



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

EJ Victory Building
59 Lester Avenue
Johnson City, NY 13790

November 2021

SITE No. C704060
NYSDEC REGION 7

Where to Find Information

Access project documents through the
DECinfo Locator:
<https://www.dec.ny.gov/data/DecDocs/C704060/>

Or in person:

Your Home Public Library
107 Main Street
Johnson City, New York 13790
(607) 797-4816

NYSDEC Region 7 Office
615 Erie Boulevard West
Syracuse, New York 13204
(315) 426-7551
*call for appointment

Who to Contact

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

Project-Related Questions
Anthony Bollasina, Project Manager
NYSDEC
625 Broadway 12th Floor
Albany, NY 12233
(518) 402-2754
Anthony.Bollasina@dec.ny.gov

Project-Related Health Questions
Shaun Surani
NYSDOH
Corning Tower
Albany, NY 12203
(518) 402-1338
beci@health.ny.gov

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

Environmental Cleanup to Begin at Brownfield Site

Action is about to begin that will address contamination related to the EJ Victory Building site ("site") located at 59 Lester Avenue, Johnson City, Broome County. Please see the map for the site location. The cleanup activities will be performed by EJ Victory Building LLC ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has determined that the Remedial Work Plan (RWP) protects public health and the environment and has approved the plan.

- Access the approved RWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C704060/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

Remedial activities are expected to begin in April 2022 and last about 7 months.

Highlights of the Upcoming Cleanup Activities: The goal of the cleanup action for the site is to achieve cleanup levels that protect public health and the environment. The key components of the remedy are:

- Excavation and off-site disposal of contaminated soil to a depth of approximately two feet in areas of site development;
- Dewatering to facilitate excavations, including treatment of contaminated water as necessary prior to discharge to the municipal sewer;
- Placement of a cover system, including a demarcation layer over areas without hardscape (buildings, asphalt or concrete) to address contamination remaining above restricted-residential use soil cleanup objectives (SCOs);
- Importing clean material that meets the established SCOs for use as backfill;
- Soil vapor intrusion evaluation, including a pre-design investigation to inform design specifications for a vapor mitigation system.
- Implementation of a Site Management Plan to ensure the remedy remains effective; and
- Recording of an Environmental Easement to ensure proper use of the site.

A site-specific health and safety plan (HASP) and a Community Air Monitoring Plan (CAMP) will be implemented during remediation activities. The HASP and CAMP establish procedures to protect on-site workers and residents and includes required air monitoring as well as dust and odor suppression measures.

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Next Steps: After the applicant(s) completes the cleanup activities, they will prepare a Final Engineering Report (FER) and submit it to NYSDEC. The FER will describe the cleanup activities completed and certify that cleanup requirements have been achieved or will be achieved.

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the Final Engineering Report. NYSDEC will then issue a Certificate of Completion to the applicant. The applicant would be able to redevelop the site in conjunction with receiving a Certificate of Completion. In addition, the applicant(s) would be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

NYSDEC will issue a fact sheet that describes the content of the Final Engineering Report. The fact sheet will identify any institutional controls (for example, deed restrictions) or engineering controls (for example, a site cap) necessary at the site in relation to the issuance of the Certificate of Completion.

Site Description: The 4.97-acre site is located in the Central Village Neighborhood and Historic District of the Village of Johnson City. It is bordered to the north by an active Norfolk-Southern rail line, to the east and northeast by Lester Avenue, to the south by residential buildings, to the southwest by a vacant industrial building, and to the west by the Village of Johnson City Justice Building and Police Department.

The site is zoned commercial and bisected north and south by Helen Drive. The portion of the site north of Helen Drive is currently developed with a vacant, historic industrial building. The six-story building includes a total of 343,603 square feet. Two single-story masonry block additions are attached to the exterior northern side of the main building. The area surrounding the building mostly consists of asphalt-paved driveway.

Specific uses that appear to have led to contamination at the site include a long history of manufacturing, including lumber, cabinet, and box manufacturing (use of coal, petroleum fuels, paints, and 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, and metals such as chromium and nickel) from the early 1920s through the 1990s.

The planned redevelopment of the site includes rehabilitation of the current EJ Victory Building into apartments, commercial space, and enclosed and surface parking.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C704060) at:

<https://www.dec.ny.gov/cfm/xtapps/dereexternal/index.cfm?pageid=3>

Brownfield Cleanup Program: New York's Brownfield Cleanup Program (BCP) encourages the voluntary cleanup of contaminated properties known as "brownfields" so that they can be reused and redeveloped. These uses may include recreation, housing, business or other uses. A brownfield site is any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

For more information about the BCP, visit:

<https://www.dec.ny.gov/chemical/8450.html>

We encourage you to share this fact sheet with neighbors and tenants, and/or post this fact sheet in a prominent area of your building for others to see.

Stay Informed With DEC Delivers

Sign up to receive site updates by email:

www.dec.ny.gov/chemical/61092.html

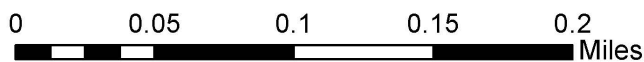
Note: Please disregard if you already have signed up and received this fact sheet electronically.

DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites: <https://www.dec.ny.gov/pubs/109457.html>

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EJ Victory Building (Site No: C704060) Johnson City, NY Site Map



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