DECISION DOCUMENT

EJ Victory Building
Brownfield Cleanup Program
Johnson City, Broome County
Site No. C704060
November 2021

Prepared by
Division of Environmental Remediation
New York State Department of Environmental Conservation

DECLARATION STATEMENT - DECISION DOCUMENT

EJ Victory Building
Brownfield Cleanup Program
Johnson City, Broome County
Site No. C704060
November 2021

Statement of Purpose and Basis

This document presents the remedy for the EJ Victory Building site a brownfield cleanup site. The remedial program was chosen in accordance with the New York State Environmental Conservation Law and Title 6 of the Official Compilation of Codes, Rules and Regulations of the State of New York (6 NYCRR) Part 375.

This decision is based on the Administrative Record of the New York State Department of Environmental Conservation (the Department) for the EJ Victory Building site and the public's input to the proposed remedy presented by the Department.

Description of Selected Remedy

The elements of the selected remedy are as follows:

1. Remedial Design

A remedial design program will be implemented to provide the details necessary for the construction, operation, optimization, maintenance, and monitoring of the remedial program. Green remediation principles and techniques will be implemented to the extent feasible in the design, implementation, and site management of the remedy as per DER-31. The major green remediation components are as follows:

- Considering the environmental impacts of treatment technologies and remedy stewardship over the long term;
- Reducing direct and indirect greenhouse gases and other emissions;
- Increasing energy efficiency and minimizing use of non-renewable energy;
- Conserving and efficiently managing resources and materials;
- Reducing waste, increasing recycling and increasing reuse of materials which would otherwise be considered a waste;
- Maximizing habitat value and creating habitat when possible;
- Fostering green and healthy communities and working landscapes which balance ecological, economic and social goals;
- Integrating the remedy with the end use where possible and encouraging green and sustainable re-development; and
- Additionally, to incorporate green remediation principles and techniques to the extent feasible in the future development at this site, any future on-site buildings will include,

at a minimum, a 20-mil vapor barrier/waterproofing membrane on the foundation to improve energy efficiency as an element of construction.

2. Excavation

Excavation and off-site disposal of contaminant source areas, including

- grossly contaminated soil, as defined in 6 NYCRR Part 375-1.2(u);
- soil exceeding the 6 NYCRR Part 371 hazardous criteria for lead;
- concentrated solid or semi-solid hazardous substances per 6 NYCRR Part 375-1.2(au)(1);
- non-aqueous phase liquids;
- soil with visual waste material or non-aqueous phase liquid;
- soil containing total SVOCs exceeding 500 ppm.

Portions of the site will be excavated for installation of new underground utilities, building addition foundations, and to accommodate installation of a cover system as described in remedy element 4. All excavated soils which exceed the restricted residential soil cleanup objectives (RRSCOs) and cannot be beneficially reused beneath the cover system described in remedy element 4 will be taken off-site for proper disposal in order to implement the remedy. If encountered, excavation and off-site disposal of grossly contaminated soil, as defined in 6 NYCRR Part 375-1.2(u), will be required.

The estimated volume of soil to be removed from the site is approximately 990 cubic yards.

3. Backfill

On-site soil which does not exceed the above excavation criteria may be used below the cover system described in remedy element 4 to establish the designed grades at the site. If additional backfill is needed, clean fill meeting the requirements of 6 NYCRR Part 375-6.7(d) will be brought in to replace the excavated soil and establish the designed grades at the site**.**

4. Cover System

A site cover will be required to allow for restricted residential use of the site in areas where the upper two feet of exposed surface soil will exceed the RRSCOs. Where a soil cover is to be used it will be a minimum of two feet of soil placed over a demarcation layer, with the upper six inches of soil of sufficient quality to maintain a vegetative layer. Soil cover material, including any fill material brought to the site, will meet the SCOs for cover material for the use of the site as set forth in 6 NYCRR Part 375-6.7(d). Substitution of other materials and components may be allowed where such components already exist or are a component of the tangible property to be placed as part of site redevelopment. Such components may include, but are not necessarily limited to: pavement, concrete, paved surface parking areas, sidewalks, building foundations and building slabs.

5. Institutional Control

Imposition of an institutional control in the form of an environmental easement for the controlled property which will:

- require the remedial party or site owner to complete and submit to the Department a periodic certification of institutional and engineering controls in accordance with Part 375-1.8 (h)(3);
- allow the use and development of the controlled property for restricted residential use as defined by Part 375-1.8(g), although land use is subject to local zoning laws;
- restrict the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the NYSDOH or County DOH; and
- require compliance with the Department approved Site Management Plan.

6. Site Management Plan

A site management plan is required, which includes the following:

a. an Institutional and Engineering Control Plan that identifies all use restrictions and engineering controls for the site and details the steps and media-specific requirements necessary to ensure the following institutional and/or engineering controls remain in place and effective:

Institutional Controls**:** The Environmental Easement discussed in Paragraph 5 above.

Engineering Controls: The soil cover discussed in Paragraph 4 above.

