkville Road from the grounds of East Syracuse-Minoa (ESM) Central High School. It is made up of Tax Parcels 055.-01-03.0 and 055.-01-02.0, totaling 42.84 acres.

Site Features: The site consists of open fields and wooded lands. There are no structures on the site. There is a small area where scrap metal was found to have been dumped in the east-central portion of the site. The site is essentially flat, with a gradual elevation change from approximately 415-feet above mean sea level in the southwest to approximately 405-feet in the northeast. There are several shallow surface drainage features on site (swales), and man-made drainage ditches also exist along portions of the southern and along the eastern site boundaries. The site is primarily drained by the southern and eastern perimeter ditches. An unnamed Class C tributary to Butternut Creek flows south to north just east of the site and crosses the northeast corner of the site.

Current Zoning/Use(s): The site is currently zoned commercial. The ESM Central School District (ESM CSD) is currently using portions of the site for recreational purposes such as running and cross-country skiing trails. Adjacent properties are residential or owned by the ESM CSD. There are several residential properties along Kirkville Road and a residential subdivision along a portion of the southern site boundary. Adjoining to the south of the western portion of the site are athletic fields located on the grounds of an ESM CSD middle school (Pine Grove Middle School) and elementary school (Woodland Elementary School). Athletic fields on the grounds of the ESM Central High School are located across Kirkville Road. There is also a wooded area which adjoins the site to the east.

Historic Use(s): The site was formerly used for agricultural purposes, including apple orchards which were located in the north-central and southeastern portions of the property. The northern orchard area covers approximately 6.5 acres in the north-central portion of the site. It extends south from Kirkville Road to the approximate center of the site. The southern orchard area covers approximately 3 acres located in the southeast portion of the site. The site was used for agriculture for at least 40 years prior to ESM CSD acquiring the property in 1974. Pesticide usage associated with the orchards has led to contamination of the site.

Site Geology and Hydrogeology: The surficial geology in this area has been mapped as glaciolacustrine silt and clay. In three of the borings completed on-site the soil encountered consisted of silt and fine sand to the termination depth of the boring at 12 feet below grade. In the other three borings completed in the northeastern portion of the site, the silt and sand layer was underlain by a two to three foot thick layer of coarser sand and gravel, which was encountered at depths ranging from six to nine feet below grade. In each of these borings the sand and gravel layer was underlain by stiff soil consisting of silt, clay and gravel, which was interpreted as till.

Groundwater is present approximately two-feet below grade and the flow direction appears to fluctuate. On one occasion during the investigation, flow appeared to be generally to the north-northwest, while on two other occasions flow was to the east-northeast.

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

<http://www.dec.ny.gov/cfm/external/haz/details.cfm?pageid=3&progno=E734105>

FOR MORE INFORMATION

Where to Find Information

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

East Syracuse Minoa Central School District
Administration Offices
407 Fremont Road
East Syracuse, NY 13057
phone: 315-434-3004

Minoa Library
Attn: Laura Ravera
242 N. Main Street
Minoa, NY 13116
phone: 315-656-7401

East Syracuse Free Library
Attn: Laurie Rachetta
4990 James Street
East Syracuse, NY 13057
phone: 315-437-4841

NYSDEC Region 7 Office
Attn: Joshua Cook
615 Erie Blvd West
Syracuse, NY 13204
phone: 315-426-7411
email: jpcook@gw.dec.state.ny.us

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 West
Syracuse, NY 13204
315-426-7411
jpcook@gw.dec.state.ny.us

Site-Related Health Questions

Richard Jones
New York State Department of Health
217 South Salina Street
Syracuse, NY 13202
315-477-8148
rej05@health.state.ny.us

