



Narrative Information Sheet

The Greater Syracuse Property Development Corporation (doing business as the Greater Syracuse Land Bank [GSLB]) is pleased to submit this proposal for FY2025 Brownfields Cleanup Grant funding. Below we provide the information requested.

1. Applicant Identification

Legal Name: Greater Syracuse Property Development Corporation

Doing Business as Name: Greater Syracuse Land Bank

Physical & Mailing Address: 1941 South Salina Street, Syracuse NY 13205

2. Website URL

<https://syracuselandbank.org/>

3. Funding Requested

a. Grant Type: Multiple Site Cleanup

b. Federal Funds Requested: \$3,768,646

4. Location

a. City: Syracuse

b. County: Onondaga

c. State: New York

5. Property Information

917 Montgomery Street

Syracuse, NY 13202

541 Seymour Street

Syracuse, NY 13204

Map attached

6. Contacts

a. Project Director

Name: Katelyn Wright, Executive Director

Phone: (315) 422-2301 | Email: kwright@syracuselandbank.org

Mailing Address: 431 E. Fayette Street, Suite 375, Syracuse NY 13202

1941 South Salina Street; Syracuse, NY 13205 | 315-422-2301

info@syracuselandbank.org | www.syracuselandbank.org

b. Chief Executive/Higher Ranking Elected Official

Name: Katelyn Wright, Executive Director

Phone: (315) 422-2301 | Email: kwright@syracuselandsbank.org

Mailing Address: 431 E. Fayette Street, Suite 375, Syracuse NY 13202

7. Population

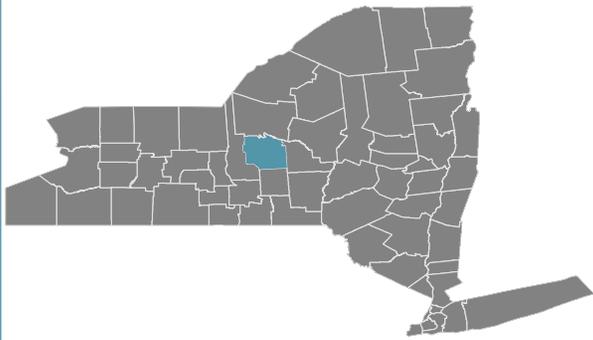
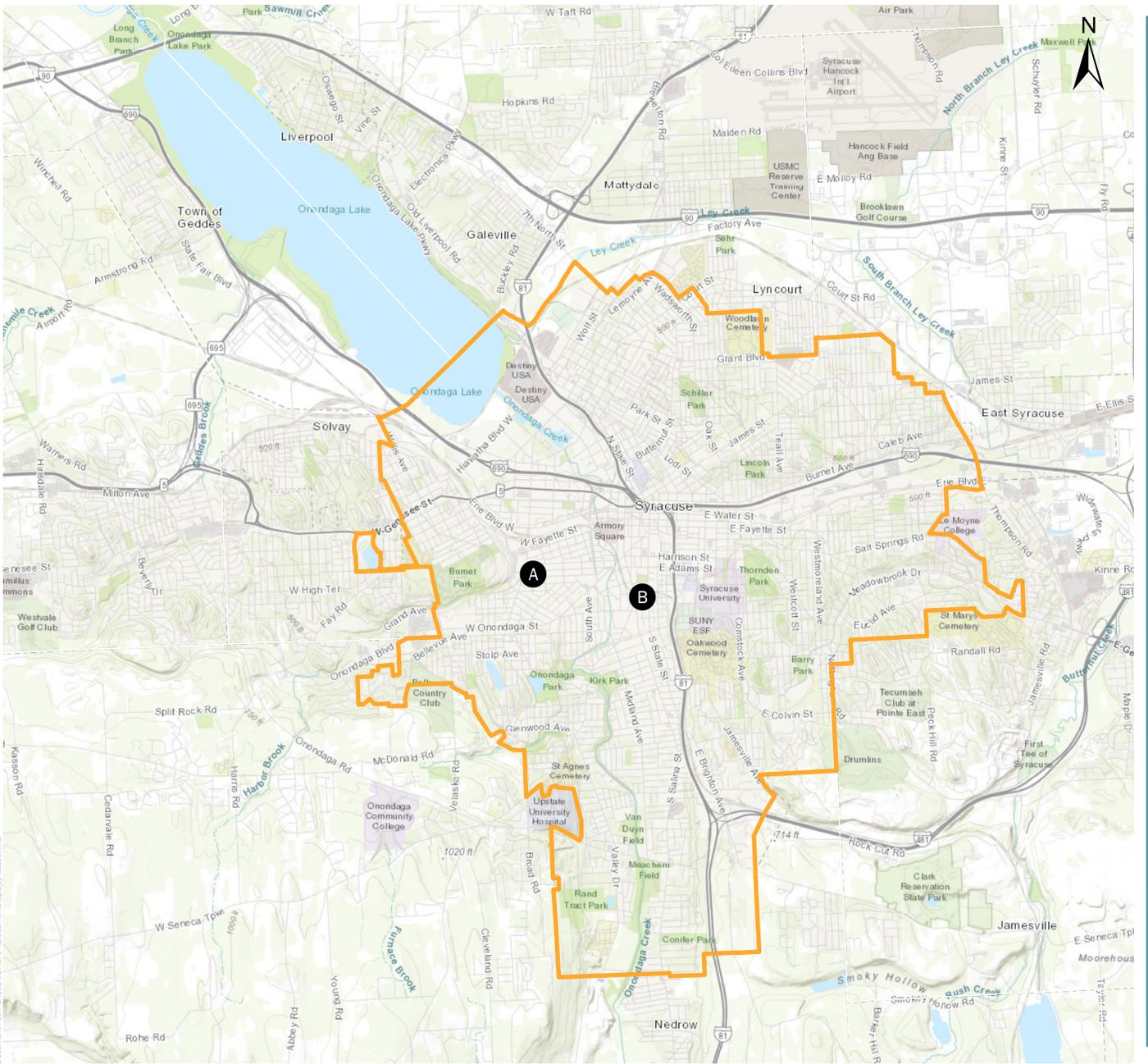
The properties are located in the City of Syracuse (population 145,560).

