



Department of
Environmental
Conservation

Brownfield Cleanup Program

Citizen Participation Plan for EJ Victory Building

October 2020

BCP Site #C704060
59 Lester Avenue
Johnson City
Broome County, New York

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Note: The information presented in this Citizen Participation Plan was current as of the date of its approval by the New York State Department of Environmental Conservation. Portions of this Citizen Participation Plan may be revised during the site’s investigation and cleanup process.

CITIZEN PARTICIPATION PLAN
EJ Victory Building (BCP Site #C704060)
Johnson City, Broome County, New York

Applicant: **EJ Victory Building, LLC (“applicant”)**
Site Name: **EJ Victory Building (“site”)**
Site Address: **59 Lester Avenue, Johnson City, NY 13790**
Site County: **Broome County**
Site Number: **C704060**

1. What is New York’s Brownfield Cleanup Program?

New York’s Brownfield Cleanup Program (BCP) works with private developers to encourage the voluntary cleanup of contaminated properties known as “brownfields” so that they can be reused and developed. These uses include recreation, housing, and business.

A *brownfield* is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination. A brownfield typically is a former industrial or commercial property where operations may have resulted in environmental contamination. A brownfield can pose environmental, legal, and financial burdens on a community. If a brownfield is not addressed, it can reduce property values in the area and affect economic development of nearby properties.

The BCP is administered by the New York State Department of Environmental Conservation (NYSDEC) which oversees applicants who conduct brownfield site investigation and cleanup activities. An applicant is a person who has requested to participate in the BCP and has been accepted by NYSDEC. The BCP contains investigation and cleanup requirements, ensuring that cleanups protect public health and the environment. When NYSDEC certifies that these requirements have been met, the property can be reused or redeveloped for the intended use.

For more information about the BCP, go online at:
<http://www.dec.ny.gov/chemical/8450.html> .

2. Citizen Participation Activities

Why NYSDEC Involves the Public and Why It Is Important

NYSDEC involves the public to improve the process of investigating and cleaning up contaminated sites, and to enable citizens to participate more fully in decisions that affect their health, environment, and social well-being. NYSDEC provides opportunities for citizen involvement and encourages early two-way communication with citizens before decision makers form or adopt final positions.

Involving citizens affected and interested in site investigation and cleanup programs is important for many reasons. These include:

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- Promoting the development of timely, effective site investigation and cleanup programs that protect public health and the environment
- Improving public access to, and understanding of, issues and information related to a particular site and that site's investigation and cleanup process
- Providing citizens with early and continuing opportunities to participate in NYSDEC's site investigation and cleanup process
- Ensuring that NYSDEC makes site investigation and cleanup decisions that benefit from input that reflects the interests and perspectives found within the affected community
- Encouraging dialogue to promote the exchange of information among the affected/interested public, State agencies, and other interested parties that strengthens trust among the parties, increases understanding of site and community issues and concerns, and improves decision making.

This Citizen Participation (CP) Plan provides information about how NYSDEC will inform and involve the public during the investigation and cleanup of the site identified above. The public information and involvement program will be carried out with assistance, as appropriate, from the applicant.

Project Contacts

Appendix A identifies NYSDEC project contacts to whom the public should address questions or request information about the site's investigation and cleanup program. The public's suggestions about this CP Plan and the CP program for the site are always welcome. Interested people are encouraged to share their ideas and suggestions with the project contacts at any time.

Locations of Reports and Information

The locations of the reports and information related to the site's investigation and cleanup program also are identified in Appendix A. These locations provide convenient access to important project documents for public review and comment. Some documents may be placed on the NYSDEC web site. If this occurs, NYSDEC will inform the public in fact sheets distributed about the site and by other means, as appropriate.

Site Contact List

Appendix B contains the site contact list. This list has been developed to keep the community informed about, and involved in, the site's investigation and cleanup process. The site contact list will be used periodically to distribute fact sheets that provide updates about the status of the project. These will include notifications of upcoming activities at the site (such as fieldwork), as well as availability of project documents and announcements about public comment periods.

