



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

Former Coyne Textile

140 Cortland Ave.
Syracuse, NY 13202

SITE No. C734144

NYSDEC REGION 7

June 2019

Interim Remedial Measure Announced

Where to Find Information:

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

Onondaga County Public Library

447 South Salina Street
Syracuse, NY 13202
(315) 435-1900

Who to Contact:

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

Project-Related Questions

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Project-Related Health Questions

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NYSDOH
Corning Tower
Empire State Plaza
Albany, NY 12237
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For more information about New York's
Brownfield Cleanup Program, visit:
www.dec.ny.gov/chemical/8450.html

The New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), is announcing an expedited cleanup of contamination at the Former Coyne Textile site ("site") located at 140 Cortland Ave., Syracuse, Onondaga County. Please see the map below for the site location. Documents related to the cleanup of this site including the draft Interim Remedial Measure Work Plan can be found at the location identified to the left under "Where to Find Information." The expedited cleanup activities are expected to begin in June 2019 and last approximately two months. The activities will be performed by Ranalli/Taylor St., LLC ("applicant") with oversight provided by NYSDEC.

Draft Interim Remedial Measure (IRM) Work Plan: An IRM is a cleanup activity that may be performed 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 draft IRM work plan describes proposed cleanup activities that include:

- Installing a soil vapor mitigation system below the office space portion of the building's footprint to prevent the migration of vapors into the building from contaminated soil and groundwater;
- Removing underground storage tanks;
- Excavating a contaminated "hot spot" area at depths ranging from 8 to 10 feet below grade;
- Collecting and analyzing end-point soil samples and post-remedial groundwater samples to evaluate the effectiveness of the IRM;
- Importing clean material that meets the established Soil Cleanup Objectives for use as backfill; and
- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities.

Site Description: The site is located in the City of Syracuse and consists of two non-contiguous areas. The former, currently vacant main laundry facility and offices are located at 140 Cortland Avenue and consist of one parcel of land totaling approximately 1.75 acres. The building is a concrete block building with a slab-on-grade foundation. The second area consists of a small park and a fenced in asphalt parking lot, located at 1002-1022 South Salina Street/Cortland Avenue and 1024-1040 South Salina Street/Tallman Street, and consists of two parcels totaling approximately 1.70 acres. The site limits are generally bounded by commercial buildings to the north, South Salina Street to the east, Tallman Street to the south and South Clinton Street to the west. The site is currently inactive and

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zoned for commercial use.

For more than 100 years, the site was used for industrial purposes, including a machine shop and rug manufacturing before Coyne Textile Services began operation in 1938. As an industrial dry-cleaning facility, the site utilized tetrachloroethene (PCE) and Stoddard solvent (a non-chlorinated solvent) until 2000.

Syracuse Transit Corporation had a bus storage and repair building on the parcel beginning in 1951. From 1989 until acquisition by the current owner, the parcel was used for parking and a small greenspace.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C734144) at:

<http://www.dec.ny.gov/cfm/xtapps/derexternal/index.cfm?pageid=3>

Summary of the Investigation: Volatile organic compounds (VOCs) and metals were found in subsurface soils at concentrations above soil cleanup objectives. The VOCs and metals are present throughout the site at depths up to 20 feet below grade and are likely the result of past site uses and historic fill.

Semi-volatile organic compounds (SVOCs), VOCs, and metals were found in groundwater at concentrations above groundwater standards. The SVOCs, VOCs, and metals are present in groundwater throughout the site at depths up to 30 feet below grade and are also likely the result of past site uses and historic fill.

VOCs were found in sub slab and indoor air samples at concentrations that exceed the NYSDOH guidance values at which mitigation is recommended.

Next Steps: NYSDEC will revise the plan as necessary and approve the IRM work plan in consultation with the New York State Department of Health. The approved work plan

will be made available to the public (see "Where to Find Information" on the front page).

When the expedited cleanup activities are completed, a Construction Completion Report will be prepared that documents the activities that were performed.

