



Department of
Environmental
Conservation

Where to Find Information

Access project documents through the DECinfo Locator and at this location:
<https://extapps.dec.ny.gov/data/DecDocs/C734160/>

Hazard Branch Library

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

Who to Contact

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

Project-Related Questions

Andrew LoFaro, Project Manager
NYSDEC
5786 Widewaters Parkway
Dewitt, NY 13214-1867
(315) 426-7472
andrew.lofaro@dec.ny.gov

Project-Related Health Questions

Sarita Wagh
NYSDOH
Empire State Plaza
Corning Tower - Room 1787
Albany, NY 12237
(518) 402-7817
bee@health.ny.gov

For more information about New York's Brownfield Cleanup Program, visit:
<https://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield>

FACT SHEET

Brownfield Cleanup Program

The Lofts at 1117

1117 West Fayette Street
Syracuse, Onondaga County

October 2024

SITE No. C734160
NYSDEC REGION 7

Remedy 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 the Lofts at 1117 site (site) located at 1117 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 absence of a source area present at the site and the low potential for off-site migration of contaminants in the groundwater. NYSDEC developed the proposed remedy summarized below.

How to Comment: NYSDEC is accepting written comments about the proposed plan, called a draft remedial action work plan for 45 days, from **October 9th through November 23rd, 2024.**

- Access the plan and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C734160/>.
- Documents also are available at the location identified at left under "Where to Find Information."
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area at left.

Draft Remedial Work Plan: The proposed restricted residential use remedy consists of:

- Excavating approximately 340 cubic yards of contaminated soil from three areas in the central and eastern portions of the site and disposing offsite.
- Collecting and analyzing post-excavation soil samples to evaluate the effectiveness of the remedy.
- Placing a cover system, including a demarcation layer, over areas without existing hardscape (buildings, asphalt, or concrete), to address contamination remaining above restricted residential use soil cleanup objectives.
- Importing clean material that meets restricted residential soil cleanup objectives for use as backfill.
- Evaluating the potential for soil vapor intrusion in the two redeveloped site buildings.
- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities.
- Implementing a Site Management Plan for long-term maintenance of the remedial systems.
- Recording of an environmental easement to ensure proper use of the site.

BROWNFIELD CLEANUP PROGRAM

The proposed remedy was developed by BNZ1117, Case1117, and Dannan Reality, LLC (applicants) after performing a detailed investigation of the site under New York's Brownfield Cleanup Program. A remedial investigation report, which describes the results of the site investigation, was submitted previously and is also available for review at the locations identified on Page 1.

Next Steps: NYSDEC will consider public comments, revise the cleanup plan as necessary, and issue a final decision document. NYSDOH must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The applicants may then design and perform the cleanup actions 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 approximately 0.46-acre site is bordered on the west by a parking lot, on the south by a shopping plaza, on the north by West Fayette Street, and on the east by a mixed-use building. The site was most recently used for commercial purposes and is currently vacant. The site and surrounding areas are served by a municipal drinking water source.

Proposed redevelopment will include rehabilitation of existing buildings and creation of residential apartments. The cleanup standard is restricted residential to allow for multi-family housing.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C734160) at:
<https://www.dec.ny.gov/cfm/xtapps/derexternal/index.cfm?pageid=3>

Summary of the Investigation: The primary contaminants of concern found at the site are lead and mercury in soil. The majority of these soil contaminants are present near the center and eastern portions of the site. Carbon tetrachloride

was also found in soil vapor and in air in the northernmost portion of the two existing site buildings.

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>

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.

Stay Informed With DEC Delivers

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>

BROWNFIELD CLEANUP PROGRAM

Site Location





Translation Available. Don't see your language? Ask!

English	To have this document translated into a language you can understand, contact the person below. There is no charge for the translation.
Español Spanish	Si necesita la traducción de este documento a un idioma que pueda entender, comuníquese con la persona indicada abajo. La traducción es gratis.
简体字 Simplified Chinese	如需將此文件翻譯成您能理解的語言版本，請聯絡下方人員。本次翻譯不收取費用。
Русский Russian	Чтобы получить перевод этого документа на понятный вам язык, свяжитесь с представителем, данные которого указаны ниже. Плата за эту услугу не взимается.
אידיש Yiddish	צו האבן די דאקומענט איבערגעטייטשט אין א שפראך וואס איר קענט פארשטיין, פארבינדט זיך מיט די פערזאן אונטן. די איבערטייטשונג איז פריי פון אפצאל.
বাঙালি Bengali	এই নথিটি আপনি বুঝতে পারেন এমন একটি ভাষায় অনুবাদ করতে, নিম্নলিখিত ব্যক্তির সাথে যোগাযোগ করুন। অনুবাদের জন্য কোন চার্জ দিতে হবে না।
한국어 Korean	이 언어를 본인이 이해할 수 있는 언어로 받아보려면 아래 담당자에게 문의하십시오. 번역료는 없습니다.
Kreyòl Ayisyen Haitian Creole	Pou yo ka tradwi dokiman sa nan yon lang ou ka konprann, kontakte moun ki anba a. Ou p'ap peye anyen pou tradiksyon an.
Italiano Italian	Per ottenere la traduzione di questo documento in un'altra lingua, contatti la persona indicata qui di seguito. La traduzione è gratuita.
العربية Arabic	لترجمة هذا المستند إلى لغة يمكنك فهمها، تواصل مع الشخص أدناه. لا يتم تطبيق رسوم مقابل الترجمة.
Języki Polski Polish	Aby uzyskać tłumaczenie tego dokumentu na język, który jest dla Ciebie zrozumiały, skontaktuj się z poniższą osobą. Za tłumaczenie nie jest pobierana żadna opłata.

Contact: Andrew LoFaro, (315) 426-7472, andrew.lofaro@dec.ny.gov