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The site contact list includes, at a minimum:

- chief executive officer and planning board chairperson of each county, city, town and village in which the site is located;
- residents, owners, and occupants of the site and properties adjacent to the site;
- the public water supplier which services the area in which the site is located;
- any person who has requested to be placed on the site contact list;
- the administrator of any school or day care facility located on or near the site for purposes of posting and/or dissemination of information at the facility;
- locations of reports and information.

The site contact list will be reviewed periodically and updated as appropriate. Individuals and organizations will be added to the site contact list upon request. Such requests will be submitted to the NYSDEC project contacts identified in Appendix A. Other additions to the site contact list can be made at the discretion of the NYSDEC project manager, in consultation with other NYSDEC staff as appropriate.

Note: The first site fact sheet (usually related to the draft Remedial Investigation Work Plan) is distributed both by paper mailing through the postal service and through DEC Delivers, its email listserv service. The fact sheet includes instructions for signing up with the appropriate county listserv to receive future notifications about the site. See <http://www.dec.ny.gov/chemical/61092.html>.

Subsequent fact sheets about the site will be distributed exclusively through the listserv, except for households without internet access that have indicated the need to continue to receive site information in paper form. Please advise the NYSDEC site project manager identified in Appendix A if that is the case. Paper mailings may continue during the investigation and cleanup process for some sites, based on public interest and need.

Citizen Participation Activities

The table at the end of this section identifies the Citizen Participation (CP) activities, at a minimum, that have been and will be conducted during the site's investigation and cleanup program. The flowchart in Appendix D shows how these CP activities integrate with the site investigation and cleanup process. The public is informed about these CP activities through fact sheets and notices distributed at significant points during the program. Elements of the investigation and cleanup process that match up with the CP activities are explained briefly in Section 5.

- **Notices and fact sheets** help the interested and affected public to understand contamination issues related to a site, and the nature and progress of efforts to investigate and clean up a site.

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- **Public forums, comment periods and contact with project managers** provide opportunities for the public to contribute information, opinions and perspectives that have potential to influence decisions about a site's investigation and cleanup.

The public is encouraged to contact project staff at any time during the site's investigation and cleanup process with questions, comments, or requests for information.

This CP Plan may be revised due to changes in major issues of public concern identified in Section 3 or in the nature and scope of investigation and cleanup activities. Modifications may include additions to the site contact list and changes in planned citizen participation activities.

Technical Assistance Grant

NYSDEC must determine if the site poses a significant threat to public health or the environment. As of the date of this Citizen Participation Plan, the significant threat determination for the site had not yet been made. This determination generally is made using information developed during the investigation of the site, as described in Section 5.

If the site is determined to be a significant threat, a qualifying community group may apply for a Technical Assistance Grant (TAG). The purpose of a TAG is to provide funds to the qualifying group to obtain independent technical assistance. This assistance helps the TAG recipient to interpret and understand existing environmental information about the nature and extent of contamination related to the site and the development/implementation of a remedy.

An eligible community group must certify that its membership represents the interests of the community affected by the site, and that its members' health, economic well-being or enjoyment of the environment may be affected by a release or threatened release of contamination at the site.

To verify the significant threat status of the site, the interested public may contact the NYSDEC project manager identified in Appendix A.

For more information about TAGs, go online at:

<http://www.dec.ny.gov/regulations/2590.html>

Note: The table identifying the citizen participation activities related to the site's investigation and cleanup program follows on the next page:

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Citizen Participation Activities	Timing of CP Activities
Application Process:	
<ul style="list-style-type: none"> • Prepare site contact list • Establish document repository(ies) 	At time of preparation of application to participate in the BCP.
<ul style="list-style-type: none"> • Publish notice in Environmental Notice Bulletin (ENB) announcing receipt of application and 30-day public comment period • Publish above ENB content in local newspaper • Mail above ENB content to site contact list • Conduct 30-day public comment period 	When NYSDEC determines that BCP application is complete. The 30-day public comment period begins on date of publication of notice in ENB. End date of public comment period is as stated in ENB notice. Therefore, ENB notice, newspaper notice, and notice to the site contact list should be provided to the public at the same time.
After Execution of Brownfield Site Cleanup Agreement (BCA):	
<ul style="list-style-type: none"> • Prepare Citizen Participation (CP) Plan 	Before start of Remedial Investigation Note: Applicant must submit CP Plan to NYSDEC for review and approval within 20 days of the effective date of the BCA.
Before NYSDEC Approves Remedial Investigation (RI) Work Plan:	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list about proposed RI activities and announcing 30-day public comment period about draft RI Work Plan • Conduct 30-day public comment period 	Before NYSDEC approves RI Work Plan. If RI Work Plan is submitted with application, public comment periods will be combined and public notice will include fact sheet. Thirty-day public comment period begins/ends as per dates identified in fact sheet.
After Applicant Completes Remedial Investigation:	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list that describes RI results 	Before NYSDEC approves RI Report
Before NYSDEC Approves Remedial Work Plan (RWP):	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list about draft RWP and announcing 45-day public comment period • Public meeting by NYSDEC about proposed RWP (if requested by affected community or at discretion of NYSDEC project manager) • Conduct 45-day public comment period 	Before NYSDEC approves RWP. Forty-five day public comment period begins/ends as per dates identified in fact sheet. Public meeting would be held within the 45-day public comment period.
Before Applicant Starts Cleanup Action:	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list that describes upcoming cleanup action 	Before the start of cleanup action.
After Applicant Completes Cleanup Action:	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list that announces that cleanup action has been completed and that NYSDEC is reviewing the Final Engineering Report • Distribute fact sheet to site contact list announcing NYSDEC approval of Final Engineering Report and issuance of Certificate of Completion (COC) 	At the time the cleanup action has been completed. Note: The two fact sheets are combined when possible if there is not a delay in issuing the COC.

3. Major Issues of Public Concern

This section of the CP Plan identifies major issues of public concern that relate to the site. Additional major issues of public concern may be identified during the course of the site's investigation and cleanup process.

The primary stakeholders related to the major issues of public concern will be the occupants of adjacent properties.

As detailed below, in Section 4 – Site Information, the contaminants of concern are petroleum and petroleum-related compounds, and heavy metals.

The contamination occurred prior to the current owner taking title to the site. The source of the contamination is likely associated with past industrial use.

Of the contaminants-of-concern, the most likely to migrate off-site are metals due to their affinity to dissolve in groundwater. However, due to the low-level concentration of contaminants identified in groundwater (see Section 4), any off-site migration is not likely to negatively affect human health or the environment. Furthermore, the site and surrounding properties are served by a municipal water supply.

The site will be remediated to meet restricted residential use standards. These restricted standards mean that high-level contamination will be removed from the site, but low-level contamination may be left in place. Cleanup and site preparation for restricted residential use typically requires implementation of institutional controls and engineering controls for protection of public health from any remaining low-level contamination. For example, it is anticipated that vapor mitigation and cover system engineering controls will be used to prevent exposures at this site.

All site work will be performed by professionals experienced in the investigation and remediation of the contaminants-of-concern. A site-specific Health & Safety Plan will cover work performed at the site, and a Community Air Monitoring Program (air sampling of dust and vapors during remediation) will be developed and approved by the NYSDEC and New York State Department of Health. Investigation and remedial activities will be performed during normal business hours. Although dump trailers might be used to haul contaminated soils from the site, a noticeable increase in traffic is not anticipated. Excavations will likely be shallow and secured to reduce the risk of falls and potential exposures.

4. Site Information

Appendix C contains a map identifying the location of the site.

Site Description

The 4.971-acre site is located at 59 Lester Avenue, in the Central Village Neighborhood and Historic District of the Village of Johnson City. The site supports a multi-story, historic brick building, totaling 343,603 square feet of gross floor area.

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The site 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.

The site is zoned General Commercial. The current and proposed use (mixed commercial and residential) are in accordance with existing zoning.

The former owner / warehouse tenant vacated the building in approximately 2013.

History of Site Use, Investigation, and Cleanup

As part of environmental due diligence, the Applicant procured a Phase I Environmental Site Assessment (ESA) to be completed at the site. The ESA revealed that the site contains a vacant, historic factory building that was constructed in or about 1921. For the majority of its existence, the building served as a shoe manufacturing facility owned and operated by Endicott-Johnson Corporation. These operations are reported to have utilized various chemicals, including solvents, alcohols, acids, and petroleum-based products. The facility also operated several electrical transformers and historically contained an oil house (exact nature of "oil" is unclear).