8. Other Factors

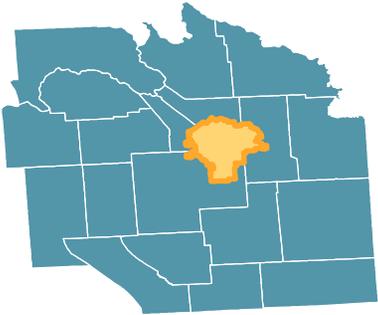
Other Factors	Page Number
Community population is 15,000 or less.	NA
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	NA
The priority site(s) is impacted by mine-scarred land.	NA
Secured firm leveraging commitment ties directly to the project and will facilitate completion of the remediation/reuse; secured resource is identified in the Narrative and substantiated in the attached documentation.	NA
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	NA
The priority site(s) is in a federally designated flood plain.	NA
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	3
The reuse of the priority site(s) will incorporate energy efficiency measures.	3
The reuse strategy or project reuse of the priority site(s) considers climate adaptation and/or mitigation measures.	3
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2012 or later) or is closing.	NA

9. Releasing Copies of Applications

NA



Onondaga County



City of Syracuse

- A** 541 Seymour Street, Syracuse, NY 13204
- B** 917 Montgomery Street, Syracuse, NY 13202

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Greater Syracuse Land Bank Cleanup Grant Sites



1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1.a. Target Area and Brownfields

1.a.i. Overview of Brownfield Challenges and Description of Target Area: The City of Syracuse is the fifth largest city in New York State (NYS) (pop. 148,620) and the governmental seat and economic engine of Onondaga County (pop. 476,516). By the mid-1900s, Syracuse established itself as the manufacturing hub of Central New York (CNY) due to economic expansion in the steel, machining, electronics, and automobile industries during World War II. However, the end of the war was the beginning of the city's steep economic decline. A mass exodus of factory jobs that sustained workers with little education began and residents without the financial means to relocate were left behind. In addition, the development of Interstate-81 (I-81) ripped through a working-class Black neighborhood, resulting in the urban core of the city becoming racially and economically segregated, as it remains today. Burdened with a staggering number of vacant, contaminated and/or blighted properties, primarily located in poor, minority neighborhoods, the City of Syracuse has faced decades of underinvestment. To help combat these conditions, the Greater Syracuse Land Bank (GSLB) has worked for 10+ years to facilitate the return of vacant and abandoned properties to productive use, reducing the number of vacant buildings in the City of Syracuse by 44% since 2012. The GSLB managed a Coalition that effectively utilized a \$600K FY19 EPA Brownfield Assessment Grant and is currently managing an additional \$1 million Assessment Grant. The GSLB encouraged Syracuse Economic Development Corporation (SEDCO) to apply for an EPA RLF Grant and the Syracuse Industrial Development Agency (SIDA) to apply for a Multipurpose grant, both of which were successful, and is now leading local agencies in developing a Brownfield Revitalization Program (BRP) throughout the city.

Using their EPA Assessment Grants, GSLB progressed two Sites to be ready for remediation and revitalization. The first, 917 Montgomery Street, is in Syracuse's 15th Ward, an area devastated by the construction of I-81 and accompanying Urban Renewal projects, causing concentrated poverty and limited economic growth. Many of the structures in the 15th Ward are deteriorating and uninhabitable due to age and regulated building materials (RBM). The neighborhood includes large blocks of vacant industrial and commercial sites adjacent to housing. It has potential to be a critical gateway to Downtown Syracuse as brownfields are revitalized, highway infrastructure is improved (i.e., the current effort to demolish the I-81 viaduct and replace it with a surface level boulevard), and the housing stock is upgraded, which will be facilitated by the recent award of a HUD Choice Neighborhoods Initiative grant.

The second Site, 541 Seymour Street, is in the Near Westside neighborhood, adjacent to Syracuse's downtown. This area was once a manufacturing center, but now is largely residential with abandoned industrial buildings throughout. Like the 15th Ward, this neighborhood was devastated by transportation projects of the past, including the extension of West Street, which created a physical barrier between Syracuse's more affluent downtown and the Near Westside. This isolation, along with historic losses in jobs and resources, have created persistent poverty that has resulted in these census tracts (CTs) being among the poorest in the nation.¹

1.a.ii. Description of the Proposed Brownfield Site(s)

917 Montgomery Street: Located in Syracuse's 15th Ward, a mixed commercial and residential neighborhood, this Site is a 0.21-acre parcel owned by GSLB. The Site contains a

¹ City of Syracuse: Consolidated Plan 2020-24

deteriorating 5,430 square-foot brick building with garage doors. A presumed basement is not accessible due to flooding and standing water.

Residential structures were present from at least 1892 through 1910. The current building was used as a bus service and sales facility from 1951 to at least 1960 and for “general auto related services” from at least 1961 through 1990. The GSLB currently stores salvaged building materials and fixtures in the building.

A Phase II Targeted Brownfield Assessment (TBA), conducted in 2024, showed that 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).

541 Seymour Street: This Site is a 1.68-acre parcel in Syracuse’s Near Westside neighborhood. It contains a vacant 39,000 square-foot concrete/brick manufacturing building, a former powerhouse, and a wooden shed. The roof of the building has collapsed at multiple locations. A fenced, paved parking lot and shed are located southeast of the manufacturing building and a fenced, paved parking lot/loading dock area is at the southwest end. Grassy areas are present in the northeast/northwest portions of the Site, and the southeastern portion is dirt and gravel.

Residential structures on the Site from at least 1892 through 1911 were demolished for the construction of the industrial building. The Site was used for metal manufacturing from at least 1911 through 1962. From 1933 to 1959 the Site was identified as Rollway Bearing Co., a ball bearing manufacturer. The powerhouse building has been on the Site since at least 1951. The Site was occupied by Consolidated Industries of Greater Syracuse Inc. between 1968 and 2021, which held 1,1,1-trichloroethane (a chlorinated solvent) in an interior aboveground storage tank (AST). The Site was foreclosed by the City of Syracuse and ownership transferred to the GSLB in 2021. It is currently unused and vacant.

Results of a Phase II TBA, conducted in early 2024, showed that 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 throughout, and PCBs were detected in window glaze/caulk and roof cement.

1.b. Revitalization of the Target Area

1.b.i. Reuse Strategy and Alignment with Revitalization Plans: Reuse plans for the Sites reflect revitalization strategies included in the South Salina Street Gateway Brownfield Opportunity Area (BOA) Study, Syracuse 2020-24 Consolidated Plan, and the Syracuse Land Use & Development Plan 2040. The collective goals of these plans include providing quality, mixed-income, multifamily housing, generating business opportunities that stabilize the area by providing new jobs and bringing access to goods and services in underserved areas, reducing blight, and prioritizing infill development. Neither property is located on a federally designated floodplain.

The future use of the Montgomery Street Site is envisioned as commercial development, including retail, a dining establishment, and/or offices. Blueprint 15 is a non-profit organization with a mission to advance a holistic approach to neighborhood well-being that reflects the needs and wants of the 15th Ward community. Based on community feedback gathered by Blueprint 15, retail and dining services are needed within walking distance of the local community. GSLB will prioritize local business at this Site, specifically targeting entrepreneurs from the 15th Ward.

The Seymour Street Site is in a residential neighborhood, and the goal is to transform this large industrial property into ~13 two-family homes. This will not only increase affordable housing opportunities in the Near Westside but will remove a blighted industrial structure in a residential area, creating housing that meets community needs.