This plan includes, but may not be limited to:

- an Excavation Plan which details the provisions for management of future excavations in areas of remaining contamination;
- descriptions of the provisions of the environmental easement including any land use**,** groundwater, or surface water use restrictions;
- a provision for evaluation of the potential for soil vapor intrusion for any buildings on the site, including provision for implementing actions recommended to address exposures related to soil vapor intrusion;
- provisions for the management and inspection of the identified engineering controls;
- maintaining site access controls and Department notification; and
- the steps necessary for the periodic reviews and certification of the institutional and/or engineering controls.

b. a Monitoring Plan to assess the performance and effectiveness of the remedy. The plan includes, but may not be limited to:
   - a schedule of monitoring and frequency of submittals to the Department; and
   - monitoring for vapor intrusion for any buildings on the site, as may be required by the Institutional and Engineering Control Plan discussed above.

c. an Operation and Maintenance (O&M) Plan to ensure continued operation, maintenance, optimization, monitoring, inspection, and reporting of any mechanical or physical components of the remedy. The plan includes, but is not limited to:

- procedures for operating and maintaining the remedy;
- compliance monitoring of cover system and vapor mitigation system to ensure proper O&M as well as providing the data for any necessary permit or permit equivalent reporting;
- maintaining site access controls and Department notification; and
- providing the Department access to the site and O&M records.

Declaration

The remedy conforms with promulgated standards and criteria that are directly applicable, or that are relevant and appropriate and takes into consideration Department guidance, as appropriate. The remedy is protective of public health and the environment.

11/10/2021	Susan Edwards
Date	Susan Edwards, Director Remedial Bureau D

DECISION DOCUMENT

EJ Victory Building
Johnson City, Broome County
Site No. C704060
November 2021

SECTION 1: SUMMARY AND PURPOSE

The New York State Department of Environmental Conservation (the Department), in consultation with the New York State Department of Health (NYSDOH), has selected a remedy for the above referenced site. The disposal of contaminants at the site has resulted in threats to public health and the environment that would be addressed by the remedy. The disposal or release of contaminants at this site, as more fully described in this document, has contaminated various environmental media. Contaminants include hazardous waste and/or petroleum.

The New York State Brownfield Cleanup Program (BCP) is a voluntary program. The goal of the BCP is to enhance private-sector cleanups of brownfields and to reduce development pressure on "greenfields." A brownfield site is real property, where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance, based on the reasonably anticipated use of the property.

The Department has issued this document in accordance with the requirements of New York State Environmental Conservation Law and 6 NYCRR Part 375. This document is a summary of the information that can be found in the site-related reports and documents.

SECTION 2: CITIZEN PARTICIPATION

The Department seeks input from the community on all remedies. A public comment period was held, during which the public was encouraged to submit comment on the proposed remedy. All comments on the remedy received during the comment period were considered by the Department in selecting a remedy for the site. Site-related reports and documents were made available for review by the public at the following document repository:

DECInfo Locator - Web Application
https://dec.ny.gov/data/DecDocs/C704060

Your Home Public Library
Attn: Ben Lainhart
107 Main Street
Johnson City, NY 13790
Phone: 607-797-4816

Receive Site Citizen Participation Information By Email

Please note that the Department's Division of Environmental Remediation (DER) is "going paperless" relative to citizen participation information. The ultimate goal is to distribute citizen participation information about contaminated sites electronically by way of county email listservs. Information will be distributed for all sites that are being investigated and cleaned up in a particular county under the State Superfund Program, Environmental Restoration Program, Brownfield Cleanup Program and Resource Conservation and Recovery Act Program. We encourage the public to sign up for one or more county listservs at http://www.dec.ny.gov/chemical/61092.html

SECTION 3: SITE DESCRIPTION AND HISTORY

Location:
The EJ Victory Building property (site) is located on 4.97 acres in the Central Village Neighborhood and Historic District of the Village of Johnson City. It is bordered to the north by an active rail corridor owned by a Norfolk-Southern rail line, followed by a vacant commercial property (formerly Whipple Lumber); to the northeast by Lester Avenue, followed by a retail plaza containing a credit union branch (Visions Federal Credit Union) and a Walmart store; to the east by Lester Avenue, followed by a light manufacturing facility owned by Great Eastern Hemp, LLC; to the south by single-family and two-family residential buildings situated along Laurel Street, Avenue A, and Avenue B; to the southwest by a vacant industrial building, and to the west by the Village of Johnson City Justice Building/Police Department.

Site Features:
The site is currently vacant. The site is situated at an elevation of approximately 860 feet above mean sea level and is relatively flat. The surrounding area exhibits a gradual ground surface gradient toward the northwest, in the direction of Little Choconut Creek, the nearest surface water feature. Little Choconut Creek is located approximately 375 feet to the northwest of the site.

The site is bisected from east to west by Helen Drive. The portion of the site north of Helen Drive is currently developed with a vacant, historic industrial building containing a total of 343,603 square feet of gross floor area. The building contains five complete above-grade floors, and a partial sixth floor containing seven separate top story spaces. The top story level spaces contain elevator motor equipment, electrical transformers, and/or stair tower access to the roof level. Two single-story masonry block additions are attached to the exterior northern side of the main building. The majority of the area surrounding the building consists of asphalt-paved driveway.