Prior to the construction of the Endicott-Johnson facility, the property was occupied by the Lestershire Lumber and Box Company. Such use pre-dates 1898, the date of the earliest available historic record. These operations included box manufacturing, and lumber production and planing. Ancillary activities appear to have included kiln operation, cabinet construction, and coal combustion.

Following the cessation of the Endicott-Johnson operations in or about 1988, the property has reportedly been used as storage warehouse space (boats, automobiles, and general storage). The property and existing structure have been vacant and unused since approximately 2013.

Based on the identification of potential environmental concerns at the site, the applicant performed a limited Phase II ESA (partial investigation) to determine if contamination was present at the site. The Phase II ESA revealed soils primarily consisting of sand and gravel. Groundwater was encountered at approximately 23 to 32 feet below the surface and was determined to flow in a general westerly to northwesterly direction across the site.

During the Phase II ESA, soil, groundwater, and sub-slab vapor samples were collected and analyzed. The primary contaminants-of-concern were determined to be:

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- Soils: Acetone; metals including arsenic, chromium, and zinc, and various Polycyclic Aromatic Hydrocarbons (PAHs), including benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, chrysene, and indeno(1,2,3-c,d)pyrene; Note: PAHs are a class of chemicals that occur naturally in coal, crude oil, and gasoline. They also are produced when coal, oil, gas, wood, garbage, and tobacco are burned. The char on burned meat is comprised of PAHs.
- Groundwater: Various metals, including aluminum, arsenic, chromium, copper, iron, lead, magnesium, manganese, nickel, and sodium.
- Soil Vapor: Non-chlorinated Volatile Organic Compounds (VOCs) including benzene, 1,2,4-trimethylbenzene, and naphthalene.

The applicant did not test for PCBs, pesticides, or Per- and Polyfluoroalkyl Substances (PFAS) since these contaminants were not expected to be of primary concern. Soil and groundwater will be analyzed for these chemicals during the investigation phase of the project.

No remedial actions have been completed at the site.

5. Investigation and Cleanup Process

Application

The applicant, EJ Victory Building, LLC, has applied for and been accepted into New York's Brownfield Cleanup Program as a volunteer as defined in New York State Environmental Conservation Law, section 27-1405(1)(b). This means that the applicant was not responsible for the disposal or discharge of the contaminants or whose ownership or operation of the site took place after the discharge or disposal of contaminants, and that the applicant has exercised appropriate care by taking reasonable steps to prevent any current or future discharge and to limit human, environmental, or natural resource exposure. The volunteer must fully characterize the nature and extent of contamination onsite, and must conduct a "qualitative exposure assessment," a process that characterizes the actual or potential exposures of people, fish and wildlife to contaminants on the site and to contamination that has migrated from the site.

The historic rehabilitation of the EJ Victory Building into a mixed-use commercial and residential building will revitalize an iconic and strategically-located asset in Downtown Johnson City. The EJ Victory Building will provide the community with approximately 170 apartments, commercial space and enclosed and surface parking.

To achieve this goal, the applicant will conduct investigation and cleanup activities at the site with oversight provided by NYSDEC. The Brownfield Cleanup Agreement executed by NYSDEC and the applicant sets forth the responsibilities of each party in conducting these activities at the site.

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Investigation

The applicant has completed a partial site investigation (Phase II ESA) before it entered into the BCP. For the partial investigation, NYSDEC will determine if the data are useable.

The applicant will conduct an investigation of the site officially called a remedial investigation (RI). This investigation will be performed with NYSDEC oversight. The applicant must develop a remedial investigation work plan, which is subject to public comment.

The site investigation has several goals:

- 1) define the nature and extent of contamination in soil, surface water, groundwater and any other parts of the environment that may be affected;
- 2) identify sources of the contamination;
- 3) assess the impact of the contamination on public health and the environment; and
- 4) provide information to support the development of a proposed remedy to address the contamination or the determination that cleanup is not necessary.

The applicant submits a draft Remedial Investigation Work Plan to NYSDEC for review and approval. NYSDEC makes the draft plan available to the public review during a 30-day public comment period.

When the investigation is complete, the applicant will prepare and submit a report that summarizes the results. This report also will recommend whether cleanup action is needed to address site-related contamination. The investigation report is subject to review and approval by NYSDEC.

