GREATER SYRACUSE
LAND BANK

FY2025 Brownfield Cleanup Grant Application

Public Meeting

October 29, 2024

If you'd like to review our draft application or the analysis of brownfield cleanup alternatives for either property, you can email info@syracuselandbank.org for a copy. Please provide any comments by Nov 6 so we have time to address them and edit our application before it's submitted.

What is a Brownfield?

The US Environmental Protection Agency (EPA) defines a Brownfield as:

> a property where expansion, redevelopment or reuse may be complicated by the presence or potential presence of a hazardous substance, pollutant or contaminant.

Brownfield Assessment Grants

The Greater Syracuse Land Bank has previously been awarded two EPA Brownfield Assessment Grants. These fund:

- Phase I and II Environmental Site Assessments (ESAs)
  - A Phase I involves database research and visual inspections.
  - Phase II testing is more invasive and involves sampling building materials, groundwater, soil, or air quality and sending those samples to a lab for testing.
- Hazardous Building Materials Testing (i.e. lead and/or asbestos)
- Analysis of Brownfield Cleanup Alternatives (ABCA)
- Preparation of Cleanup Grant Applications

Properties tested with those previous Assessment grants have turned out to be:

- Relatively clean and so we were able to market them for sale, without those “unknowns” that previously made them scary.
- Contaminated to a degree that potential buyers have enrolled in the NYS Brownfield Tax Credit program and gotten financial assistance to clean them up and redevelop them.
- In some cases, we’ve been able to spend land bank money to remove underground tanks.
- But in a few cases, we’ve uncovered extensive contamination that cannot be viably addressed by ourselves or by the private market, even with tax credits available. Two of those are the subject of this Cleanup Grant Application.

917 Montgomery

- This is in the East Adams Neighborhood where the City of Syracuse, Syracuse Housing Authority, and Blueprint 15 are working to redevelop public housing that has reached the end of its useful life and revitalize the neighborhood by introducing more employment opportunities, higher quality educational opportunities, a broader mix of incomes, and adding businesses and amenities that enhance quality of life for neighborhood residents.
- Zoned MX-2 so it can be reused for commercial purposes. We envision it being used for office, personal services (like a salon), retail, or restaurant. We'll work with Blueprint 15 to figure out a plan for the site, evaluate potential buyers, and get it put back into productive use.
- .21 acres. 5,430 sq. ft. building. Single-story.

Former auto mechanic.

- Semi-volatile organic compounds (SVOCs)/polycyclic aromatic hydrocarbons (PAHs) were present in subsurface soils at concentrations exceeding New York State Department of Environmental Conservation (NYSDEC) Soil Cleanup Objectives (SCOs) applicable to the intended site use.
- Polychlorinated biphenyls (PCBs) were detected in the shallow soil at a concentration that slightly exceeded the Unrestricted Use (UR) SCO, 2 of 14 soil samples contained lead that exceeded the Restricted Residential Use (RRU) SCO,
- a potential underground storage tank (UST) may be located adjacent to the building, and
- building materials were composed of asbestos containing materials (ACM) and lead-based paint (LBP).