1.b.ii. Outcomes and Benefits of Reuse Strategy: The cleanup of the two Sites will spur economic growth in these two critically disadvantaged neighborhoods, generating the following benefits:

- **Create Jobs & Reduce Poverty:** Returning the Montgomery Site to productive use will attract new employers that create jobs in alignment with the skillset of residents in a neighborhood suffering from the highest unemployment rates in Syracuse. This will create a positive feedback loop that reduces poverty, housing cost burden, and dependence on government programs.
- **Provide Affordable, Quality Housing:** Transformation of the Seymour Site into low/mixed-income multi-family homes will help address existing shortages and reduce housing cost burden. New development at the Site is expected to create up to 15 new 2-family homes.
- **Generate New Tax Revenue:** By restoring vacant and abandoned tax-delinquent properties, the GSLB has returned over 1,380 properties to taxable status, generating ~\$2M of local property taxes per year. Redevelopment of these two Sites is estimated to return over \$1.3M in assessed property value to the tax rolls (at a rate of 4%, this equals \$50,000/year in local property tax).
- **Stimulate Private Investment:** The GSLB's revitalization strategy leverages public funding with private investment, attracting over \$50 million in private investment to date. Remediation of these Sites will remove barriers to redevelopment and spur new private investment in the surrounding area for community benefit.
- **Support Energy Efficiency and Climate Mitigation Strategies:** These projects will highlight sustainable building design, supporting NYS's Climate Act goals to reduce greenhouse gas emissions by 40% by 2030. The Montgomery Site building will include high-efficiency heating systems, replacement of single pane windows, and electrical upgrades. New housing developed on the Seymour Site will reflect Sustainability Guidelines established by NYS Homes and Community Renewal (HCR), which includes electrification of heating/hot water systems and zero emissions electricity. Both Sites will explore renewable energy, such as solar and/or geothermal.

1.c. Strategy for Leveraging Resources

1.c.i. Resources Needed for Site Characterization: The 917 Montgomery Site has undergone extensive characterization, with two rounds of Phase II ESAs completed. The Seymour Site would benefit from additional data to better understand the extent of contamination. The GSLB can leverage funds from its existing FY23 Brownfield Assessment Grant to conduct further studies of the Sites, as needed. Additional testing is underway at the Seymour Site, using these funds.

1.c.ii. Resources Needed for Site Remediation: GSLB anticipates that the EPA funding requested in this application will be sufficient to conduct the proposed remediation activities for both Sites. However, if unforeseen issues arise, the City of Syracuse has an existing Restore NY grant that can be leveraged to conduct certain activities at the Seymour Site, as needed.

1.c.iii. Resources Needed for Site Reuse: The 15th Ward was recently awarded a \$50 million HUD Choice Neighborhoods grant, which provides technical assistance and funding to transform distressed communities. GSLB can leverage these funds, as well as NYS programs, such as Empire State Development funds, to assist with development of the Montgomery Site. The Seymour Street Site will benefit from NYS HCR funds, which support housing initiatives throughout the state. Syracuse was recently certified as a NYS Pro-Housing Community, which demonstrates its commitment to addressing the statewide housing crisis. Pro-Housing Communities have priority in various state funding opportunities and are eligible for unique funding sources that can foster redevelopment of this Site into affordable housing.

1.c.iv. Use of Existing Infrastructure: In fully developed urban areas, these Sites have robust infrastructure from roads, water, sewer, power, gas and telecommunications as well as access to highway, rail and public transit. When demolition is necessary, as with the Seymour Site, the GSLB will use architectural salvage strategies to minimize materials sent to landfills.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.a. The Community's Need for Funding: The GSLB is funded by the city and Onondaga County but is projected to run a budget deficit for the next four years. The GSLB is not financially equipped to bear the cost of brownfield remediation without EPA funding. Decades of population loss (34% since 1950) and other persistent economic challenges have reduced the local tax base and resulted in ~10% of properties in the city being at least 2-years tax-delinquent and eligible for foreclosure, many of which are suspected brownfields. The two Sites are in areas that meet the definition of a Disadvantaged Community, NYSDEC Potential EJ Area, and ARPA Qualified CT. Syracuse has consistently been one of the most poverty-stricken cities in the US, with 30% of its population living in poverty; the highest concentration of which is in the 15th Ward. This year Syracuse was ranked the 2nd poorest city in NYS and 8th poorest city in the US when compared to the country's 293 largest cities with populations >100K.² The median household income in the city is 54% of the NYS median income.

Further diminishing sources of municipal revenue is Syracuse's position as the regional seat of government, higher education, and medicine, resulting in tax exemptions for ~50% of the city's property tax base.³ Extensive planning has been completed in various areas via NYS's BOA program; however, the program does not fund remediation activities. Furthermore, the NYSDEC Environmental Restoration Program that provides financial assistance to local governments to investigate and remediate brownfields has not accepted new projects for several years. There are simply no financial resources available to remediate and transform key sites into economically viable locations without an EPA Cleanup Grant.

2.a.ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations: As shown in the table below, the 15th Ward and Near Westside are home to a disproportionate number of sensitive populations and elevated rates of poverty, unemployment, and abandoned properties. Child poverty rates in these two areas are more than triple county and NYS averages. EPA's EJScreen shows that the 15th Ward and Near Westside have a higher concentration of sensitive populations than 97-99% of NYS.

² Poorest Cities in America 2024. <https://worldpopulationreview.com/us-city-rankings/poorest-cities-in-america>

³ City of Syracuse. Land Use & Development Plan 2040, A Component of the Syracuse Comprehensive Plan.

Data Type	15th Ward*	Near Westside*	City of Syracuse	Onondaga County	New York State	United States
Total Population	4,334	6,485	142,553	461,591	19.5M	326.6M
% Minority Population	92.9%	67.5%	50.6%	23.6%	44.8%	39.9%
% Black or African American	74.4%	46.1%	29.4%	11.1%	15.4%	12.6%
% Hispanic or Latino	12.8%	34.2%	9.5%	5.1%	19.1%	18.2%
% Children (<18 yrs)	35.5%	37.5%	21.1%	21.3%	20.9%	22.4%
Poverty Rate	59.2%	56.7%	30.3%	13.9%	13.6%	12.8%
Child Poverty Rate (<18 yrs)	72.6%	68.4%	48.4%	21.2%	18.7%	17.5%
Median Household Income	\$15,662	\$15,071	\$38,893	\$62,668	\$71,117	\$64,994
Unemployment Rate	12.7%	22.1%	5.4%	3.6%	3.6%	3.4%
Cost Burdened Households (rent >30% income)	63.5%	54.8%	54.0%	48.4%	51.5%	49.1%
Housing Vacancy Rate	17.2%	25.3%	17.0%	10.4%	11.3%	11.6%

*Note: Shaded values indicate distress measures above or below (depending on factor) Onondaga County averages. Bold values indicate distress measures above or below (depending on factor) NYS averages.
 *15th Ward = CTs 42 & 53; Near Westside = CTs 30, 39, & 40. The values provided in the table represent the combined average of the CTs in each area.
 All data reflect 2020 American Community Survey 5-yr estimates from American Fact Finder.*

The EPA Grant will address these challenges by returning two key brownfields to productive use, creating jobs (thus reducing unemployment and poverty levels), creating high quality, healthy and affordable housing, and improving access to basic goods and services.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: Limited health data is available at the CT-level, so county- or city-level information is provided for some indicators. Soil contaminants found at both Sites include SVOCs/PAHs and PCBs, while the Seymour Street Site also showed high levels of arsenic, chromium, and TCE. The buildings located on the Sites contain ACMs, LBP, and the structure on Seymour contains chromium. Regular exposure to RBMs (ACM, PCBs and LBP) can increase lung cancer rates, neurological and immune system impacts, and skin disease. All known contaminants are linked to various cancers, particularly lung and bronchus. TCE has been shown to cause neurological impacts, while chromium is linked to respiratory disease. Sensitive populations, such as low-income individuals and children, are disproportionately impacted, since they find themselves in close proximity to these brownfield Sites without the financial means to find safe housing or working conditions.