NYSDEC will use the information in the investigation report to determine if the site poses a significant threat to public health or the environment. If the site is a significant threat, it must be cleaned up using a remedy selected by NYSDEC from an analysis of alternatives prepared by the applicant and approved by NYSDEC. If the site does not pose a significant threat, the applicant may select the remedy from the approved analysis of alternatives.

Remedy Selection

When the investigation of the site has been determined to be complete, the project likely would proceed in one of two directions:

1. The applicant may recommend in its investigation report that no action is necessary at the site. In this case, NYSDEC would make the investigation report available for public comment for 45 days. NYSDEC then would complete its review, make any

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necessary revisions, and, if appropriate, approve the investigation report. NYSDEC would then issue a “Certificate of Completion” (described below) to the applicant.

or

2. The applicant may recommend in its investigation report that action needs to be taken to address site contamination. After NYSDEC approves the investigation report, the applicant may then develop a cleanup plan, officially called a “Remedial Action Work Plan”. The Remedial Action Work Plan describes the applicant’s proposed remedy for addressing contamination related to the site.

When the applicant submits a draft Remedial Action Work Plan for approval, NYSDEC will announce the availability of the draft plan for public review during a 45-day public comment period.

Cleanup Action

NYSDEC will consider public comments, and revise the draft cleanup plan if necessary, before approving the proposed remedy. The New York State Department of Health (NYSDOH) must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The selected remedy is formalized in the site Decision Document.

The applicant may then design and perform the cleanup action to address the site contamination. NYSDEC and NYSDOH oversee the activities. When the applicant completes cleanup activities, it will prepare a final engineering report that certifies that cleanup requirements have been achieved or will be achieved within a specific time frame. NYSDEC will review the report to be certain that the cleanup is protective of public health and the environment for the intended use of the site.

Interim Remedial Measures

An Interim Remedial Measure (IRM) is an action that can be undertaken at a site when a source of contamination or exposure pathway can be effectively addressed before the site investigation and analysis of alternatives are completed. If an IRM is likely to represent all or a significant part of the final remedy, NYSDEC will require a 30-day public comment period.

Certificate of Completion

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 then will issue a Certificate of Completion (COC) to the applicant. The COC states that cleanup goals have been achieved, and relieves the applicant from future liability for site-related contamination, subject to certain conditions.

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Site Management

The purpose of site management is to ensure the safe reuse of the property if contamination will remain in place. Site management is the last phase of the site cleanup program. This phase begins when the COC is issued. Site management incorporates any institutional and engineering controls required to ensure that the remedy implemented for the site remains protective of public health and the environment. All significant activities are detailed in a Site Management Plan.

An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction that would prevent or restrict certain uses of the property. An institutional control may be used when the cleanup action leaves some contamination that makes the site suitable for some, but not all uses.

An *engineering control* is a physical barrier or method to manage contamination. Examples include: caps, covers, barriers, fences, and treatment of water supplies.

Site management also may include the operation and maintenance of a component of the remedy, such as a system that removes vapors from beneath a building. Site management continues until NYSDEC determines that it is no longer needed.

Appendix A - Project Contacts and Locations of Reports and Information

PROJECT CONTACTS

For information about the site's investigation and cleanup program, the public may contact any of the following project staff:

New York State Department of Environmental Conservation (NYSDEC):

Anthony Bollasina
New York State Department of
Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233
518-402-9676
anthony.bollasina@dec.ny.gov

Stephanie Webb/Kerry McElroy
Public Participation Specialist
NYSDEC Region 7
Office of Communication Services
615 Erie Boulevard West
Syracuse, New York 13204
(315) 426-7000

New York State Department of Health (NYSDOH):

Shaun Surani (electronic copy only)
New York State Department of Health
Bureau of Environmental Exposure Investigation
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
518-402-7860
shaun.surani@health.ny.gov

LOCATIONS OF REPORTS AND INFORMATION

The facilities identified below are being used to provide the public with convenient access to important project documents:

DECInfo Locator Web Application: <https://www.dec.ny.gov/data/DecDocs/C704060/>

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

**Please contact the library for current
hours and availability*

NYSDEC Region 7 Office
615 Erie Boulevard West
Syracuse, New York 13204

Attn: Anthony Bollasina

Phone: 518-402-9676
(call for appointment)