The portion of the site that is located south of Helen Drive is comprised of two asphalt parking lots that are separated by Avenue A. These include an approximately 26,500 square foot lot bounded by Avenue A to the east and Avenue B to the west, and an approximately 12,500 square foot lot bounded by Avenue A to the west.

Current Zoning and Land Use:
The site is zoned General Commercial. The surrounding parcels to the north and east are currently utilized for commercial purposes. Surrounding properties to the southeast are currently used for residential purposes. Surrounding properties to the west include a vacant industrial building

(southwest) and a municipal office building (Village of Johnson City Justice Building/Police Department).

Past Use of the Site:
The site was occupied by the Lestershire Lumber and Box Company until at least the late 1890s. The current onsite building was constructed in or about 1921, serving as a shoe manufacturing facility operated by the Endicott-Johnson Corporation. Following the cessation of the Endicott-Johnson operations in or about 1988, the property was reportedly used as storage warehouse space (boats, automobiles, and general storage). The property and existing structure have been vacant and unused since approximately 2013.

Specific uses that appear to have led to contamination at the site include the long history of manufacturing, including lumber, cabinet, and box manufacturing (coal use, petroleum fuels, paints/wood preservatives) from the late 1800s through the early 1920s, followed by shoe manufacturing (petrochemical derivatives such as rubber and plastics, dyes, solvents, polynuclear aromatic hydrocarbons, metals such as chromium and nickel) from the early 1920s through the 1990s.

Site Geology and Hydrogeology:
Soil encountered at the site consists primarily of loose, brown, fine to medium sand and gravel. Groundwater was generally encountered between 23.5 to 32.4 feet below surface grade. Groundwater flows generally to north-northwest beneath the site. Bedrock was not encountered at the site, but according to Geologic Maps of the area is composed of shale and siltstone of the Sonyea Group.

A site location map is attached as Figure 1.

SECTION 4: LAND USE AND PHYSICAL SETTING

The Department may consider the current, intended, and reasonably anticipated future land use of the site and its surroundings when evaluating a remedy for soil remediation. For this site, alternatives that restrict the use of the site to restricted-residential use (which allows for commercial use and industrial use) as described in Part 375-1.8(g) were evaluated in addition to an alternative which would allow for unrestricted use of the site.

A comparison of the results of the Remedial Investigation (RI) to the appropriate standards, criteria and guidance values (SCGs) for the identified land use and the unrestricted use SCGs for the site contaminants is available in the RI Report.

SECTION 5: ENFORCEMENT STATUS

The Applicant under the Brownfield Cleanup Agreement is a Volunteer. The Applicant does not have an obligation to address off-site contamination. However, the Department has determined that this site does not pose a significant threat to public health or the environment; accordingly, no enforcement actions are necessary.

SECTION 6: SITE CONTAMINATION

6.1: Summary of the Remedial Investigation

A remedial investigation (RI) serves as the mechanism for collecting data to:

- characterize site conditions;
- determine the nature of the contamination; and
- assess risk to human health and the environment.

The RI is intended to identify the nature (or type) of contamination which may be present at a site and the extent of that contamination in the environment on the site or leaving the site. The RI reports on data gathered to determine if the soil, groundwater, soil vapor, indoor air, surface water or sediments may have been contaminated. Monitoring wells are installed to assess groundwater and soil borings or test pits are installed to sample soil and/or waste(s) identified. If other natural resources are present, such as surface water bodies or wetlands, the water and sediment may be sampled as well. Based on the presence of contaminants in soil and groundwater, soil vapor will also be sampled for the presence of contamination. Data collected in the RI influence the development of remedial alternatives. The RI report is available for review in the site document repository and the results are summarized in section 6.3.

The analytical data collected on this site includes data for:

- groundwater
- soil
- soil vapor
- sub-slab vapor

6.1.1: Standards, Criteria, and Guidance (SCGs)

The remedy must conform to promulgated standards and criteria that are directly applicable or that are relevant and appropriate. The selection of a remedy must also take into consideration guidance, as appropriate. Standards, Criteria and Guidance are hereafter called SCGs.

To determine whether the contaminants identified in various media are present at levels of concern, the data from the RI were compared to media-specific SCGs. The Department has developed SCGs for groundwater, surface water, sediments, and soil. The NYSDOH has developed SCGs for drinking water and soil vapor intrusion. For a full listing of all SCGs see: http://www.dec.ny.gov/regulations/61794.html

6.1.2: RI Results

The data have identified contaminants of concern. A "contaminant of concern" is a contaminant that is sufficiently present in frequency and concentration in the environment to require evaluation for remedial action. Not all contaminants identified on the property are contaminants of concern. The nature and extent of contamination and environmental media requiring action are summarized

below. Additionally, the RI Report contains a full discussion of the data. The contaminants of concern identified at this site are:

benzene	chrysene
naphthalene	dibenz[a,h]anthracene
benzo(a)anthracene	dibenzofuran
benzo(a)pyrene	indeno(1,2,3-cd)pyrene
benzo(b)fluoranthene	arsenic
benzo(k)fluoranthene	lead

The contaminants of concern exceed the applicable SCGs for:

- groundwater
- soil

6.2: Interim Remedial Measures

An interim remedial measure (IRM) is conducted at a site when a source of contamination or exposure pathway can be effectively addressed before issuance of the Decision Document.