Lung and bronchus cancers are one of the leading causes of death in Onondaga County with incidence rates 26 percentage points higher than NYS.⁴ Onondaga County has the highest rate of lung and bronchus cancer among Black residents in NYS, at 88.5 per 100K, compared to 53.5 per 100K.⁵ All five CTs in the 15th Ward and Near Westside have adult asthma and COPD rates much higher than the national averages.⁶ Remediation at these Sites will address rates of lung cancer and other respiratory illnesses that are likely attributable to contaminant exposure.

The need for new, lead-free homes, like those proposed at the Seymour Street Site, is critical in Syracuse. As an old industrial city with >50% of its housing stock built prior to 1940, residents are at high risk of exposure to hazardous airborne particulates from LBP and ACM.⁷ Much of the

⁴ NYSDOH. Lung and bronchus cancer incidence rate per 100,000; Cancer Registry Data. 2018-2020.

⁵ National Cancer Institute. State Cancer Profiles, 2017-2021.

⁶ CDC Local Data for Better Health. <https://www.cdc.gov/places/>

⁷ Onondaga County Health Department Community Health Assessment & Improvement Plan, 2022-2024.

housing stock in Syracuse was constructed in the late 1800s/early 1900s and the high percentage of housing vacancies (see table above) illustrates the prevalence of uninhabitable and deteriorating structures. The Near Westside neighborhood has some of the highest child lead levels in the city, ranging between 12% and 20% of children tested.⁸ Childhood lead toxicity has long-lasting effects, including lower IQ, developmental delays, and seizures. Conversion of the Seymour Street Site into new housing will provide lead-free homes, critical for Syracuse children.

(3) Environmental Justice

(a) Identification of Environmental Justice Issues: Urban renewal programs of the 1960s cleared low-income areas for new highways and modern buildings, building a legacy of social injustice. The most dramatic example is the construction of I-81 that cut through the center of predominately black and low-income neighborhoods, creating a wall that pushed minority and low-income residents into the areas now known as the 15th Ward and Near Westside. I-81 separates minority and low-income families from jobs, public spaces and basic goods and services once within walking distance. The result is decades of residential and income segregation disproportionately impacting minorities. A study of poverty in America identified Syracuse as

having the nation’s highest rate of extreme poverty among Blacks and Hispanics and fifth highest rate among Whites.⁹ EPA EJ Indexes show these neighborhoods to be in the highest percentiles for traffic proximity,

EJ Indexes	Percentile in NYS	
	15th Ward	Near Westside
Traffic Proximity	87-88	83-86
Lead Paint	71-99	90-96
Superfund Proximity	90	94-97

lead paint, and Superfund proximity (see table). Both Sites are in Disadvantaged Communities, according to the Climate and Economic Justice Screening Tool (CEJST), exceeding all burden and socioeconomic thresholds.

(b) Advancing Environmental Justice: This grant will provide resources to bring these two key Sites back into use, reducing the disproportionate impacts on two severely distressed neighborhoods. Many residents in these neighborhoods live in aging housing stock, resulting in exposures to hazardous materials such as ACM and LBP. New housing at Seymour Street will create 26-30 affordable, modern, and safe housing units, helping to ease the disproportionate number of minority and poverty-stricken individuals, particularly children, in unsafe housing.

Likewise, many residents live near industrial facilities, gas stations, auto repair shops, and dry cleaners, resulting in metals in soils and plumes of impacted groundwater. As shown in the table above, these two neighborhoods are near Superfund sites. Cleanup and redevelopment of these Sites will support efforts to protect human health and reduce EJ burdens on sensitive populations, provide employment opportunities in CTs with the highest concentration of poverty and unemployment in the city, reduce blight, and increase the local tax base (which will provide the city with financial resources to fund critical social service programs). Further, recruiting local entrepreneurs to open businesses in the Montgomery Street Site will empower individuals from the community, increasing wealth and innovation in their own backyard.

2.b. Community Engagement

2.b.i. Project Involvement & 2.b.ii. Project Roles: The GSLB has identified governmental and CBO partners to guide grant implementation and bring important voices to the table, as shown below.

⁸ [Elevated Blood Lead Levels Among Tested Children by Census Tract](#), Syracuse, NY, 2023.

⁹ Paul Jargowsky. *The Architecture of Segregation: Civil Unrest, the Concentration of Poverty & Public Policy*.

Partner Name	Contact	Organization Purpose & Project Role
Blueprint 15	Stacey Julius, Community Development Coordinator 315-701-4060 sjulius@blueprint15.org	Purpose: EJ advocate for 15th Ward, to reconnect and rebuild the 15th Ward into a thriving neighborhood Role: Support outreach to residents and sensitive populations in the 15th Ward
Center for Justice Innovation	Leah Russell, Coordinator of Community Development 917.859.4255 lrussell@innovatingjustice.org	Purpose: Organization that centers safety and racial justice in partnership with communities Role: Support outreach to residents and sensitive populations in the Near Westside Neighborhood
NYSDEC	Karen Diligent, Director, Bureau of Program Mgmt. 518-402-9729 karen.diligent@dec.ny.gov	Purpose: Protect human health and the environment Role: Provide technical & funding support for brownfield cleanup
Onondaga County Health Department	Lisa Letteney, Director of Environmental Health 315-435-6623 LisaLetteney@ongov.net	Purpose: Protect health & facilitate disease prevention Role: Support community outreach; advise on health issues
City of Syracuse, Dept. of Neighborhood & Business Development	Michael Collins, Commissioner 315-448-8100 mcollins@syr.gov	Purpose: Local government Role: Advise on reuse options and zoning approvals that may be needed for redevelopment
Syracuse Economic Development Corp.	Eric Ennis, President 315-448-8471 eennis@syr.gov	Purpose: Enhance local business climate Role: Provide funding support for brownfield cleanup/reuse; administers an EPA RLF
Syracuse Industrial Development Agency (SIDA)	Eric Ennis, Executive Director 315-448-8100 eennis@syr.gov	Purpose: Enhance economic development in Syracuse Role: Advise on reuse of sites and provide financial incentives for projects
Syracuse United Neighbors (SUN)	Richard Puchalski, Executive Director 315-476-7475 rich@sunaction.org	Purpose: Neighborhood advocacy group for low-income residents in 15th Ward Role: Support outreach to residents and sensitive populations

2.b.iii. Incorporating Community Input: GSLB frequently collaborates with partners to employ community engagement strategies that allow stakeholders and the public to provide informed feedback that directly influences projects in their neighborhood. GSLB will continue to engage stakeholders with traditional, targeted, and innovative outreach methods to reach a broad and inclusive audience. Engagement will include routine meetings, focused dialogues with the community, periodic updates to local government and community leaders, and updates to the project webpage. Reference materials will be distributed at public facilities (e.g. libraries, schools, community centers) and will include a statement that citizens may request alternative formats or special accommodations. GSLB employs a fulltime Community Engagement Specialist that works with neighborhood advocacy groups to meaningfully engage with sensitive populations. GSLB will also rely on Blueprint 15, which holds regular “kitchen table talks” throughout the 15th Ward, where they visit residents in their homes to talk about community issues, as well as the Center for Justice Innovation, which engages directly with the Near Westside community.

