

# 333 Grand Avenue

## Brownfield Cleanup Program

Site No. C704062

Johnson City, Broome County



Department of  
Environmental  
Conservation

November 2025

## Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the 333 Grand Avenue site (site) located at 333 Grand Avenue, Johnson City, Broome County under New York State's Brownfield Cleanup Program (BCP). Please see the map below for the site location.

Reagan Development Corporation and 333 Grande Avenue LLC (applicants) performed the cleanup activities with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The applicants have submitted a proposed Final Engineering Report (FER) for NYSDEC review which states that cleanup requirements have been or will be achieved to fully protect public health and the environment for the proposed site use.

- Access the approved Final Engineering Report and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C704062/>.
- Documents also are available at the locations identified under "Where to Find Information."

## Highlights of the Site Cleanup

The following activities have been or will shortly be completed to achieve the remedial action objectives:

- Excavation and off-site disposal of about 30 tons of contaminated historic fill material exceeding the restricted residential use soil cleanup objectives, the site-specific cleanup criteria. Clean fill was imported to replace the excavated soil and to establish the design grades at the site.
- Installation of a vapor barrier and a sub-slab depressurization system in the building onsite to protect against soil vapor intrusion.
- Placement of a site cover system, which consists of buildings, pavement, and sidewalks or, in landscaped areas, a two-foot clean soil cover. The soil cover was placed over a demarcation layer, with the upper 6 inches of the soil of sufficient quality to maintain a vegetation layer.
- Development of a Site Management Plan for long-term management of residual contamination as required by the environmental easement, including plans for: (1) institutional and engineering controls; (2) monitoring; (3) operation and maintenance; and (4) reporting.
- Recording of an environmental easement to prevent future exposure to any contamination remaining at the site and to ensure implementation of the Site Management Plan .

## Next Steps

When NYSDEC approves the FER, it will be made available to the public (see Where to Find Information). NYSDEC then will issue a certificate of completion that will be announced in a fact sheet. The applicants would be able to redevelop the site after receiving this certification. In addition, the applicants will be eligible for tax credits to offset a portion of the costs of performing cleanup activities and for redevelopment of the site.

## Site Description

The site is located at 333 Grand Avenue in Johnson City, Broome County and is identified as Section 143.71, Block 2, Lot 13 on the Broome Tax Map. The site is about 4.32 acres and consists of a recently

constructed multi-story residential building and parking lot. The site is bordered by an out-of-use commercial railroad to the north, residential properties to the east, Grand Avenue to the south, and commercial properties to the west. Historic operations conducted at the site by a foundry resulted in contamination of the subsurface with metals, including lead and mercury, which have been cleaned up under the Brownfield Cleanup Program.

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://appfactory.dec.ny.gov/DERExternalSearch/ERDSearch>

## **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>

## **Stay Informed with DEC Delivers**

**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.**

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>

## CONTACT INFORMATION

### Project-Related Questions

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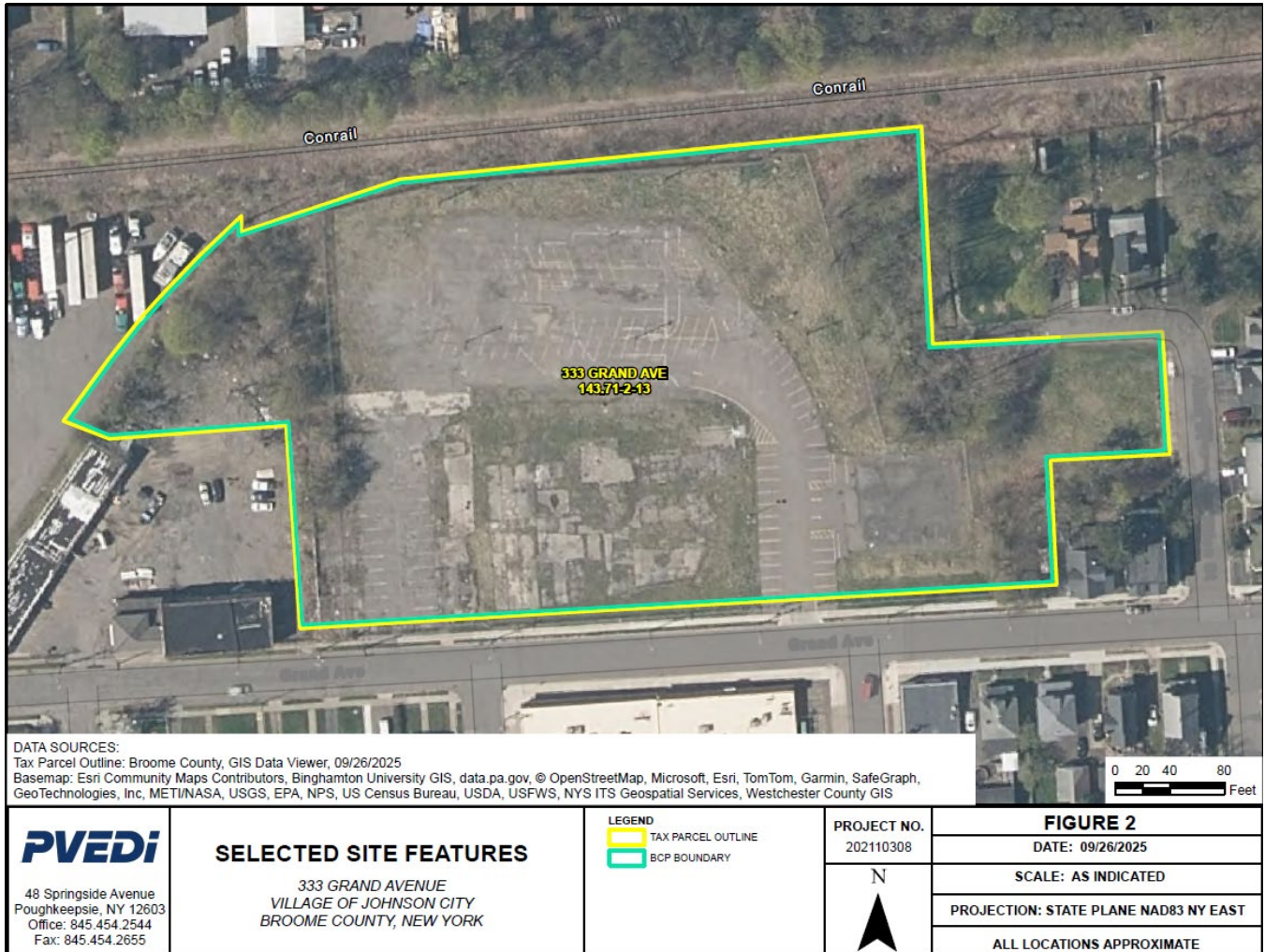
## WHERE TO FIND INFORMATION

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

### Your Home Public Library

107 Main Street  
Johnson City, NY 13790  
(607) 797-4816

# Site Location





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