There were no IRMs performed at this site during the RI.

6.3: Summary of Environmental Assessment

This section summarizes the assessment of existing and potential future environmental impacts presented by the site. Environmental impacts may include existing and potential future exposure pathways to fish and wildlife receptors, wetlands, groundwater resources, and surface water. The RI report presents a detailed discussion of any existing and potential impacts from the site to fish and wildlife receptors.

Nature and Extent of Contamination:
Soil and Groundwater were analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), metals, polychlorinated biphenyls (PCBs), per- and polyfluoroalkyl substances (PFAS), and pesticides. Additionally, soil vapor was analyzed for VOCs. Based upon investigations conducted to date, the primary contaminants of concern include VOCs, SVOCs, and Metals.

Soil - Arsenic and lead are the primary metal contaminants detected above RRSCOs in surface soils proximate to the building onsite with maximum concentrations of 36.6 ppm and 3,220 ppm, respectively. The RRSCO is 16 ppm for arsenic and 400 ppm for lead. Several SVOCs were detected at low to moderate levels exceeding RRSCOs in shallow subsurface soil samples throughout the center and eastern portions of the site, with one additional deep sample (9-14 feet below ground surface) exceeding the RRSCO. SVOCs in subsurface soil considered as primary contaminants of concern include benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, chrysene, dibenzo(a,h)anthracene, and indeno(1,2,3-cd)pyrene with maximum concentrations of 53 ppm, 36 ppm, 43 ppm, 21 ppm, 48 ppm, 2.4 ppm, and 23 ppm,

respectively. The RRSCOs for these SVOCs are: 1 ppm for benzo(a)anthracene, benzo(a)pyrene, and benzo(b)fluoranthene, 3.9 ppm for benzo(k)fluoranthene and chrysene, 0.33 ppm for dibenzo(a,h)anthracene, and 0.5 ppm for indeno(1,2,3-cd)pyrene. The contaminants of concern found in soil may extend under the rail line to the north or Lester Avenue to the east. These levels do not represent source concentrations and are relatively common in urban environments with industrial history. There is no foreseeable change in use of either the rail line or road. Data does not indicate any off-site impacts in soil related to this site.

Groundwater - No VOCs, SVOCs, PCBs, or PFAS were detected in groundwater samples at concentrations exceeding their respective standards/guidance values. Metals were detected above their respective standards/guidance values during the initial Phase II Environmental Site Assessment. Concentrations were attributed to high turbidity of the groundwater. The RI included filtering of the collected groundwater samples. Comparatively, the filtered samples found minimal metals dissolved in groundwater. Exceedances of groundwater standards/guidance values for aluminum and iron were found in two wells (MW-1 and MW-2) with maximum concentrations of 1.1 parts per billion (ppb) and 1.6 ppb, respectively. The groundwater standards are 0.1 ppb for aluminum and 0.3 ppb for iron. Data does not indicate any off-site impacts in groundwater related to this site.

Soil Vapor - Naphthalene and benzene were found at maximum values of 4,100 and 16 micrograms per cubic meter, respectively beneath the building in sample location SSG-05. Exterior samples collected along property boundaries to the northeast, south, and west showed maximum detections of naphthalene and benzene at 37 and 29 micrograms per cubic meter, respectively. Data does not indicate any off-site impacts in soil vapor related to this site.

6.4: Summary of Human Exposure Pathways

This human exposure assessment identifies ways in which people may be exposed to site-related contaminants. Chemicals can enter the body through three major pathways (breathing, touching or swallowing). This is referred to as *exposure.*

Direct contact with contaminants in the soil is unlikely because the majority of the site is covered with buildings, pavement and vegetation. People are not drinking the contaminated groundwater because the area is served by a public water supply that is not affected by this contamination. Volatile organic compounds in soil vapor (air spaces within the soil) may move into buildings and affect the indoor air quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion. Because the site is vacant, the inhalation of site related contaminants due to soil vapor intrusion does not represent a current concern. The potential exists for the inhalation of site contaminants due to soil vapor intrusion for any future onsite redevelopment and occupancy. Furthermore, environmental sampling indicates soil vapor intrusion is not a concern for offsite buildings.

6.5: Summary of the Remediation Objectives

The objectives for the remedial program have been established through the remedy selection process stated in 6 NYCRR Part 375. The goal for the remedial program is to restore the site to

pre-disposal conditions to the extent feasible. At a minimum, the remedy shall eliminate or mitigate all significant threats to public health and the environment presented by the contamination identified at the site through the proper application of scientific and engineering principles.

The remedial action objectives for this site are:

Groundwater

RAOs for Public Health Protection

- Prevent ingestion of groundwater with contaminant levels exceeding drinking water standards.

Soil

RAOs for Public Health Protection

- Prevent ingestion/direct contact with contaminated soil.
- Prevent inhalation of or exposure from contaminants volatilizing from contaminants in soil

RAOs for Environmental Protection

- Prevent migration of contaminants that would result in groundwater or surface water contamination.