Community meetings will continue to be accessible to those who rely on public transportation and will be held at ADA-compliant facilities in each neighborhood, with a virtual option to ensure equal access. Special outreach efforts (e.g., translation services for non-English speaking and hearing impaired) are used as needed to provide equal access to project information. The engagement process will also include pop-up activities at local community centers or existing

events to engage underrepresented groups. The GSLB will continue to advertise all engagement opportunities through public notices in local newspapers, public service announcements on local radio stations, email blasts to project partners, social media posts, board meetings, and through word of mouth in existing community networks.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

3.a. Proposed Cleanup Plan

917 Montgomery Street: The Cleanup Plan for this Site consists of limited excavation with a cover system, groundwater treatment, UST removal and hazardous building material abatement. It is expected that remedial goals can be achieved with the installation and maintenance of a cover system, so complete soil removal is not warranted. This will consist of the placement of a one-foot soil cover in areas without an impervious cover. Remediation of the groundwater source to address VOC contamination will consist of in situ chemical oxidation (ISCO) or enhanced bioremediation, which will address site contamination and prevent additional offsite migration. The building would be retrofitted with a sub-slab depressurization system (SSDS) if vapors remain after completion of the UST removal and groundwater remediation. Additionally, abatement of ACMs, PCBs, lead, and other regulated materials will occur throughout the building.

541 Seymour Street: The Cleanup Plan for this Site consists of limited excavation with a cover system, groundwater treatment, and hazardous building material abatement. Demolition of the building will allow access to impacted soils. The cover system will include placement of a two-foot soil cover across the site. To address TCE and SVOCs/PAHs in the groundwater, ISCO will be employed. Regulated/hazardous materials such as chemical/petroleum containers, fluorescent bulbs and ballasts, will be characterized for offsite disposal. ACMs and LBP materials will be left intact for the building demolition, which would be performed consistent with NYS DOL Code Rule.

3.b. Description of Tasks/Activities and Outputs

Task 1 – Project Management, Consultant Procurement, Reporting, and Other Eligible Activities
i. Project Implementation: The GSLB will oversee and manage all aspects of the project in accordance with the terms and conditions established in the Cooperative Agreement (CA) with EPA. The GSLB will select a technical consultant through a competitive process in accordance with 2 CFR Part 200. The consultant will assist with compliance reporting. The GSLB will facilitate monthly check-in meetings with the consultant to ensure the project is progressing as planned.
ii. Anticipated Project Schedule: Activities will be ongoing throughout the 4-year project period.
iii. Task/Activity Lead(s): GSLB, with support from the consultant
iv. Output(s): 16 Quarterly Reports; 1 Final Report; 4 DBE Utilization Reports; 4 Federal Financial Reports; ACRES updates; and monthly check-in meetings
Task 2 – Community Engagement
i. Project Implementation: The community engagement program includes creating a project webpage and conducting community outreach to inform reuse plans.
ii. Anticipated Project Schedule: The project webpage will be created during the first quarter. Community outreach will occur 2 times per year throughout the 4-year project.
iii. Task/Activity Lead(s): The GSLB will lead outreach to residents with support from project partners.
iv. Output(s): Project webpage, 8 community engagement activities
Task 3 – Site Remediation
i. Project Implementation: At both sites, limited excavation with a cover system, groundwater treatment, and hazardous building material abatement will occur. At the Seymour Site, the building will be demolished. At the Montgomery Site, a UST will be removed.

ii. Anticipated Project Schedule: Both Sites will be conducted simultaneously, beginning in Y1 and will be completed within the 4-year grant period.
iii. Task/Activity Lead(s): The consultant will lead technical activities at the direction of the GSLB.
iv. Output(s): 2 completed cleanups meeting applicable SCOs established in 6 NYCRR Part 375. <i>Montgomery Site:</i> Commercial Use SCO, prepared for commercial development. <i>Seymour Site:</i> Restricted Residential Use SCO, prepared for multi-family homes

3.c. Cost Estimates: The table below provides a breakdown of estimated costs by task. An average rate of \$175/hour was used for contractual services. The GSLB will not use grant funds for personnel/fringe costs to administer the grant.

Task 1 – Project Management, Consultant Procurement, Reporting, and Other Eligible Activities
Contractual Total: \$34,300 48 monthly check-in meetings: \$16,800 (48 hours x \$175/hr x 2 staff) Compliance reporting: \$17,500 (100 hours x \$175/hr)
Task 2 – Community Engagement
Contractual Total: \$9,800 Community engagement support: \$2,800 (8 events x 2 hours x \$175/hr) Webpage development/maintenance support: \$7,000 (40 hrs x \$175/hr)
Task 3 – Site Remediation
Contractual Total: \$3,724,546 <i>Montgomery Site:</i> \$496,948 (includes site demo and clearing, site control/security, soil disposal/testing, contaminated soil excavation/transportation/disposal, groundwater treatment/monitoring, site survey, UST removal, SSDS, Hazardous Building Material abatement, planning, bidding support, remedial oversight, and reporting, and 12% construction contingency) <i>Seymour Site:</i> \$3,227,598 (includes site demo and clearing, site control/security, soil disposal/testing, contaminated soil excavation/transportation/disposal, groundwater treatment/monitoring, site survey, SSDS, building demolition, universal waste disposal, planning, bidding support, remedial oversight, and reporting, and 12% construction contingency)

A summary of the proposed budget for grant funded activities is provided below.

Budget Categories	Task 1 - Project Management	Task 2 - Community Engagement	Task 3 - Site Remediation	Total
Contractual	\$34,300	\$9,800	\$3,724,546	\$3,768,646
Total	\$34,300	\$9,800	\$3,724,546	\$3,768,646

3.d. Plan to Measure and Evaluate Environmental Progress and Results: The status and estimated completion dates for outputs will be tracked and reported to EPA via Quarterly Performance Reports and ACRES updates. Between meetings and reports, outputs (# of community meetings/events, and summaries of community feedback) will be tracked on a spreadsheet maintained by the GSLB. The selected consultant will host progress meetings no less than every two weeks and will provide written progress reports at least every two weeks to document major benchmarks. The consultant will document the project’s alignment with controlling documents such as the ABCA and design package.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4.a. Programmatic Capability

4.a.i. Organizational Structure & 4.a.ii. Description of Key Staff: As demonstrated in prior EPA Grant projects, the GSLB has the capacity to successfully carry out and manage the programmatic, administrative, and financial requirements. The GSLB employs 8 staff, including planning, community engagement and GIS specialists, and accounting and administrative support.