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

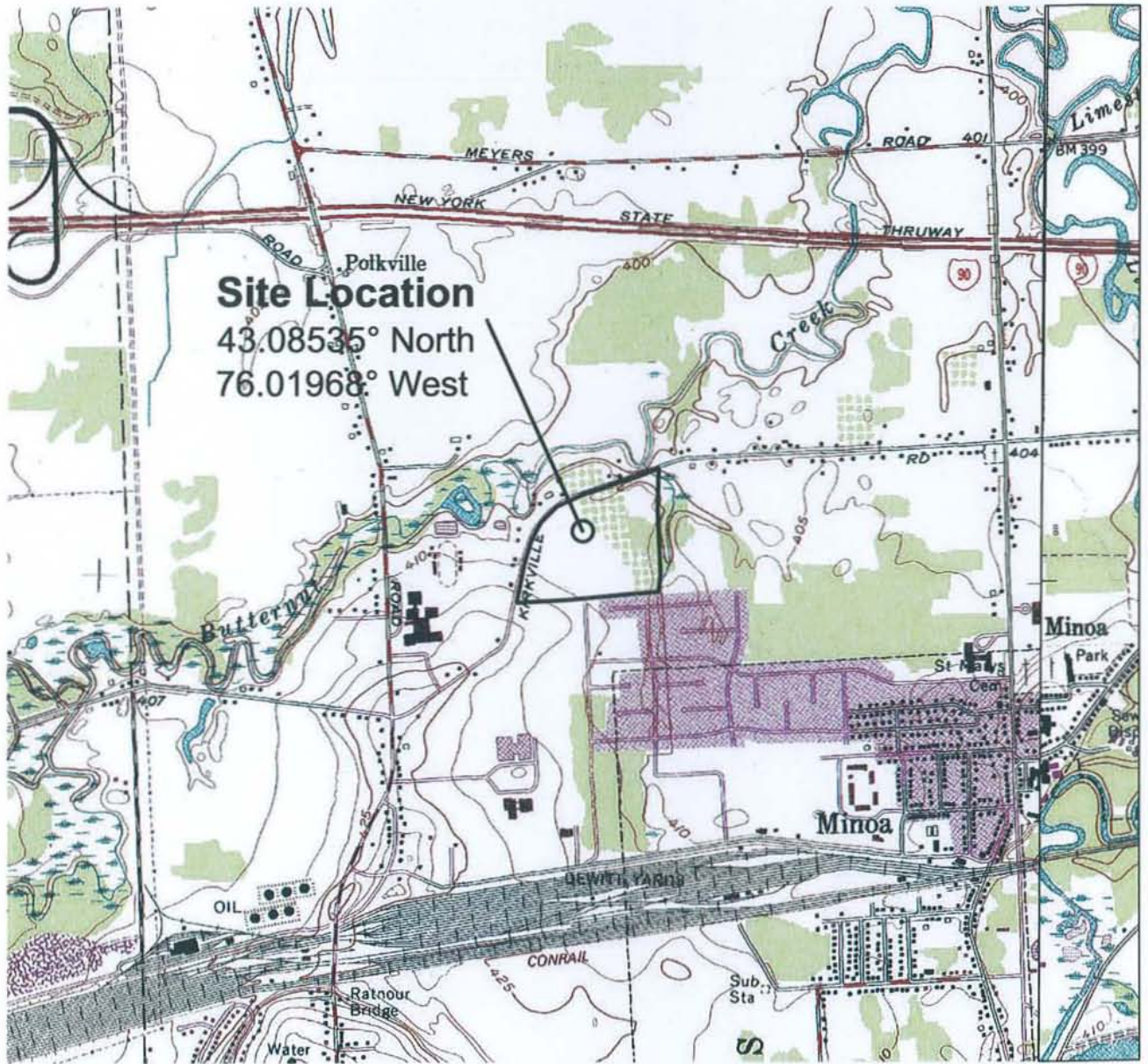
Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page: <http://www.dec.ny.gov/chemical/61092.html>. It's quick, it's free, and it will help keep you *better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



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

You may continue also to receive paper copies of site information for a time after you sign up with a county listserv, until the transition to electronic distribution is complete.

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



Site Location
 43.08535° North
 76.01968° West

SCALE: 1" = 2,000'



Contour Intervals 5 & 10 Feet

Map Taken From: USGS 7.5 Minute Series Topographic
 Syracuse East (1957 Photorevised 1978) &
 Manlius (1973 Revised 1993)
 (www.nysgis.state.ny.us/quads/usgsdrg.htm)



X:\REF: Syracuse East\43076a1.tif, Manlius\43075a8.tif
 2007\Mercy\Syracuse\PROJECTS\N-succ\N6000\N6005 - ESM Greiner Site ERP\40 Remedial Investigation\RI Figures\RI Phase II CAD Figures\ESM RI Phil Figure 1.dwg

S&W Redevelopment of North America, LLC Syracuse, New York DATE: JOB No.:	East Syracuse-Minoa Central School District Kirkville Road East Syracuse, NY 13057
	Figure - 1 Site Location Map