Soil Vapor

RAOs for Public Health Protection

- Mitigate impacts to public health resulting from existing, or the potential for, soil vapor intrusion into buildings at a site.

SECTION 7: ELEMENTS OF THE SELECTED REMEDY

The alternatives developed for the site and the evaluation of the remedial criteria are presented in the Alternative Analysis. The remedy is selected pursuant to the remedy selection criteria set forth in DER-10, Technical Guidance for Site Investigation and Remediation and 6 NYCRR Part 375.

The selected remedy is a Track 4: Restricted use with site-specific soil cleanup objectives remedy.

The selected remedy is referred to as the Cover System and Vapor Mitigation remedy.

The elements of the selected remedy, as shown in Figures 2A, 2B, and 3, are as follows:

1. Remedial Design

A remedial design program will be implemented to provide the details necessary for the construction, operation, optimization, maintenance, and monitoring of the remedial program. Green remediation principles and techniques will be implemented to the extent feasible in the design, implementation, and site management of the remedy as per DER-31. The major green remediation components are as follows:

- Considering the environmental impacts of treatment technologies and remedy stewardship over the long term;

- Reducing direct and indirect greenhouse gases and other emissions;
- Increasing energy efficiency and minimizing use of non-renewable energy;
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- Integrating the remedy with the end use where possible and encouraging green and sustainable re-development; and
- Additionally, to incorporate green remediation principles and techniques to the extent feasible in the future development at this site, any future on-site buildings will include, at a minimum, a 20-mil vapor barrier/waterproofing membrane on the foundation to improve energy efficiency as an element of construction.

2. Excavation

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- grossly contaminated soil, as defined in 6 NYCRR Part 375-1.2(u);
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- concentrated solid or semi-solid hazardous substances per 6 NYCRR Part 375-1.2(au)(1);
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Portions of the site will be excavated for installation of new underground utilities, building addition foundations, and to accommodate installation of a cover system as described in remedy element 4. All excavated soils which exceed the restricted residential soil cleanup objectives (RRSCOs) and cannot be beneficially reused beneath the cover system described in remedy element 4 will be taken off-site for proper disposal in order to implement the remedy. If encountered, excavation and off-site disposal of grossly contaminated soil, as defined in 6 NYCRR Part 375-1.2(u), will be required.

The estimated volume of soil to be removed from the site is approximately 990 cubic yards.

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On-site soil which does not exceed the above excavation criteria may be used below the cover system described in remedy element 4 to establish the designed grades at the site. If additional backfill is needed, clean fill meeting the requirements of 6 NYCRR Part 375-6.7(d) will be brought in to replace the excavated soil and establish the designed grades at the site**.**

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used it will be a minimum of two feet of soil placed over a demarcation layer, with the upper six inches of soil of sufficient quality to maintain a vegetative layer. Soil cover material, including any fill material brought to the site, will meet the SCOs for cover material for the use of the site as set forth in 6 NYCRR Part 375-6.7(d). Substitution of other materials and components may be allowed where such components already exist or are a component of the tangible property to be placed as part of site redevelopment. Such components may include, but are not necessarily limited to: pavement, concrete, paved surface parking areas, sidewalks, building foundations and building slabs.

5. Institutional Control

Imposition of an institutional control in the form of an environmental easement for the controlled property which will:

- require the remedial party or site owner to complete and submit to the Department a periodic certification of institutional and engineering controls in accordance with Part 375-1.8 (h)(3);
- allow the use and development of the controlled property for restricted residential use as defined by Part 375-1.8(g), although land use is subject to local zoning laws;
- restrict the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the NYSDOH or County DOH; and
- require compliance with the Department approved Site Management Plan.

6. Site Management Plan

A site management plan is required, which includes the following:

a. an Institutional and Engineering Control Plan that identifies all use restrictions and engineering controls for the site and details the steps and media-specific requirements necessary to ensure the following institutional and/or engineering controls remain in place and effective:

   Institutional Controls**:** The Environmental Easement discussed in Paragraph 5 above.

   Engineering Controls: The soil cover discussed in Paragraph 4 above.

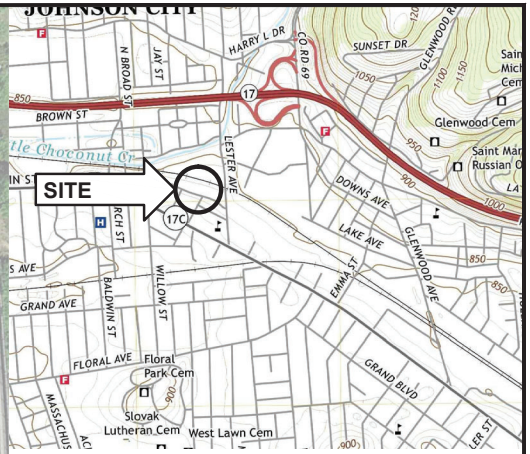
This plan includes, but may not be limited to:

- an Excavation Plan which details the provisions for management of future excavations in areas of remaining contamination;
- descriptions of the provisions of the environmental easement including any land use, groundwater, or surface water use restrictions;
- a provision for evaluation of the potential for soil vapor intrusion for any buildings on the site, including provision for implementing actions recommended to address exposures related to soil vapor intrusion;
- provisions for the management and inspection of the identified engineering controls;
- maintaining site access controls and Department notification ; and
- the steps necessary for the periodic reviews and certification of the institutional and/or engineering controls.

b. a Monitoring Plan to assess the performance and effectiveness of the remedy. The plan includes, but may not be limited to:
    - a schedule of monitoring and frequency of submittals to the Department; and
    - monitoring for vapor intrusion for any buildings on the site, as may be required by the Institutional and Engineering Control Plan discussed above.

c. an Operation and Maintenance (O&M) Plan to ensure continued operation, maintenance, optimization, monitoring, inspection, and reporting of any mechanical or physical components of the remedy. The plan includes, but is not limited to:

    - procedures for operating and maintaining the remedy;
    - compliance monitoring of cover system and vapor mitigation system to ensure proper O&M as well as providing the data for any necessary permit or permit equivalent reporting;
    - maintaining site access controls and Department notification; and
    - providing the Department access to the site and O&M records.



SITE LOCATION

LEGEND:

APPROXIMATE PROPERTY LINE

NOTES:

1. AERIAL PHOTOGRAPH FROM GOOGLE EARTH WEBSITE (PHOTO TAKEN 2015).
2. APPROXIMATE PROPERTY LINE BASED ON BROOME COUNTY GIS MAPS.
3. ALL LOCATIONS ARE APPROXIMATE.
4. SITE BOUNDARY LINE COINCIDES WITH TWO PARCELS OWNED BY EJ VICTORY BLDG LLC

0 75' 150'

GRAPHIC SCALE

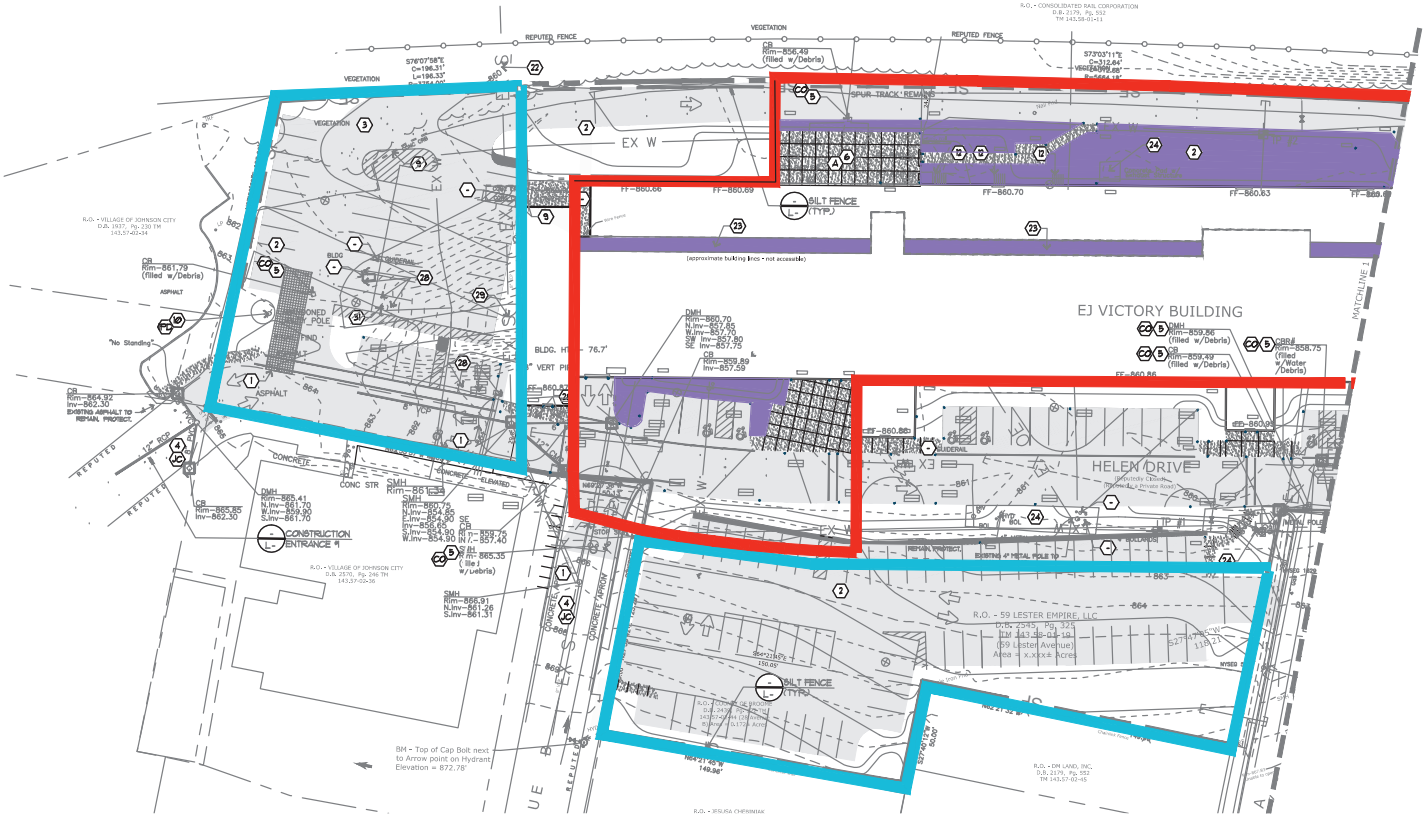
AECC ENVIRONMENTAL CONSULTING
Asbestos & Environmental Consulting Corporation
6308 Fly Road
East Syracuse, NY 13057