Immediately following notice of grant award, GSLB will competitively secure a consultant to conduct the technical work at both Sites. The GSLB will work closely with the selected contractor to monitor progress throughout the duration of the project. Key GSLB staff involved in prior EPA Grants will continue to have the same roles and level of project involvement:

Katelyn Wright, Executive Director, holds a Master of Urban Planning and has over 10 years of experience working for the GSLB. During this time, she facilitated over 100 public meetings to solicit feedback from residents impacted by local initiatives. She is responsible for administration of multiple grants and has a track record of exceeding project metrics. As Project Director of GSLB's FY19 and FY23 Grants, Katelyn has overseen all phases of the projects, exceeding metrics established in the CA Work Plan, and completing the work on schedule.

Luke Avery-Dougherty, Director of Administration/CFO, holds a Master of Public Administration and has 10+ years of experience in compliance with complex grant terms and conditions, preparing fiscal/programmatic reports, and implementing grant-funded programs. As Project Manager on GSLB's FY19 and FY23 Grants, Luke was responsible for overseeing compliance reporting, managing project financials, facilitating check-in meetings with Coalition members and key stakeholders, and overseeing day-to-day project activities.

4.a.iii. Acquiring Additional Resources: The GSLB routinely contracts with consultants and has equal opportunity procurement procedures in place for ensuring a fair bidding process and complying with EPA's six good faith efforts for involving Disadvantaged Business Enterprises (DBEs). The qualifications-based procurement process conforms with 2 CFR 200.317-200.326.

4.b. Past Performance and Accomplishments

4.b.i. Currently Has or Previously Received an EPA Brownfields Grant: GSLB was awarded FY19 and FY23 EPA Brownfield Assessment Coalition Grants, totaling \$600K and \$1M, respectively.

(1) Accomplishments: The FY19 Grant was successfully completed and closed in 2022.

Accomplishments include:

- 28 sites nominated
- 19 Phase I ESAs, 11 Phase II ESAs, & 2 RBM Surveys completed
- 1 site enrolled in NYS BCP
- NYSDEC issued 4 NFA determinations
- Multi-parcel assembly completed for 2 affordable, multifamily housing projects
- \$17.4M of public and private funds leveraged at 4 assessed sites
- Purchase offers for 5 sites received

- Supported 5 adaptive reuse projects
- 80 direct/160 indirect jobs created
- All required reporting completed

The FY23 Assessment grant is currently in Year 2. To date, accomplishments include:

- QAPP completion
- 16 sites in progress
- 9 Phase I ESAs completed, 4 in progress
- 8 Phase II ESAs in progress
- 1 Hazardous Material Survey underway
- 7 SAPs approved
- 2 ABCAs and Cleanup Grant Applications in progress

(2) Compliance with Grant Requirements: For the FY19 Assessment Grant, the GSLB maintained compliance with the workplan, schedule and EPA terms and conditions and achieved the expected results. All progress reports and other deliverables were submitted on time and in compliance with EPA standards. The Final Performance, DBE Utilization and Financial Reports were submitted and the CAs were formally closed. Property profiles in ACRES were updated continue to be updated as needed to reflect current conditions. The project was completed on time and all grant funds were expended. The FY23 Assessment Grant is on schedule and all required reporting has been submitted to date.

ATTACHMENT A

Threshold Criteria Responses

Threshold Criteria

1. Applicant Eligibility

The Greater Syracuse Property Development Corporation (doing business as the Greater Syracuse Land Bank [GSLB]) is an intergovernmental agency established by the authority of the New York State (NYS) Land Bank Act signed into law in 2011 under Article 16 of the NYS Not-for-Profit Corporation Law. Article 16 allows municipalities to establish land banks as a local public authority for the purpose of acquiring real property that is tax delinquent, tax foreclosed, vacant, or abandoned. Once they establish a land bank, municipalities can then design, develop, construct, demolish, reconstruct, rehabilitate, renovate, relocate, and otherwise improve upon banked real property. ***Pursuant to Article 16, Section 1610, a land bank may receive funding from the federal government.***

The GSLB was established by the City of Syracuse and Onondaga County in 2012 (under the name of the Greater Syracuse Property Development Corporation) as a minor government district. Pursuant to Article 16 and agreement among its members, the GSLB has all the rights and privileges granted to a “general purpose unit of local government” as defined in 2 CFR 200.64.

Eligibility documentation for the GSLB is provided in Attachment B and includes:

1. Intergovernmental Agreement between the City of Syracuse and Onondaga County (2012)
2. Bylaws (adopted July 2012)
3. Documentation of tax-exempt status under section 501(c)(3) of the Internal Revenue Code
4. Governmental Code (Article 16 of NYS Not-for-Profit Corporation Law)

2. Previously Awarded Cleanup Grants

NA

3. Multipurpose Grant Balance

The Greater Syracuse Land Bank does not have an open Multipurpose Grant.

4. Site Ownership

Address	Owner
917 Montgomery Street Syracuse, NY 13202	Greater Syracuse Property Development Corporation (doing business as the Greater Syracuse Land Bank [GSLB])
541 Seymour Street Syracuse, NY 13204	Greater Syracuse Property Development Corporation (doing business as the Greater Syracuse Land Bank [GSLB])

5. Basic Site Information

- a) Montgomery Street Site
- b) 917 Montgomery Street
Syracuse, NY 13202

- a) Seymour Street Site
- b) 541 Seymour Street
Syracuse, NY 13204

6. Status and History of Contamination

917 Montgomery Street

- a) This Site is contaminated by hazardous substances.
- b) Located in Syracuse's 15th Ward, a mixed commercial and residential neighborhood, this Site is a 0.21-acre parcel owned by GSLB. The Site contains a deteriorating 5,430 square-foot brick building with garage doors. A presumed basement is not accessible due to flooding and standing water.

Residential structures were present from at least 1892 through 1910. The current building was used as a bus service and sales facility from 1951 to at least 1960 and for "general auto related services" from at least 1961 through 1990. The GLSB currently stores salvaged building materials and fixtures in the building.

- c) A Phase II Targeted Brownfield Assessment (TBA), conducted in 2024, showed that the site contained the following at concentrations greater than applicable New York State Department of Environmental Conservation (NYSDEC) Soil Cleanup Objectives (SCOs) and groundwater standards or guidance:
 - a. semi-volatile organic compounds (SVOCs) / polycyclic aromatic hydrocarbons (PAHs) in soil and groundwater,
 - b. polychlorinated biphenyls (PCBs) in soil,
 - c. benzene, toluene, ethylbenzene, and xylenes (BTEX) in groundwater and an abandoned underground storage tank (UST), and
 - d. building materials composed of asbestos containing materials (ACM) and lead-based paint (LBP).
- d) The UST adjacent to the building and the deposition of fill material are likely connected to the contamination.