Appendix B - Site Contact List

BROOME COUNTY

County Executive – Broome County
Jason T. Garnar
Edwin L. Crawford County Office Bldg
6th Floor
60 Hawley Street
Binghamton, New York 13902
(607) 778-2109

Broome County Planning Department
Frank Evangelisti - Director
Edwin L Crawford County Office Bldg
5th Floor
60 Hawley Street
Binghamton, New York 13902
(607) 778-2114

VILLAGE OF JOHNSON CITY

Village of Johnson City
Gregory W. Deemie, Mayor
243 Main Street
Johnson City, New York 13790
(607) 798-7861

Village of Johnson City Planning Board
Gerald Putnam, Chairperson
243 Main Street
Johnson City, New York 13790
(607) 798-7861

TOWN OF UNION

Town of Union
Richard A. Materese, Town Supervisor
3111 East Main Street
Endwell, New York 13760
(607) 786-2995
supervisor@townofunion.com

Town of Union Planning Board
Lisa Miller, Chairperson
3111 East Main Street
Endwell, New York 13760
(607) 786-2900

LOCAL NEWS MEDIA

Fox 40 WICZ TV
4600 Vestal Parkway
Vestal, New York 13850
(607) 770-4040
fox40news@wicz.com

Binghamton Press & Sun-Bulletin
33 Lewis Road, Suite 9
Binghamton, New York 13905
(607)798-1234
bgm-newsroom@gannett.com

Newschannel 34 WIVT/WBGH
203 Ingraham Hill Road
Binghamton, New York 13903
(607)771-343
news@nc34.com

Spectrum News
815 Erie Blvd. East
Syracuse, NY 13210
(315) 234-1000 ext. 2
yournews@charter.com

WBNG-TV 12 News
560 Columbia Drive
Johnson City, NY 13790
(607) 729-9575
news@wbng.com

Appendix B - Site Contact List

PUBLIC WATER SUPPLIER

Johnson City Water Department
243 Main Street
Johnson City, New York 13790
(607) 797-2523

ADJACENT PROPERTY OWNERS

<u>Tax Parcel / Property Address / Current Use</u>	<u>Owner Name / Address</u>
Tax Parcel: 143.57-1-18 101 Lester Avenue Storage	Dana Ellis & Laurie L. Ellis 101 Lester Avenue Johnson City, New York 13790-2227
Tax Parcel: 143.58-1-1 99 Lester Avenue Vacant Commercial	Dana Ellis & Laurie L. Ellis 99 Lester Avenue Johnson City, New York 13790
Tax Parcel: 143.58-1-2.111 2 Gannett Drive Large Retail	2 Gannett Drive, LLC 24 Miller Road Pound Ridge, New York 10576
Tax Parcel: 143.58-1-3.2 60 Lester Avenue Light Manufacturing	Great Eastern Hemp, LLC 3515 Daniel Cres Baldwin, New York 11510
Tax Parcel: 143.58-1-18 3 Laurel Street Single Family Residence	Robert W. Balanda 132 Zoa Avenue Johnson City, New York 13790-1639
Tax Parcel: 143.58-1-17 5-11 Laurel Street Multi-Family Residence	Robert W. Balanda 132 Zoa Avenue Johnson City, New York 13790-1639
Tax Parcel: 143.58-1-16 15 Laurel Street Single Family Residence	Robert W. Balanda 132 Zoa Avenue Johnson City, New York 13790-1639
Tax Parcel: 143.58-1-15 19 Laurel Street Single Family Residence	DW Land, Inc. 33 Laurel Street Johnson City, New York 13790
Tax Parcel: 143.58-1-14 23 Laurel Street Single Family Residence	DW Land, Inc. 33 Laurel Street Johnson City, New York 13790

Appendix B - Site Contact List

ADJACENT PROPERTY OWNERS (Continued)