PROJECT NO.	20-056
DRAWN:	MAY 2021
DRAWN BY:	NP
CHECKED BY:	RM

Site Location Plan

EJ Victory Building
59 Lester Avenue
Johnson City, New York 13790

FIGURE
1



LEGEND:

- APPROXIMATE EXTENT OF CONTAMINATION EXCEEDING RESTRICTED SCOs IN SURFACE AND SHALLOW SOILS
- APPROXIMATE EXTENT OF AREA REQUIRING 2' CLEAN COVER
- APPROXIMATE EXTENT OF AREA THAT CAN BE USED FOR CLEAN FILL / COVER MATERIAL

NOTE: DEMARCATION BARRIER REQUIRED BENEATH ALL HARDSCAPE / COVER MATERIAL WITHIN CONTAMINATION EXTENTS

0 56' 112'

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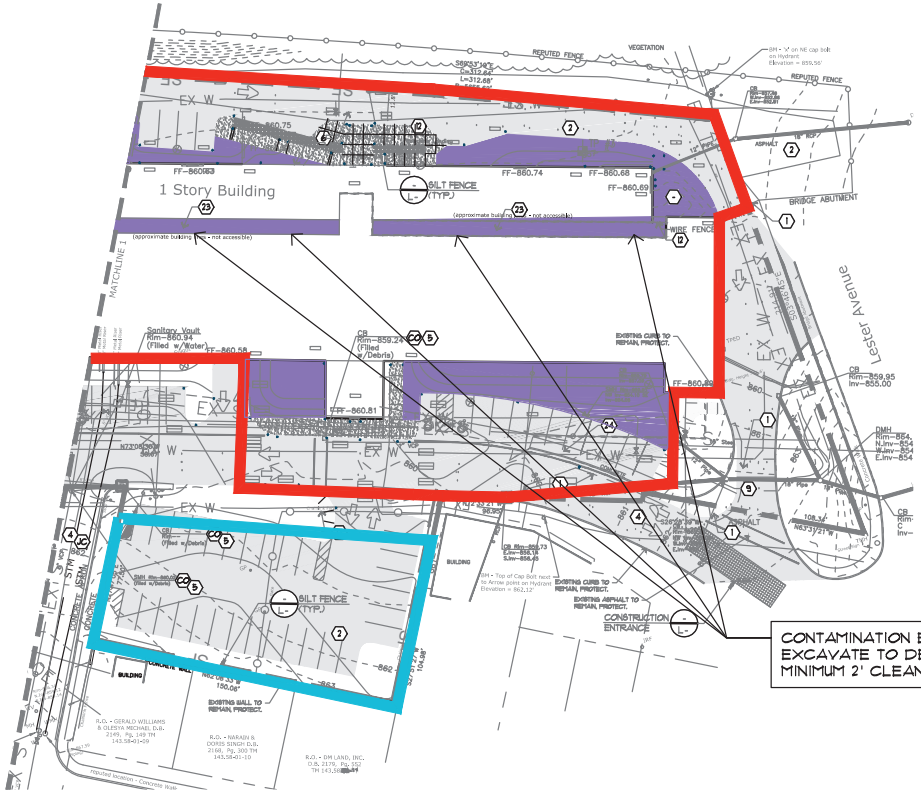
ENVIRONMENTAL CONSULTING
Asbestos & Environmental Consulting Corporation
6308 Fly Road
East Syracuse, NY 13057