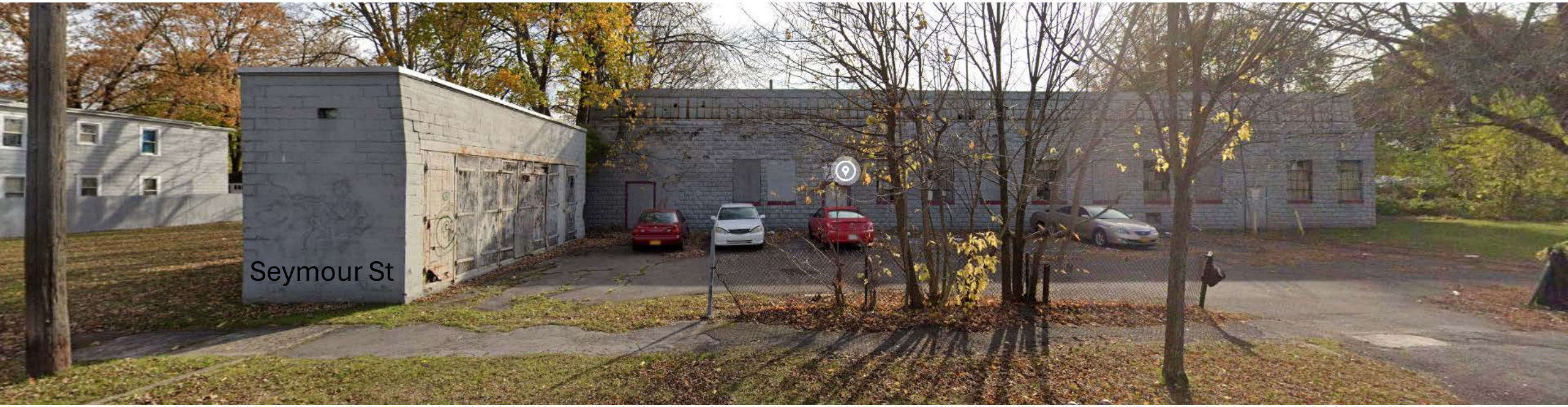
917 Montgomery

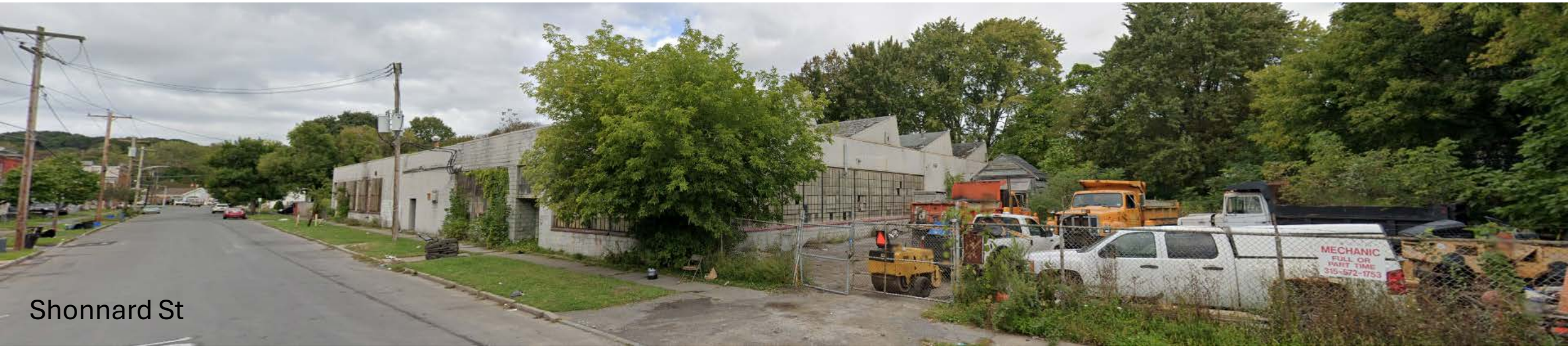
Alternative #1	Alternative #2	Alternative #3
Do nothing	Limited Excavation with Cover System and Groundwater Treatment and Hazardous Building Material Abatement	Complete Fill Removal and Groundwater Treatment and Hazardous Building Material Abatement
Doesn't meet our strategic redevelopment goals	$496,948 Meets standards required for commercial redevelopment	$693,438 This exceeds the required standards because this site isn't suitable for single-family residential development

