



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

333 Grand Avenue
333 Grand Avenue
Johnson City, Broome County

SITE No. C704062
NYSDEC REGION 7

September 2024

Where to Find Information

Access project documents through the DECinfo Locator and at this location:
<https://extapps.dec.ny.gov/data/DecDocs/C704062/>

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

Who to Contact

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

Project-Related Questions
Michael Belveg, Project Manager
NYSDEC
5786 Widewaters Parkway
Syracuse, NY 13214
(315) 426-7446
Michael.Belveg@dec.ny.gov

Project-Related Health Questions
Christopher Budd
NYSDOH – BEEI
Empire State Plaza
Corning Tower Room 1787
Albany, NY 11237
(518) 402-1769
bee@health.ny.gov

For more information about New York's Brownfield Cleanup Program, visit:
<https://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield>

Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), to address contamination related to the 333 Grand Avenue site (site) located at 333 Grand Ave, Johnson City, Broome County. Please see the map below for the site location.

Based on the findings of the investigation, NYSDEC, in consultation with NYSDOH, determined that the site does not pose a significant threat to public health or the environment. This decision is based on the nature of the existing contaminants identified at the site; the lack of a off-site migration of contaminants in the groundwater; and the lack of potential for human exposure to site-related contaminants via soil vapors.

How to Comment: NYSDEC is accepting written comments about the proposed plan, called a draft remedial action work plan, for 45 days, from **September 18 through November 1, 2024**.

- Access the plan and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C704062/>.
- Documents also are available at the location identified at left under "Where to Find Information."
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area at left.

Draft Remedial Work Plan: The proposed restricted residential use remedy consists of:

- Excavating contaminated soil at select areas of the site to about three feet below ground surface and disposing offsite at a licensed facility.
- Following excavation, importing clean material that meets restricted residential use soil cleanup objectives for use as backfill.
- Collecting and analyzing post-remedial soil and groundwater samples to evaluate the effectiveness of the remedy.
- Placing a cover system, including a demarcation layer, that consists of hardscape (buildings, asphalt, or concrete) or two feet of soil to address contamination remaining above restricted residential use soil cleanup objectives.
- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities.
- Implementing a Site Management Plan for long term maintenance of the remedial systems.
- Recording of an Environmental Easement to ensure proper use of the site.

BROWNFIELD CLEANUP PROGRAM

The proposed remedy was developed by Reagan Development Corporation (applicant) after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP). A remedial investigation report, which describes the results of the site investigation, was submitted concurrently with the draft remedial action work plan and is also available for review at the locations identified on Page 1.

Next Steps: NYSDEC will consider public comments, revise the cleanup plan as necessary, and issue a final decision document. NYSDOH must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The applicant may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Site Description: The 4.12-acre site is comprised of two contiguous parcels known as 333 Grand Avenue and 154 Allen Street. The site is bordered on the west by commercial properties, on the east by vacant land and residential properties, on the south by Grand Ave, and on the north by an out-of-use commercial railroad. The site is currently vacant, with a perimeter chain-link fence and no buildings. Some asphalt paved areas and former concrete building slabs remain on the 333 Grand Avenue parcel, which was used as a foundry until 1968 and a retail store until 2008. The 154 Allen Street parcel was used historically for residential and small businesses. The site and surrounding areas receive drinking water from a municipal source.

The site is planned to be redeveloped into affordable housing. The cleanup standard is restricted residential to allow for multi-family housing.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C704062) at:
<https://extapps.dec.ny.gov/cfm/extapps/derexternal/index.cfm?pageid=3>

Summary of the Investigation: Semivolatile organic compounds (SVOCs) and metals were found in subsurface soils at concentrations above restricted residential-use soil cleanup objectives. The SVOCs and metals are present at depths up to 18 feet below ground surface and are likely the result of past site uses and historic fill, which is present throughout the site. Metals were found in groundwater at concentrations above NYS Class GA Groundwater Standards and Criteria. Volatile organic compounds were found in soil vapor that will require mitigation of future buildings on site.