PROJECT NO.	20-056
DRAWN:	JUNE 2021
DRAWN BY:	NP
CHECKED BY:	RM

Remedial Alternative #6 Excavation and Cover Plan

EJ Victory Building
59 Lester Avenue
Johnson City, New York 13790

FIGURE
2A



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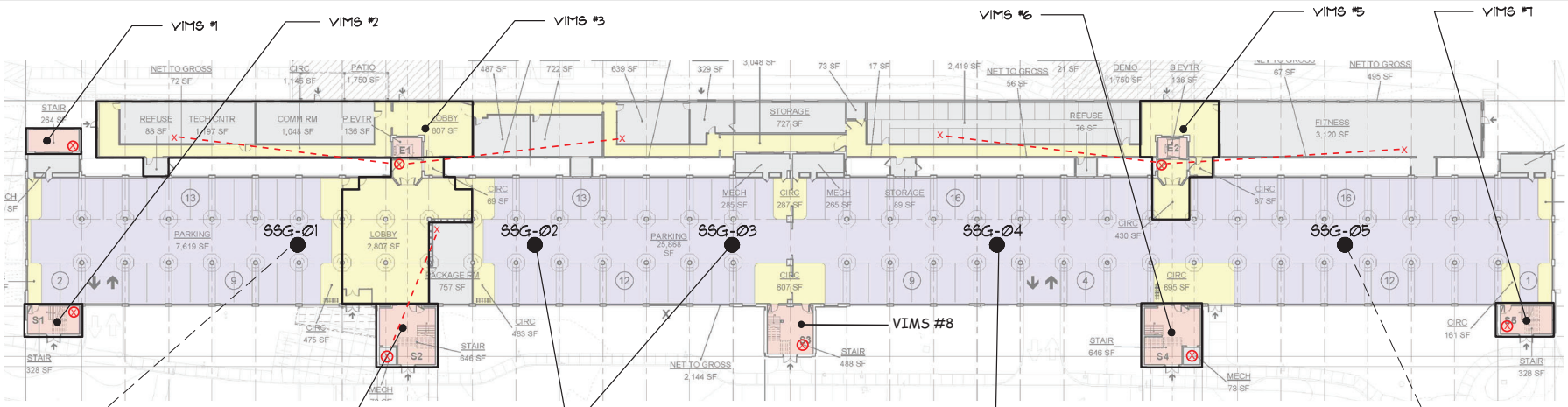
PROJECT NO.	20-056
DRAWN:	JUNE 2021
DRAWN BY:	NP
CHECKED BY:	RM

Remedial Alternative #6 Excavation and Cover Plan

EJ Victory Building
59 Lester Avenue
Johnson City, New York 13790

FIGURE **2B**



	Sample ID / Location	SSG-01
	Sampling Date	10/16/2019
VOC	DOH	EPA	CONC
Naphthalene	NS	2.75	3.3

NO COMPOUNDS DETECTED IN SUB SLAB VAPOR AT CONCENTRATIONS EXCEEDING NYSDOH / USEPA GUIDANCE VALUES / TARGET VALUES.

	Sample ID / Location	SSG-05
	Sampling Date	10/16/2019
VOC	DOH	EPA	CONC
Benzene	NS	12	16
Naphthalene	NS	2.75	4,100

SUB-SLAB EXTRACTION POINT DETAIL:

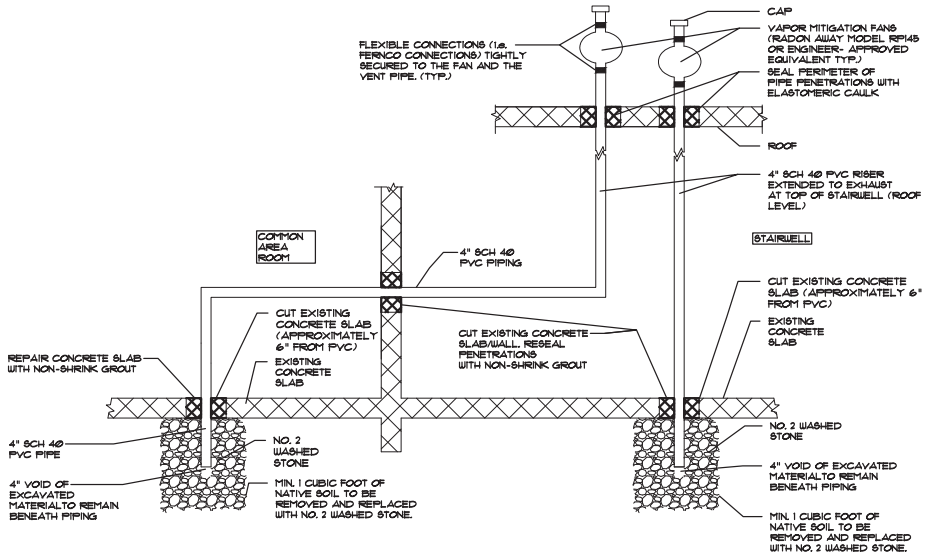


Fig 1 Extraction Point Detail
Not to Scale

LEGEND

- X — PROPOSED VAPOR MITIGATION EXTRACTION POINT
- O — VERTICAL PIPE TO ROOF EXHAUST
- - - — ASSOCIATED MULTI-POINT SYSTEM (COMMON VENT STACK). NOT ACTUAL LOCATIONS OF PIPES.

AREA TYPES LEGEND:

- APARTMENTS
- STAIRS / ELEVATORS
- LOBBYS / CIRCULATION
- COMMON / MECHANICAL
- FUTURE
- PARKING
- DEMO
- NET TO GROSS

NOTE 1: PROVIDE ELECTRICAL SERVICE TO VAPOR MITIGATION FANS.

NOTE 2: VIMS NOT REQUIRED IN PARKING AREAS.

0 45' 94'
GRAPHIC SCALE

AECC ENVIRONMENTAL CONSULTING
Asbestos & Environmental Consulting Corporation
6308 Fly Road
East Syracuse, NY 13057

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Proposed Vapor Intrusion Mitigation Systems (If Necessary)

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FIGURE
3