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

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:

<http://www.dec.ny.gov/chemical/8450.html>

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 at:

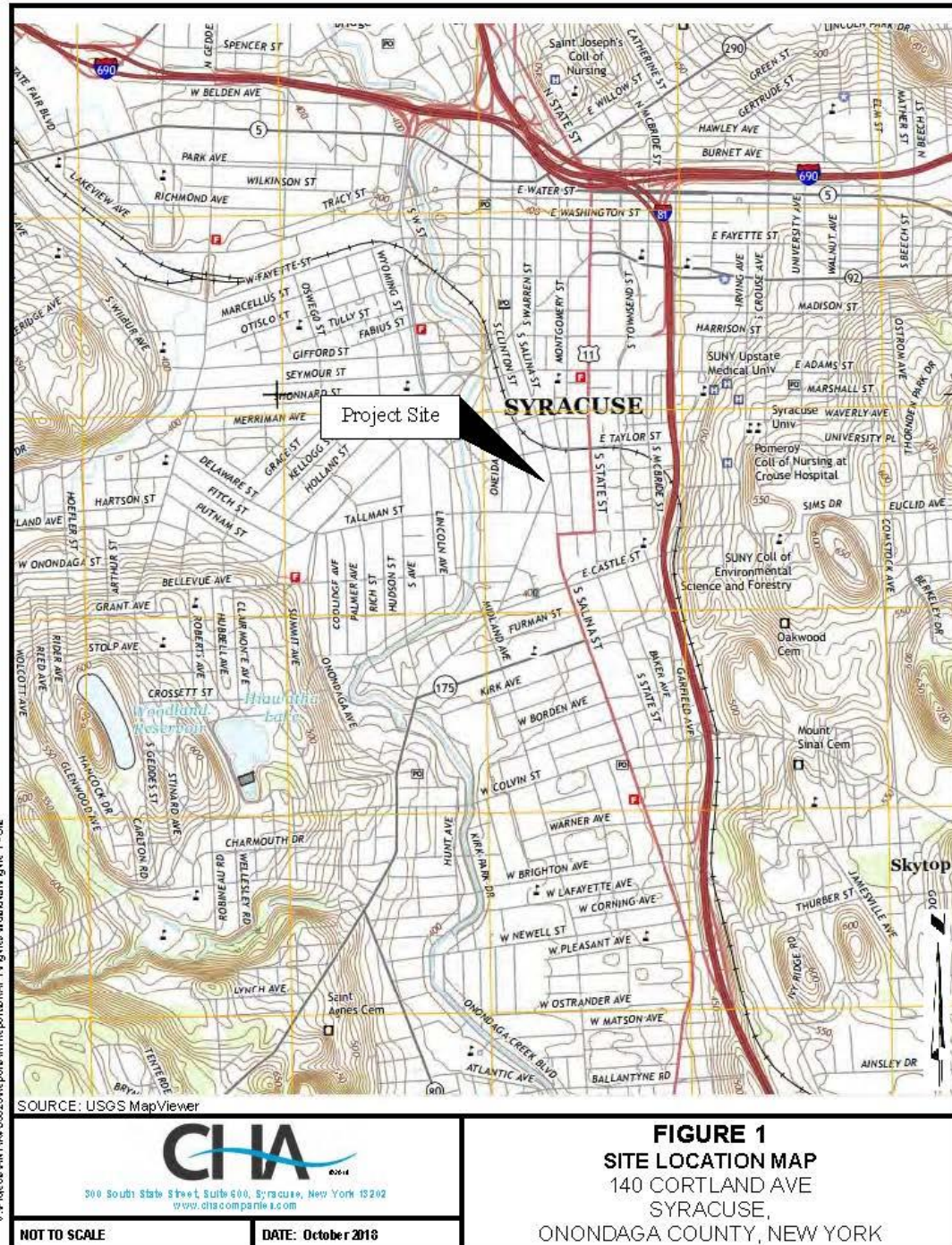
www.dec.ny.gov/chemical/61092.html

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.

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Site Location Map



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