

**FACT SHEET****Brownfield Cleanup
Program**

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Site Name: 700 Out Parcel, LLC
DEC Site #: C734111
Address: 701-709 East Water Street
Syracuse, NY 13202

Have questions?
See
"Who to Contact"
Below

Report Recommends Cleanup of Brownfield Site Contamination

The New York State Department of Environmental Conservation (NYSDEC) is reviewing the Remedial Investigation Report for the 700 Out Parcel, LLC site ("site") located at 701-709 East Water Street, 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."

Remedial Investigation Report

NYSDEC is reviewing the "Remedial Investigation Report" that was submitted by 700 Out Parcel, LLC c/o Woodbine Group ("applicant(s)"). The report describes the results of the site investigation and recommends development of a remedy to address the contamination that was found.

Highlights of the Remedial Investigation Report

The Remedial Investigation identified that Volatile Organic Compounds (VOCs) (VOCs are lighter types of petroleum such as gasoline or degreasing compounds) were detected for on-site subsurface soil concentrations above the Department's 6NYCRR Part 375 Commercial Use Soil Cleanup Objectives (SCOs) (Commercial Use Soil values allow reuse of a property similar to local code allowances such as retail sales, light production of goods and services but does not allow agriculture or residential use). In addition there were some on-site sub-surface locations in which some limited VOC concentrations were detected above the Unrestricted Use SCOs (Unrestricted Use Soil Cleanup values are the most conservative soil values which assures residual contaminate concentrations are minimal which in turn allows agricultural and residential reuse of the property). Semi-volatile organic compounds (SVOCs) were detected in on-site subsurface soils at concentrations above Unrestricted and Commercial Use SCOs. Metals were detected in on-site subsurface soils at concentrations above Unrestricted and Commercial Use SCOs (such as arsenic, barium, copper, lead and zinc). No Polychlorinated biphenyls (PCBs) were detected. At the property boundary and off-site subsurface soil investigation there were some limited VOCs were detected at concentrations slightly above Unrestricted Use SCOs. Benzo (b) fluoranthene, a SVOC, was detected in the subsurface at concentrations equal to the Unrestricted Use SCO at a depth of 8 to 12 feet below grade surface. A total petroleum hydrocarbon analysis (TPH) (a laboratory procedure that identifies potential types of petroleum products) identified subsurface soil samples at the property boundary and off-site with pattern resembling mineral spirits, lubricating oils and in one location a degraded pattern of kerosene and/or JP8 jet fuel. In general the subsurface investigation shows the presence of moderate soil contamination slightly above Commercial and Unrestricted Soil Cleanup Objects over the western portion of the site. Soil contamination is primarily related to VOCs present at varying depths from eight to thirteen feet below grade surface as a result of

the former petroleum underground storage tanks (USTs) and the former fuel pump island. Soils contamination primarily related to SVOCs and metals may be associated with the presence of fill material at varying depths across a large portion of the property based on the results of the analytical testing and field screening observations. Groundwater investigations revealed petroleum related VOCs, primarily benzene, toluene; ethylbenzene and xylene (BTEX), and were detected in some of the on-site monitoring wells which are above NYSDEC Groundwater Quality Standards (TOGS 1.1.1). Groundwater analysis for SVOCs revealed no on-site sample results were above the Groundwater Standards (TOGS 1.1.1). Groundwater on the site flows in a south to south-easterly direction. Petroleum (BTEX) contaminated ground water primarily exists within the central portions of the property and extends off-site to the south. The greatest concentration of groundwater contamination is present just east of the former USTs excavation and improves further east and south of this location. Based on the results of the investigation, a remedial analysis will be conducted to determine the appropriate actions to remediate the Site.

Next Steps

NYSDEC will complete its review, make any necessary revisions and, if appropriate, approve the investigation report. The approved report will be made available to the public (see "Where to Find Information" below). The applicant(s) may then develop a cleanup plan, called a "Remedial Work Plan." This plan describes how contamination will be addressed, with NYSDEC and NYSDOH overseeing the work. NYSDEC will present the draft cleanup plan to the public for its review and comment during a 45-day comment period.

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

Background

Location:

The Site is located at 701-709 East Water Street in the City of Syracuse, Onondaga County, New York. The Site is located in a commercial-urban area, bordered by Almond Street to the west, Erie Blvd East to the north, and Syracuse University's Center of Excellence for Research and Development to the south. The Site and lies within the shadows of the elevated interstate highways of Route 81 north-bound and 690 east-bound.

Site Features:

The Site is approximately 0.44 acres in size. Currently the site is a vacant with broken pavement and gravel. It is being used as a parking lot.

Current Zoning/ Uses:

The site and surrounding properties are zoned light industrial/commercial use. The last use of the property was an automobile-commuter parking lot.

Historical Uses:

From 1951 to 1961, the site operated as a gasoline filling station and included four (4) gasoline tanks. Thereafter, it has been used as parking lot.

Geology/Hydro-Geology:

The top 18 inches of the site consist of several layers of pavement and gravel. Underlying this layer the soil is urban fill material, such as bricks; some coal-ash; stone; sand; rubble; some lumber; broken up pavement, down to approximately five to six feet, and brownish sand with silty-clays from 7 to 13 feet. Groundwater flow direction is to the south-southwest.

Known or suspected contaminants listed as coming from an underground tank/pipeline and urban fill are petroleum, SVOCs, and metals. These contaminants are impacting the soil and groundwater.

In May 2008, approximately 1810 tons of contaminated soil was excavated and disposed offsite at a permitted facility.

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=C734111>

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** 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 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.

Onondaga County Public Library
Attn: Local History Department
447 South Salina Street
Syracuse, New York 13202
Phone: 315-435-1800

New York State Department of Environmental Conservation
Region 7 Office, Division of Environmental Remediation
615 Erie Boulevard West Syracuse, New York 13204
Phone: (315) 426-7551, please call for an appointment

Project documents are also available on the NYSDEC website at:

<http://www.dec.ny.gov/chemical/37558.html>

Who to Contact

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

Project Related Questions

Christopher F. Mannes III, P.E.
Department of Environmental Conservation
Division of Environmental Remediation
615 Erie Blvd W
Syracuse, New York 13204
(315)-426-7515
cfmannes@gw.dec.state.ny.us

Site-Related Health Questions

Richard Jones
New York State Department of Health
217 South Salina Street
Syracuse, New York 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.

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