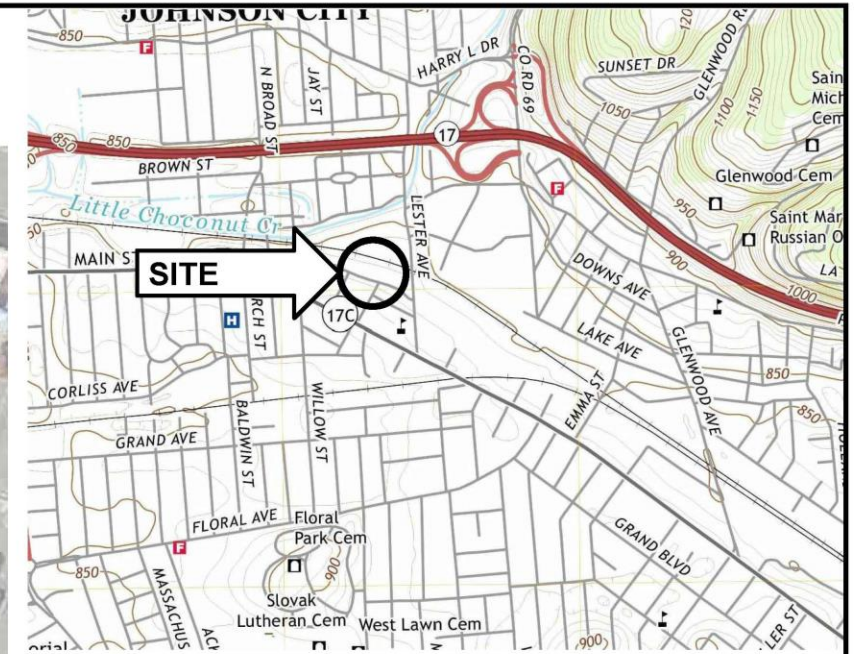
<u>Tax Parcel / Property Address / Current Use</u>	<u>Owner Name / Address</u>
Tax Parcel: 143.58-1-13 27 Laurel Street Single Family Residence	Doris C. Plain 27 Laurel Street Johnson City, New York 13790-2209
Tax Parcel: 143.58-1-12 99 Laurel Street Two Family Residence	DW Land, Inc. 33 Laurel Street Johnson City, New York 13790
Tax Parcel: 143.58-1-11 33 Laurel Street Office (Converted Residence)	DW Land, Inc. 33 Laurel Street Johnson City, New York 13790
Tax Parcel: 143.58-1-10 39 Laurel Street Two Family Residence	Naran Singh & Doris Singh 125-19 133 rd Avenue South Ozone Park, New York 11420
Tax Parcel: 143.58-1-9 43 Laurel Street Single Family Residence	Olesya Michael & Gerald Williams 43 Laurel Street Johnson City, New York 13790
Tax Parcel: 143.57-2-45 27 Avenue A Single Family Residence	Sher A. Khan 361 East 9 th Street Brooklyn, New York 11218
Tax Parcel: 143.57-2-44 28 Avenue B Parking Lot	County of Broome P.O. Box 1766 Binghamton, New York 13902
Tax Parcel: 143.57-2-36 19 Avenue B Storage	Village of Johnson City 243 Main Street Johnson City, New York 13790
Tax Parcel: 143.57-2-34 31 Avenue C Police/Fire	Village of Johnson City 243 Main Street Johnson City, New York 13790
Tax Parcel: 143.66-1-9 143 Main Street Private Catholic School	St. James Roman Catholic Church 131 Main Street Johnson City, New York 13790

Note: A rail line owned by Consolidated Rail Corporation and operated by Norfolk-Southern Corporation lies immediately north of the site. The corridor is approximately 130 feet wide.

Appendix C - Site Location Map

(see following page)

Appendix C - Site Location Map



SITE LOCATION

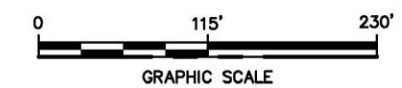


LEGEND:

--- APPROXIMATE PROPERTY LINE

NOTES:

1. AERIAL PHOTOGRAPH FROM GOOGLE EARTH WEBSITE (PHOTO TAKEN APRIL, 2017).
2. APPROXIMATE PROPERTY LINE BASED ON ONONDAGA COUNTY GIS MAPS.
3. ALL LOCATIONS ARE APPROXIMATE.



