



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

East Adams Redevelopment
Phase II Area
1105-1117 South State Street
Syracuse, Onondaga County

November 2024

SITE No. C734163
NYSDEC REGION 7

Where to Find Information

Access project documents through the DECinfo Locator and at these locations:
<https://extapps.dec.ny.gov/data/DecDocs/C734163/>

Onondaga County Public Library
447 S Salina Street
Syracuse, NY 13205
(315) 435-1900

Who to Contact

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

Project-Related Questions
Anthony Russo, Project Manager
NYSDEC
5786 Widewaters Pkwy
Syracuse, NY 13214-1867
(315) 426-7466
anthony.russo@dec.ny.gov

Project-Related Health Questions
Harolyn Hood
NYSDOH
Empire State Plaza
Corning Tower, 17th Floor
Albany, NY 12237
(518) 473-4780
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>

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 East Adams Redevelopment Phase II Area site ("site") located at 1105-1117 South State Street, Syracuse, Onondaga County. Please see the map below for the site location.

Based on the findings of the investigation, NYSDEC in consultation with the New York State Department of Health (NYSDOH) has determined that the site does not pose a significant threat to public health or the environment.

How to Comment: NYSDEC is accepting written comments about the proposed plan, called a Draft Remedial Action Work Plan (RAWP) for East Adams Redevelopment Phase II Area for 45 days, from **November 27 through January 11, 2025**.

- Access the RAWP and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C734163/>.
- Documents also are available at the location(s) 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:

- Excavation and off-site disposal of contaminated soil from approximately 2 feet to 9 feet below ground surface across the site.
- Collecting and analyzing post-remedial soil and groundwater samples to evaluate the effectiveness of the remedy.
- Importing clean material that meets the restricted residential use soil cleanup objectives for use as backfill
- Placement of a cover system, including a demarcation layer over areas without hardscape (buildings, asphalt or concrete) to address contamination remaining above restricted residential use soil cleanup objectives.
- Installing a vapor mitigation system beneath the planned on-site building to prevent exposures to potential soil vapor intrusion.
- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities.
- Implementing a Site Management Plan for long-term inspection and maintenance of remedial systems.
- Recording of an environmental easement to ensure proper use of the site.

BROWNFIELD CLEANUP PROGRAM

The proposed remedy was developed by East Adams Phase II, L.P. ("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 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 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 2.5-acre site is located at 1105-1117 South State Street and is comprised of a packed gravel surface. The site is currently vacant and was most recently used as a parking lot. The site is bounded by a railroad to the north, Oakwood Avenue to the east, Burt Street as well as residential housing to the south, and South State Street and a religious institution to the west.

Historical site uses included both residential and commercial purposes and the site was used to store petroleum as early as 1910. By 1951, the southwestern portion of the site was developed with a gasoline station and automotive repair business.

Additional uses of the site included a scrap yard, paper bailing, metal bailing, and most recently a Salvation Army warehouse, which was present from 1961 to 2003. In the early 2000s, the former buildings were demolished, and the site was configured into its current state as a gravel parking lot. The site and surrounding areas are served by a municipal drinking water source.

The proposed future development includes a four-story apartment building. 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, C734163) at: <https://extapps.dec.ny.gov/cfm/extapps/derexternal/index.cfm?pag eid=3>

Summary of the Investigation: Contaminants of concern at the site are petroleum-related volatile organic compounds (VOCs) and semi-volatile organic compounds (SVOCs). VOCs are present in the soil and groundwater on the western portion of the site, primarily in the areas of the former Underground storage tanks (USTs), while SVOCs are present site-wide in soil and groundwater. Additional

contaminants including pesticides, PCBs, and metals (which primarily consists of lead, mercury, and copper) are also present in the soil site-wide but were not present in the groundwater. This is most likely attributed to historic fill used on site.

Brownfield Cleanup Program: New York's Brownfield Cleanup Program 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



Legend

 Approximate Site Boundary



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: Anthony Russo, (315) 426-7466, Anthony.russo@dec.ny.gov