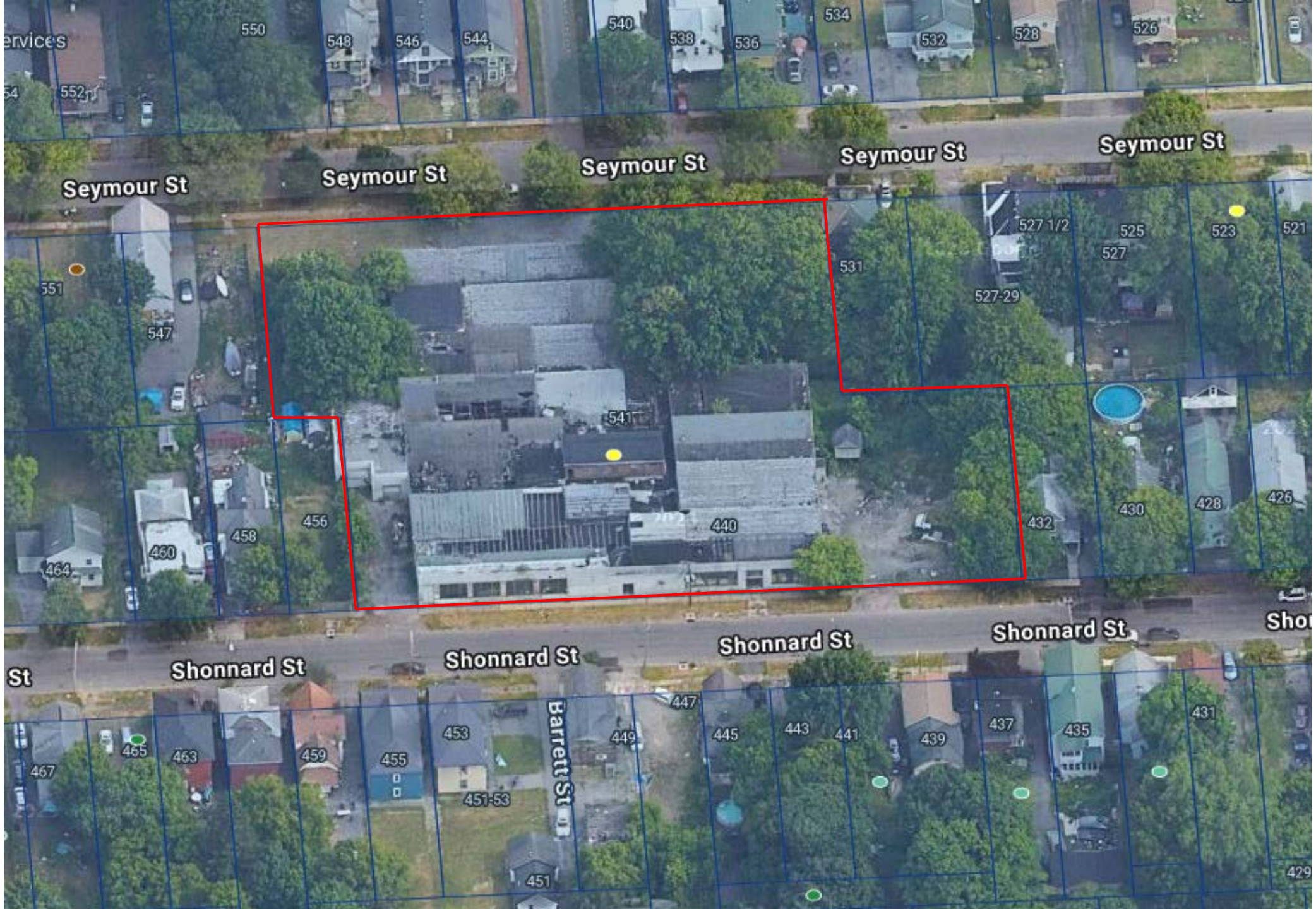
Limited Excavation with Cover System, Groundwater Treatment, and Hazardous Building Material Abatement is the recommended remedial approach for the Site. This alternative is protective of public health and the environment; significantly less disruptive to the community; produces far less greenhouse gas emissions than Alternative #3, consistent with current and future land use; and represents a more cost-effective approach than an Unrestricted Use remedy, while fully satisfying the RAOs. The recommended remedial alternative would involve:

- Abatement of Hazardous Building Materials
- Removal of an Underground Storage Tank (UST)
- Limited Fill Removal
- Construction of a Soil Cover System
- Groundwater Treatment
- Vapor Mitigation (contingency)

541 Seymour St (sometimes known as the Consolidated Industries Building)



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- In the Near Westside neighborhood. Surrounded mostly by 1-3 unit detached wood framed houses. Typically 2.5 stories tall.
- Zoned R-5 allowing some educational uses and community centers, but meant mostly to allow for dense residential. Hypothetically it could be one big apartment building, but we think several 2- to 4-family homes would be a better fit with the neighbors. Post-demolition, we can divide this lot up and fit ~15 new homes here.
- 1.68 acres. 39,000 sq. ft. building. Single-story. In this case we believe the building needs to be demolished. It's too deteriorated to be renovated and we need to remove the concrete slab it sits on to remove contaminated soils beneath the building.

Former ball-bearing manufacturing facility.

- SVOCs/PAHs are present at concentrations exceeding the RRU SCOs across the Site,
- PCBs exceed the RRU SCO in one portion and exceed UR at six other locations,
- arsenic and/or chromium exceed their respective RRU SCOs at two locations,
- trichloroethene (TCE) is present at concentrations exceeding groundwater standards,
- analysis of solids in the building floor drain indicate chromium and lead may be present at hazardous levels,
- the building contains ACM (asbestos) throughout, and
- PCBs were detected in window glaze/caulk and roof cement.

541 Seymour

Alternative #1	Alternative #2	Alternative #3
Do nothing	Limited Excavation with Cover System and Groundwater Treatment and Hazardous Building Material Abatement	Complete Fill Removal and Groundwater Treatment and Hazardous Building Material Abatement
Doesn't meet our strategic redevelopment goals	$3,359,598 Meets standards required for multi-family homes	$8,666,971 This would meet the standard required for single-family residential development, but costs more than twice as much as option #2

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- Limited Fill Removal
- Construction of a Soil Cover System
- Groundwater Treatment

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