



FACT SHEET

Brownfield Cleanup Program

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Site Name: Oil City/Carousel Center – Site 7
DEC Site #: C734135
Address: 311-71 Hiawatha Blvd. West

Have questions?
See
"Who to Contact"
Below

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) to address contamination related to Oil City/Carousel Center – Site 7 ("site") located at 311-71 Hiawatha Boulevard in the City of 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."

The cleanup activities will be performed and funded by Destiny USA Land Company LLC (applicant) with oversight provided by NYSDEC. When NYSDEC is satisfied that cleanup requirements have been achieved, the applicant may be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

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.

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

<http://www.dec.ny.gov/cfmx/extapps/derexternal/haz/details.cfm?pageid=3&progno=C734135>

How to Comment

NYSDEC is accepting written comments about the proposed cleanup plan for 45 days, from **January 16, 2017 through March 2, 2017**. The draft Remedial Work Plan (RWP) containing the proposed site remedy is available for public 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 Remedy

The proposed remedy consists of:

Site Cover – A site cover will be required to allow for restricted residential use of the site. The site cover will consist of either structures such as buildings, paved surface parking areas,

drainage structures and sidewalks comprising site redevelopment, or a soil cover where the upper two feet of exposed surface soil will exceed the applicable soil cleanup objectives (SCOs). Where the soil cover is required it will be a minimum two feet of soil, meeting the SCOs for cover material as set forth in 6 NYCRR Part 375-6.7(d) for restricted residential use. The soil cover will be placed over a demarcation layer, with the upper six inches of the soil of sufficient quality to maintain a vegetation layer. Any fill material brought to the site will meet the requirements for the identified site use as set forth in 6NYCRR part 375-6.7(d).

In-situ chemical oxidation (ISCO) - ISCO will be implemented to treat petroleum contamination in soil and groundwater. A chemical oxidant will be injected into the subsurface in three Areas of Concern (AOCs) covering approximately 11,000-square feet located in the northwestern portion of the site where petroleum compounds were detected at elevated concentrations in soil and groundwater. Additional injections may be necessary based on groundwater monitoring results.

Vapor Mitigation - Existing and any future on-site buildings will be required to have a sub-slab vapor mitigation system, or other similar engineered system, to prevent the migration of vapors into the building from soil and groundwater.

Institutional Control - Imposition of an institutional control in the form of an environmental easement for the controlled property which will:

- require the remedial party or site owner to complete and submit to the Department a periodic certification that institutional and engineering controls are in place;
- allow the use and development of the controlled property for restricted-residential and commercial use, although land use is subject to local zoning laws;
- restrict the use of groundwater as a source of potable or process water; and
- require compliance with the Department approved Site Management Plan.

Site Management Plan - A Site Management Plan is required and includes the following:

a. Institutional and Engineering Control Plan that identifies all use restrictions and engineering controls for the site and details the steps and media-specific requirements necessary to ensure that the following institutional and/or engineering controls remain in place and effective:

- Institutional Controls: The environmental easement discussed above.
- Engineering Controls: The soil cover and sub-slab mitigation system discussed above.

This Institutional and Engineering Control Plan will include, but may not be limited to:

- An Excavation Plan which details the provisions for management of future excavations in areas of remaining contamination;
- Descriptions of the provisions of the environmental easement including any land use and groundwater use restrictions;
- A provision for evaluation of the potential for soil vapor intrusion for future buildings developed on the site, including provision for implementing actions recommended to address exposures related to soil vapor intrusion;
- Provisions for the management and inspection of the identified engineering controls;

- Maintaining site access controls and Department notification; and
 - The steps necessary for the periodic reviews and certification of the institutional and/or engineering controls
- b. Monitoring Plan to assess the performance and effectiveness of the remedy which includes groundwater monitoring and monitoring for vapor intrusion for any future buildings occupied or developed on the site, as may be required by the Institutional and Engineering Control Plan.

Summary of the Investigation

The investigation field work included collection of soil, groundwater and soil vapor samples to determine existing site conditions. Based on the findings of the investigation, contamination does not extend to off-site areas, and as a result NYSDEC, in consultation with the New York State Department of Health (NYSDOH) has determined that the site does not pose a significant threat. A detailed discussion of the findings is presented in the Remedial Investigation (RI) report.

Based on the RI results, the primary contaminants of concern at the site include petroleum-related volatile organic compounds (VOCs), polyaromatic hydrocarbons (PAHs), and metals, predominately located on the former Sun Oil (aka Sunoco) parcel (SUN1) on the northern portion of the site.

Sub-surface soil analyses identified petroleum-related VOCs including benzene, ethylbenzene, xylenes, iso- and butyl-propylbenzene, and trimethylbenzenes at concentrations above the restricted-residential use SCOs.

Sub-surface soil analysis also identified PAHs, including benzo(a)pyrene, benzo(a)anthracene, benzo(b)fluoranthene, benzo(k)fluoranthene and chrysene; and metals including arsenic, cadmium, copper, and zinc at concentrations exceeding restricted-residential use SCOs.

Groundwater samples were collected in June 2013 and Fall 2016. The analytical results indicate that groundwater is impacted by petroleum-related VOCs and to a lesser degree, metals, predominantly within and adjacent to three AOCs on the SUN1 parcel.

Analyses of soil vapor samples identified petroleum-related VOCs at elevated levels on the SUN1 parcel, including benzene, toluene, hexane and 2,2,4-trimethylpentane (aka iso-octane, a common gasoline additive).

Next Steps

NYSDEC will consider public comments received on the proposed remedy presented in the draft RWP and ultimately issue a final Decision Document. The New York State Department of Health (NYSDOH) must also concur with the remedy. The final Remedial Work Plan (with revisions if necessary) and the Decision Document will be made available to the public. The applicant(s) 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 Oil City/Carousel Center Site 7 is located in an urban area of Onondaga County at 311-71 West Hiawatha Boulevard in the City of Syracuse, in the northeastern portion of the lands generally referred to as "Oil City", south of Hiawatha Boulevard. Site 7 is within the overall boundaries of the Destiny BCP Project Area, and is bounded to the northwest by Hiawatha Blvd, to the northeast by RT 81, to the southeast by Destiny USA BCP Site 9 (C734137), and to the west by Solar Street.

The approximate 27-acre property consist of approximately 890,000 square-foot of paved auxiliary parking lots for the Destiny USA mall and a 45,000 square-foot hotel currently under construction. The site contains one stormwater collection basin with several covered shuttle bus canopies.

The site is zoned for Class B industrial use by the City of Syracuse. Land uses surrounding the site include a mix of commercial and retail with the Destiny USA mall complex located across Hiawatha Blvd to the west. The nearest residential area is adjacent to RT 81 to the north.

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 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>

FOR MORE INFORMATION

Where to Find Information

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

Robert P. Kinchen Central Library
The Galleries of Syracuse
Syracuse, NY 13204-2494
Phone: 315-435-1900
(reference@onlib.org)

NYSDEC R7 Office
615 Erie Boulevard West
Syracuse, NY 13204
315-426-7551 (Please call for an appointment)

Who to Contact

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

Project-Related Questions

Karen Cahill
New York State Department of
Environmental Conservation
Division of Environmental Remediation
615 Erie Boulevard West
Syracuse, NY 13204
(315) 426-7551
karen.cahill@dec.ny.gov

Site-Related Health Questions

Julia M. Kenney
New York State Department of Health
Bureau of Environmental Exposure
Investigation
Corning Tower, Room 1787
Albany NY 12237
(518) 402-7860
bee@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.

Site Location Map
Oil City/Carousel Center – Site 7

