



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

Former Coyne Textile

140 Cortland Ave.
Syracuse, NY 13202

SITE No. C734144

NYSDEC REGION 7

May 2020

Where to Find Information

Access project documents online through the DECinfo Locator:

<https://www.dec.ny.gov/data/DecDocs/C734144data/DecDocs/C734144>

Or in person at the:

Onondaga County Public Library
447 South Salina Street
(315) 435-1900*

*(*The repository is temporarily unavailable due to COVID-19 precautions. If you cannot access the online repository, please contact the NYSDEC project manager listed below for assistance)*

Who to Contact

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

Project-Related Questions

Michael Belveg, Project Manager
NYSDEC
615 Erie Blvd. West
Syracuse, NY 13204
(315) 426-7446
Michael.Belveg@dec.ny.gov

Project-Related Health Questions

Angela Martin
NYSDOH
Corning Tower
Empire State Plaza
Albany, NY 12237
(518) 402-7860
beei@health.ny.gov

For more information about New York's Brownfield Cleanup Program, visit:
www.dec.ny.gov/chemical/8450.html

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 Former Coyne Textile site ("site") located at 140 Cortland Ave. Syracuse, Onondaga County. Please see the map 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 poses a significant threat to public health or the environment. This decision is based on the nature of the existing contaminants identified at the site; the potential for off-site migration of contaminants in the groundwater; and the potential for human exposure to site-related contaminants via soil vapors.

How to Comment: NYSDEC is accepting written comments about the proposed plan, called a "Draft Alternative Analysis Report (AAR)" for 45 days, from **May 13 through June 27, 2020**.

- Access the AAR and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C734144/>.
- 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 Alternative Analysis Report: The proposed commercial use remedy consists of:

- Excavating, and disposing off-site, contaminated soil within the source area above the water table (approximately 10 feet below ground);
- Solidifying and stabilizing in place the soils within the source area below the water table;
- Placing a cover over the site to allow for commercial use;
- Extracting contaminated groundwater and treating it with chemical oxidants and reinjecting back into the site groundwater;
- Installing a sub-slab depressurization system under the building;
- Collecting and analyzing end-point soil samples, post-remedial groundwater samples, and soil vapor samples to evaluate the effectiveness of the remedy;
- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;
- Implementing a Site Management Plan (SMP);
- Recording of an Environmental Easement to ensure proper use of the site.

The proposed remedy was developed by Ranalli/Taylor St., LLC ("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 site is located in the City of Syracuse and consists of two non-contiguous areas. The former main laundry facility and offices, currently vacant, are located at 140 Cortland Avenue and consist of one parcel of land totaling approximately 1.75 acres. The building is concrete block with a slab-on-grade foundation. The second area comprises two parcels totaling approximately 1.70 acres and 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. The site limits are 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 zoned for commercial use.

For more than 100 years, the site was used for industrial purposes, including a machine shop and rug manufacturer before Coyne Textile Services began operation in 1938. As an industrial dry-cleaning facility, activities at 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/external/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.

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.

Stay Informed With DEC Delivers

Sign up to receive site updates by email:
www.dec.ny.gov/chemical/61092.html

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: <http://www.dec.ny.gov/pubs/109457.html>

Site Location Map

BROWNFIELD CLEANUP PROGRAM