541 Seymour Street

- a) This Site is contaminated by hazardous substances.
- b) This Site is a 1.68-acre parcel in Syracuse's Near Westside neighborhood. It contains a vacant 39,000 square-foot concrete/brick manufacturing building, a former powerhouse, and a wooden shed. The roof of the building has collapsed at multiple locations. A fenced, paved parking lot and shed are located southeast of the manufacturing building and a fenced, paved parking lot/loading dock area is at the

southwest end of the building. Grassy areas are present in the northeast and northwest portions of the Site, and the southeastern portion of the Site is dirt and gravel.

Residential structures on the Site from at least 1892 through 1911 were demolished for the construction of the industrial building. The Site was used for metal manufacturing from at least 1911 through 1962. From 1933 to 1959 the Site was identified as Rollway Bearing Co., a ball bearing manufacturer. The powerhouse building has been on the Site since at least 1951. The Site was occupied by Consolidated Industries of Greater Syracuse Inc. between 1968 and 2021, which held 1,1,1-trichloroethane (a chlorinated solvent) in an interior aboveground storage tank (AST). The Site was foreclosed by the City of Syracuse and ownership transferred to the GSLB in 2021. It is currently unused.

- c) Results of a Phase II TBA, conducted in early 2024, showed that the site contained the following at concentrations greater than applicable New York State Department of Environmental Conservation (NYSDEC) Soil Cleanup Objectives (SCOs) and groundwater standards or guidance:
 - a. semi-volatile organic compounds (SVOCs) / polycyclic aromatic hydrocarbons (PAHs) in soil and groundwater,
 - b. polychlorinated biphenyls (PCBs) in soil and groundwater,
 - c. arsenic, chromium, and lead in soil,
 - d. trichloroethene (TCE) in groundwater,
 - e. building materials composed of asbestos containing materials (ACM) and lead-based paint (LBP), and
 - f. solids in the building floor drain may contain chromium and lead at hazardous levels.
- d) The Site's former industrial operations use and deposition of fill material are likely connected to the contaminant.

7. Brownfield Site Definition

The sites meet the definition of a brownfield under CERCLA § 101(39). The sites are a) not listed or proposed for listing on the National Priorities List; b) not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and c) not subject to the jurisdiction, custody, or control of the U.S. government.

8. Environmental Assessments Conducted

The following are summaries of the environmental assessments conducted at each Site:

917 Montgomery Street

Secondary Data	Data Source (Originating Organization, Report Title, and Date)	Data Generator(s) (Originating Org., Data Types, Data Generation/ Collection Dates)	How Data Will Be Used	Limitations on Data Use
Phase I ESA	Stantec. Phase I Environmental Site Assessment – 917 Montgomery Street, January 2021	Stantec. Background information including Site history and current condition, January 2021	Help identify environmental concerns at Site and create objectives for Phase II ESA	No sampling data, only background information provided
Phase II ESA	Nobis. Phase II Targeted Brownfields Assessment (TBA) – 917 Montgomery Street, February 2024	Nobis. Geophysical survey results, soil, groundwater, and hazardous building material sampling results, February 2024	Help evaluate and quantify potential environmental concerns at Site.	None

541 Seymour Street

Secondary Data	Data Source (Originating Organization, Report Title, and Date)	Data Generator(s) (Originating Org., Data Types, Data Generation/ Collection Dates)	How Data Will Be Used	Limitations on Data Use
Phase I ESA	Stantec. Phase I Environmental Site Assessment – 541 Seymour Street, 2021	Stantec. Background information including Site history and current condition, 2021	Help identify environmental concerns at Site and create objectives for Phase II ESA	No sampling data, only background information provided
Phase II ESA	Nobis. Phase II Targeted Brownfields Assessment (TBA) – 541 Seymour Street, March 2024	Nobis. Geophysical survey results, soil, groundwater, and hazardous building material sampling results, 2024	Help evaluate and quantify potential environmental concerns at Site.	None

9. Site Characterization

A letter from the NYS DEC for each Site is attached, dated 11/13/24, indicating that both Sites are eligible to be enrolled in the NYS Brownfield Cleanup Program (BCP). The GLSB does not intend to enroll in NYS’s voluntary BCP, as it is not seeking brownfield tax credits. Additional environmental assessment will not likely be necessary to further characterize the

Sites prior to the start of remediation; however, the GLSB will work closely with the NYS DEC to ensure all assessments are complete by June 15, 2025.

10. Enforcement or Other Actions

There are no known ongoing or anticipated environmental enforcement or other actions related to the sites.

11. Property-Specific Determination

Both Sites, 917 Montgomery Street, Syracuse NY 13202 and 541 Seymour Street, Syracuse NY 13204, do not require Property-Specific Determinations.

12. CERCLA/Petroleum Liability

a) Property Ownership Eligibility – Hazardous Substance Sites

iii. Landowner Protections from CERCLA Liability

(1) Bona Fide Prospective Purchaser Liability Protection

917 Montgomery Street

- (a) GSLB voluntarily purchased this site from the City of Syracuse on October 7, 2021. Ownership is fee simple, with GSLB as the sole owner. The GSLB is a local public authority and a component unit of the City of Syracuse. Although it is managed by an independent board of directors, the GSLB is financially dependent upon the City of Syracuse. The GSLB does not have any financial, contractual, corporate, or familial relationships or affiliations with other prior owners or operators of this site.
- (b) An ASTM E1527-21 Phase I ESA was completed on January 6, 2021, and updated on June 7, 2021, less than 180 days prior to the GSLB taking title. This work was performed for the GSLB using an EPA Assessment Grant. The Phase I ESA was performed by Stantec Consulting Services Inc., and the required declaration by the firm is included in the written Phase I report for this site. Stantec staff meet the definition of an Environmental Professional as defined in 40 CFR § 312.10 and have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the site.
- (c) All disposal of hazardous substances at the site occurred before GSLB acquired the property. The GSLB has not, at any time, arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site.
- (d) The GSLB currently stores salvaged building materials and fixtures in the building. It is otherwise vacant, and no other persons or entities have used the building since GSLB took ownership.
- (e) The GSLB inspected and did not find any visible continuing releases, nor anything that appeared to threaten future releases, upon taking possession of the property. The building is currently boarded to keep trespassers from illegal entry.

The GSLB will comply with all land-use restrictions and will not impede the effectiveness or integrity of any institutional controls.

The GSLB will assist, cooperate with, and provide site access to those performing the cleanup.

The GSLB will comply with all information requests and administrative subpoenas that may be issued in connection with the property.

The GSLB will provide all legally required notices.