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PROJECT NO.	20-056
DRAWN:	OCT. 2020
DRAWN BY:	NP
CHECKED BY:	HNB

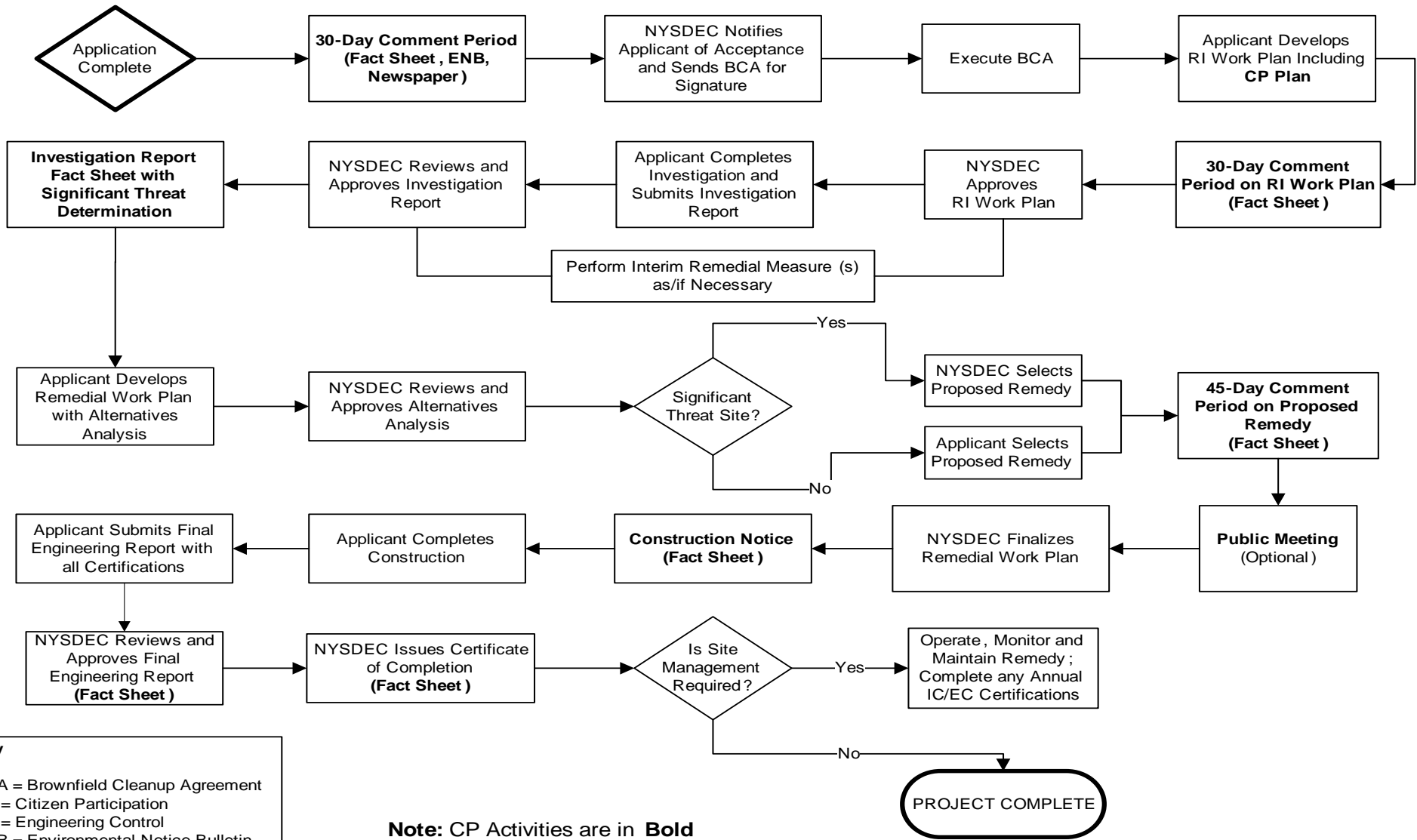
**Appendix C
Site Location Plan**

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

FIGURE

1

Appendix D– Brownfield Cleanup Program Process



Key
 BCA = Brownfield Cleanup Agreement
 CP = Citizen Participation
 EC = Engineering Control
 ENB = Environmental Notice Bulletin
 IC = Institutional Control
 RI = Remedial Investigation

Note: CP Activities are in **Bold**