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://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield>

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:
<https://dec.ny.gov/environmental-protection/site-cleanup/regional-remediation-project-information/environmental-cleanup-email-newsletters>

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://dec.ny.gov/maps/interactive-maps/decinfo-locator>

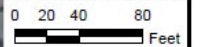
BROWNFIELD CLEANUP PROGRAM





Site Location



DATA SOURCES:

Tax Parcel Outline: Broome County, GIS Data Viewer, 01/17/2022
 Basemap: Esri Community Maps Contributors, Binghamton University GIS, County of Broome, data.pa.gov, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, NYS ITS Geospatial Services, Westchester County GIS



| | | | | |
|---|---|--|--|----------------------------|
|  48 Springside Avenue Poughkeepsie, NY 12603 Office: 845.454.2544 Fax: 845.454.2655 | <p>SELECTED SITE FEATURES</p> <p>333 GRAND AVENUE & 154 ALLEN STREET VILLAGE OF JOHNSON CITY BROOME COUNTY, NEW YORK</p> | <p>LEGEND</p> <p> TAX PARCEL OUTLINE</p> <p> BCP BOUNDARY</p> | <p>PROJECT NO. 202110308</p> | <p>FIGURE 2</p> |
| | | | <p>N</p>  | <p>DATE: 04/11/2024</p> |
| | | | <p>PROJECTION: STATE PLANE NAD83 NY EAST</p> | <p>SCALE: AS INDICATED</p> |
| | | | <p>ALL LOCATIONS APPROXIMATE</p> | |



Translation Available. Don't see your language? Ask!

| | |
|--|---|
| English | To have this document translated into a language you can understand, contact the person below. There is no charge for the translation. |
| Español Spanish | Si necesita la traducción de este documento a un idioma que pueda entender, comuníquese con la persona indicada abajo. La traducción es gratis. |
| 简体字 Simplified Chinese | 如需將此文件翻譯成您能理解的語言版本，請聯絡下方人員。本次翻譯不收取費用。 |
| Русский Russian | Чтобы получить перевод этого документа на понятный вам язык, свяжитесь с представителем, данные которого указаны ниже. Плата за эту услугу не взимается. |
| אידיש Yiddish | צו האבן די דאקומענט איבערגעטייטשט אין א שפראך וואס איר קענט פארשטיין, פארבינדט זיך מיט די פערזאן אונטן. די איבערטייטשונג איז פריי פון אפצאל. |
| বাঙালি Bengali | এই নথিটি আপনি বুঝতে পারেন এমন একটি ভাষায় অনুবাদ করতে, নিম্নলিখিত ব্যক্তির সাথে যোগাযোগ করুন। অনুবাদের জন্য কোন চার্জ দিতে হবে না। |
| 한국어 Korean | 이 언어를 본인이 이해할 수 있는 언어로 받아보려면 아래 담당자에게 문의하십시오. 번역료는 없습니다. |
| Kreyòl Ayisyen Haitian Creole | Pou yo ka tradwi dokiman sa nan yon lang ou ka konprann, kontakte moun ki anba a. Ou p'ap peye anyen pou tradiksyon an. |
| Italiano Italian | Per ottenere la traduzione di questo documento in un'altra lingua, contatti la persona indicata qui di seguito. La traduzione è gratuita. |
| العربية Arabic | لترجمة هذا المستند إلى لغة يمكنك فهمها، تواصل مع الشخص أدناه. لا يتم تطبيق رسوم مقابل الترجمة. |
| Języki Polski Polish | Aby uzyskać tłumaczenie tego dokumentu na język, który jest dla Ciebie zrozumiały, skontaktuj się z poniższą osobą. Za tłumaczenie nie jest pobierana żadna opłata. |

Contact: Michael Belveg, 315-426-7446, and Michael.belveg@dec.ny.gov