



333 Grand Avenue

Brownfield Cleanup Program

Site No. C704062

Johnson City, Broome County

December 2025

NYSDEC Certifies Cleanup Requirements Achieved at Brownfield Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address contamination related to the 333 Grand Avenue site (site) located at 333 Grand Avenue in Johnson City, Broome County, under New York State's Brownfield Cleanup Program have been met. Please see the map below for the site location.

Reagan Development Corporation and 333 Grande Avenue LLC (applicants) performed cleanup activities with oversight provided by NYSDEC. NYSDEC has approved a Final Engineering Report (FER) and issued a Certificate of Completion (COC) for the site.

- Access the approved FER, Notice of COC 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."

Completion of the Project

The following activities have been completed to achieve the cleanup 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, 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.

Final Engineering Report Approved

NYSDEC has approved the FER, which:

- 1) Describes the cleanup activities completed.
- 2) Certifies that cleanup requirements have been achieved for the site.
- 3) Describes any institutional/engineering controls to be used. An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction, when contamination left over after the cleanup action makes the site suitable for some, but not all uses. An *engineering control* is a physical barrier or method to manage contamination such as a cap or vapor barrier.
- 4) Certifies that a site management plan for any engineering controls used at the site has been approved by NYSDEC.

The following institutional controls have been put in place on the site:

- Site Management Plan
- Groundwater Use Restriction
- Land Use Restriction
- Environmental Easement

The following engineering controls have been put in place on the site:

- Cover System
- SSDS

Next Steps

With its receipt of a COC, the applicants are eligible to redevelop the site. In addition, the applicants are eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site. A COC may be modified or revoked if, for example, there is a failure to comply with the terms of the order or agreement with NYSDEC.

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 a 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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NYSDEC, Division of Environmental Remediation

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Project-Related Health Questions

Christopher Budd
NYSDOH, Bureau of Environmental Exposure and Investigation

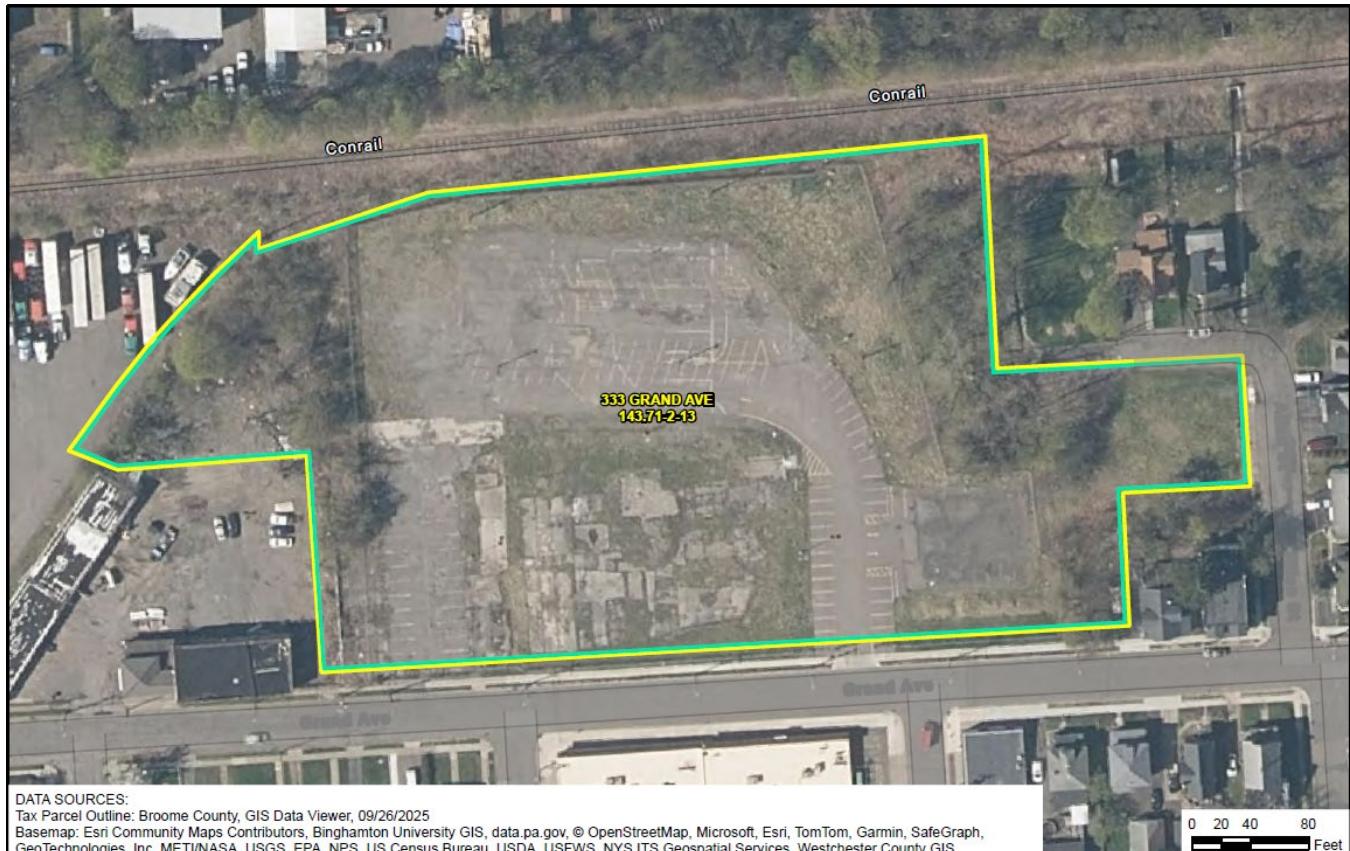
Empire State Plaza
Corning Tower Room 1787
Albany, NY 11237
p: (518) 402-1769
beei@health.ny.gov

WHERE TO FIND INFORMATION

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

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

Site Location



PVEDi 48 Springside Avenue Poughkeepsie, NY 12603 Office: 845.454.2544 Fax: 845.454.2655	SELECTED SITE FEATURES 333 GRAND AVENUE VILLAGE OF JOHNSON CITY BROOME COUNTY, NEW YORK	LEGEND ■ TAX PARCEL OUTLINE ■ BCP BOUNDARY	PROJECT NO. 202110308	FIGURE 2	
				DATE: 09/26/2025	SCALE: AS INDICATED
				 N	PROJECTION: STATE PLANE NAD83 NY EAST ALL LOCATIONS APPROXIMATE



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