GREATER SYRACUSE
LAND BANK

FY2026 Brownfield Cleanup Grant Application

Public Meeting

January 7, 2026

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 January 21 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 were awarded a Cleanup Grant last year and one more – 500 Hawley Ave. – is the subject of this grant application.

500 Hawley Ave.

- This is in the Hawley-Green neighborhood. The dry cleaners has been closed for over a decade.
- Zoned MX-3 so it can be reused for commercial or mixed-use properties.
- .22 acres. 11,196 sq. ft. building. Single-story for the most part with some second-story office space. This building will be demolished as part of the remediation so that we can remove the contaminated soils underneath the concrete slab.
- We hope to acquire the two adjacent parcels for a total site of .4 acres and will recruit a developer to build a mixed-use* building on this site once remediation is complete.

* Mixed-use = commercial on the ground floor and residential upstairs.

1930s-1950s – gas station | 1950s – 2000s – dry cleaners

- Tetrachloroethene (PCE) is present in soil within the Site building footprint, particularly in the southern extent where the concentration was approximately 5,000 times greater than the Restricted Residential (RR) Soil Cleanup Objective (SCO).
- Semi-volatile organic compound (SVOCs)/polycyclic aromatic hydrocarbons (PAHs) and metals are present in the soil across the Site at concentrations that exceed the RR SCOs. They are most prevalent and at the highest concentrations in the upper two feet of soil.
- PCE, cis-1,2-dichloroethene (cis-1,2-DCE), trichloroethene (TCE), and vinyl chloride (VC) are present at concentrations significantly exceeding TOGS AWQS* in the groundwater on the southern portion of the Site. PCE is also present in groundwater in the central portion of the Site, but at lower concentrations.
- Sub-slab soil vapor within the building footprint is impacted by PCE and TCE. Concentrations are highest along the southern portion of the Site, in the vicinity of the impacted soil and groundwater.
- Off-site soil vapor is also impacted by PCE and TCE with the highest concentrations detected north of the Site, across Hawley Street in a hydraulically upgradient position. This may indicate vapor migration along preferential subsurface pathways, such as buried utilities. PCE detections in downgradient soil vapor may also reflect migration of a groundwater contaminant plume off-site
- building materials contain asbestos containing materials (ACM) and lead-based paint (LBP).

**NYSDEC Technical and Operational Guidance Series (TOGS) 1.1.1, Ambient Water Quality Standards and Guidance Values and Groundwater Effluent Limitations, June 1998*

500 Hawley Ave.

Alternative #1	Alternative #2	Alternative #3
Do nothing	Demolition of existing building. Cover System, Groundwater Treatment, and Hazardous Building Material Abatement	Demolition of existing building. Soil Source Removal, Cover System, Groundwater Treatment, and Hazardous Building Material Abatement
Doesn't meet our strategic redevelopment goals	$1,354,056 Although the installation and maintenance of a site-wide cover system would achieve RAOs across majority of the Site, this alternative does not address the significant CVOC contamination identified in deeper soils near the southern edge of the Site. Would NOT allow for the use of the Site for mixed residential / commercial purpose.	$2,319,521 Involves the removal of deeper soils, which is critical to allowing future foundations to be constructed. This option would allow for the use of the Site for mixed residential / commercial purpose.

In the scenario of the implementation of a remedial action under the NYSDEC program for a mixed residential / commercial use site; the NYSDEC would likely expect the removal and / or treatment of the CVOC source on-site. In addition, it would be expected that a cover system be installed across the Site and that efforts be made to reduce the potential for soil vapor intrusion into future on-site buildings and neighboring residences.

The remedy would likely consist of the following:

- Demolition of existing building and proper disposal of asbestos containing materials;
- Removal of soil source material (e.g. soil excavation) where CVOC concentrations exceed
- Protection of Groundwater (PGW) SCOs. This effort will likely be focused under the southern portion of the building;
- Targeted in-situ groundwater treatment to reduce the concentrations of CVOCs below groundwater standards and prevent future soil vapor intrusion;
- A recommendation for the installation of a vapor mitigation system for any future on-site buildings; and
- The placement of two foot of clean imported soil or impervious surfaces such as building slabs, pavement or concrete.

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