541 Seymour Street

- (a) GSLB voluntarily purchased this site from the City of Syracuse on October 13, 2021. Ownership is fee simple, with GSLB as the sole owner. The GSLB is a local public authority and a component unit of the City of Syracuse. Although it is managed by an independent board of directors, the GSLB is financially dependent upon the City of Syracuse. The GSLB does not have any financial, contractual, corporate, or familial relationships or affiliations with other prior owners or operators of this site.
- (b) An ASTM E1527-21 Phase I ESA, dated July 8, 2021, was completed prior to the GSLB taking title (less than 180 days prior). This work was performed for the GSLB using an EPA Assessment Grant. The Phase I ESA was performed by Stantec Consulting Services Inc., and the required declaration by the firm is included in the written Phase I report for this site. Stantec staff meet the definition of an Environmental Professional as defined in 40 CFR § 312.10 and have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the site.
- (c) All disposal of hazardous substances at the site occurred before GSLB acquired the property. The GSLB has not, at any time, arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site.
- (d) The property has been vacant, and no other persons or entities have used the building since GSLB took ownership.
- (e) The GSLB inspected and did not find any visible continuing releases upon taking possession of the property. When GSLB took possession of the property, leftover parts from an electronics recycling business (Sunnking, Inc.) were found. GSLB removed 219 LCD monitors and 1,461 CRTs and a total of 2,279 pounds of electronics. Also present are approximately six 35-gallon oil drums all partially filled but not full of oil or grease; these have been left in place and are not leaking. 50+ clear five-gallon jugs on pallets were found, which are partially filled with unknown liquid contents; these were left in place and not leaking. A 7-8' tall plastic cylindrical tank approximately 4' in diameter that appeared to be partially filled with an unknown liquid was found; this has been left in place and is not leaking. Numerous partially filled

paint cans were taken to a paint recycler. The building is currently boarded to keep trespassers from illegal entry and from accessing the materials described above.

The GSLB will comply with all land-use restrictions and will not impede the effectiveness or integrity of any institutional controls.

The GSLB will assist, cooperate with, and provide site access to those performing the cleanup.

The GSLB will comply with all information requests and administrative subpoenas that may be issued in connection with the property.

The GSLB will provide all legally required notices.

13. Cleanup Authority and Oversight Structure

- a) A Qualified Environmental Professional (QEP) firm will be retained to manage the remediation on both Sites, who will have the technical expertise to plan / design, manage, and oversee the cleanup. GSLB will hire the site contractor directly, and the work will be performed consistent with plans and specifications prepared by the QEP. The GSLB does not intend to enroll in NYS's voluntary BCP, as it is not seeking brownfield tax credits. However, all work will follow NYS DEC guidance relative to remediation.
- b) Both Sites have frontage on two streets, so neighboring properties are minimal. The need to access adjacent properties during remediation is not anticipated. However, GSLB will be in close communication with property owners, so they are informed of progress, and if an unforeseen need to access their property arises. A Community Air Monitoring Plan will be instituted at each Site, which will monitor total organic vapors and particulate matter upwind and downwind of the Sites. Detection above threshold limits will result in stopping work and taking corrective actions, as laid out in the plan. Workplans developed by the QEP will include methods to ensure remediation work does not affect adjacent sites.

14. Community Notification

- a) Draft Analysis of Brownfield Cleanup Alternatives (ABCA) plans are provided as an attachment to this application.
- b) Community Notification Ad was posted in the Post Standard (Syracuse, NY) on October 27, 2024 (see attachment). It was also shared on the GSLB Facebook page on October 28 (screenshot attached).
- c) A virtual public meeting was held on Tuesday, October 29 at 5:30pm via Zoom. No members of the public attended. A recording of the video was posted on the GSLB's website and on GSLB's Facebook page following the presentation. Viewers were directed to the GSLB's website to review the draft ABCA and application and provided with an email to send comments.
- d) Attached documents include:

- a. Draft ABCAs
- b. Community notification ads
- c. Summary of comments received
- d. GSLB responses
- e. List of participants
- f. Meeting slides and notes

15. Contractors and Named Subrecipients

GSLB has not yet procured a contractor to complete the remediation work. Upon award, GSLB will complete a qualifications-based procurement process to select a consultant team to provide the site remediation. The procurement process will be completed in accordance with the *Best Practice Guide for Procuring Services Under EPA Assistance Agreements*.

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Region 7
5786 Widewaters Parkway, Syracuse, NY 13214-1867
P: (315) 426-7519, (315) 426-7551
www.dec.ny.gov

Katelyn Wright
Executive Director
Greater Syracuse Property Development Corporation
1941 South Salina Street
Syracuse, New York 13205

November 13, 2024

Re: 917 Montgomery Street, Syracuse (C), Onondaga County
NYSDEC Acknowledgment - FY25 EPA Brownfields Cleanup Grant

Dear Katelyn Wright:

The New York State Department of Environmental Conservation (DEC) acknowledges that the Greater Syracuse Property Development Corporation, plans to conduct the cleanup of a property located at 917 Montgomery Street in Syracuse, Onondaga County, New York. and is applying for an FY25 EPA Brownfields Cleanup Grant.

Environmental assessments conducted at this property indicate soil contamination at concentrations that exceed the 6 NYCRR Part 375 Soil Cleanup Objectives and groundwater contamination at concentrations that exceed NYSDEC Technical and Operation Guidance Series 1.1.1 standards. Additional assessment may be needed to sufficiently characterize the site for the remediation work to begin.

Based on information provided to NYSDEC, the 917 Montgomery Street property has both components required to be considered a Brownfield Site as stated in 6 NYCRR Part 375-3.3(a)(1). The regulation states that a brownfield must have the following:

- (i) There must be confirmed contamination on the property or a reasonable basis to believe that contamination is likely to be present on the property; and*
- (ii) there must be a reasonable basis to believe that the contamination or potential presence of contamination may be complicating the development, use or re-use of the property.*

The property appears to be eligible for the NYS Brownfield Cleanup Program, although a final determination cannot be made outside of the application review process.

Sincerely,

Karen Diligent



Karen Diligent
Director, Bureau of Program Management

ec: A. Everett, USEPA Region 2
Y. DeJesus, USEPA Region 2
J. Pelton, NYSDEC Albany
G. Priscott, NYSDEC Region 7
S. Lizlovs, NYSDEC Region 7
M. Walker, C&S Engineers

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Katelyn Wright
Executive Director
Greater Syracuse Property Development Corporation
1941 South Salina Street
Syracuse, New York 13205

November 13, 2024

Re: 541 Seymour Street, Syracuse (C), Onondaga County
NYSDEC Acknowledgment - FY25 EPA Brownfields Cleanup Grant

Dear Katelyn Wright:

The New York State Department of Environmental Conservation (DEC) acknowledges that the Greater Syracuse Property Development Corporation, plans to conduct the cleanup of a property located at 541 Seymour Street in Syracuse, Onondaga County, New York and is applying for an FY25 EPA Brownfields Cleanup Grant.

Environmental assessments conducted at this property indicate soil contamination at concentrations that exceed the 6 NYCRR Part 375 Soil Cleanup Objectives and groundwater contamination at concentrations that exceed DEC Technical and Operation Guidance Series 1.1.1 standards. Additional assessment may be needed to sufficiently characterize the site for the remediation work to begin.

Based on information provided to DEC, the 541 Seymour Street has both components required to be considered a Brownfield Site as stated in 6 NYCRR Part 375-3.3(a)(1). The regulation states that a brownfield must have the following:

- (i) There must be confirmed contamination on the property or a reasonable basis to believe that contamination is likely to be present on the property; and*
- (ii) there must be a reasonable basis to believe that the contamination or potential presence of contamination may be complicating the development, use or re-use of the property.*

The property appears to be eligible for the NYS Brownfield Cleanup Program, although a final determination cannot be made outside of the application review process.

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