Vanguard Village I + II

Brownfield Cleanup Program
Site No. C704063
Binghamton, Broome County

Department of Environmental Conservation

October 2026

Cleanup Proposed for Brownfield Site Contamination
Public Comment Period Announced

The public is invited to comment on a proposed cleanup plan being reviewed by the New York State Department of Environmental Conservation (DEC), in consultation with the New York State Department of Health (NYSDOH), to address contamination related to the Vanguard Village I + II site (site) located at 181-187 Clinton Street, 34 Jarvis Street, and 7 Hudson Street. Please see the attached map for the site location.

How to Comment

DEC is accepting written comments about the proposed plan, called a Draft Remedial Action Work Plan (RAWP), which includes a cleanup alternatives analysis (AA), for 45 days, from **October 7, 2026 through November 21, 2026.**

- Access the draft Remedial Investigation Report (RIR), RAWP with AA, and other project documents online through the DECinfo Locator: https://extapps.dec.ny.gov/data/DecDocs/C704063/.
- Documents are also available at the locations identified under “Where to Find Information.”
- Please submit comments to the DEC project manager listed under Project-Related Questions in the “Contact Information” area.

Draft Remedial Investigation Report and Draft Remedial Work Plan with Alternatives Analysis

The proposed combined Track 2 and Track 4 Restricted-Residential Use remedy plan consists of:

- Excavating the entire site to two feet below ground surface.
- For the area that will be cleaned up to Track 2 standards, excavating all soil that exceeds restricted residential soil cleanup objectives (SCOs). It is estimated this will require excavation of approximately 15,000 cubic yards of soil to a depth of three feet, and an additional 200 cubic yards down to a depth of six feet.
- For the area that will be remediated to Track 4 standards, excavating approximately 4,000 cubic yards of soil down to two feet and an additional 200 cubic yards of soil down to seven feet, where site contaminant levels require removal.
- Confirming that applicable SCOs have been achieved via post-excavation sampling.
- Importing clean material that meets the established SCOs for use as backfill if necessary.
- Placing a composite cover system over the Track 4 area comprised of a two-foot-thick soil cover or new building concrete slabs and pavement over areas of soil that exceed restricted residential SCOs.
- Evaluating the potential for soil vapor intrusion (SVI) in any occupied buildings constructed on the site and, as necessary, mitigation of SVI.

- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground-intrusive activities.
- Establishing prohibitions on site groundwater use and certain site uses through an environmental easement.
- Establishing an approved Site Management Plan (SMP) to ensure long-term management, including periodic inspections.

The Metro Group Properties, Inc. (applicant) developed the proposed cleanup plan after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP).

Next Steps

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

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

Site Description

This site is in the City of Binghamton, within the County of Broome, and is located at 181-187 Clinton Street, 34 Jarvis Street, and 7 Hudson Street. The site is located southeast of the intersection of Jarvis Street and Clinton Street and is identified as Section 160.22, Block 1, Lots 1 through 5 on the City tax map. The site is 4.79 acres of vacant land, predominantly covered with remnant concrete and paved areas, used in the past for both residential and industrial purposes. From about 1918 to 1997, a large commercial printing and bookbinding facility was located on the site until it was destroyed by a fire. Remaining residential and office buildings were demolished by 2019 and replaced with parking lots.

The site is planned to be redeveloped as a mixed-use property with the construction of two five-story affordable housing buildings and commercial spaces alongside Clinton Street.

Additional site details, including environmental and health assessment summaries, are available on DEC's Environmental Site Remediation Database (by entering the site ID, C704063) at: https://appfactory.dec.ny.gov/DERExternalSearch/ERDSearch

Summary of the Investigation

The primary contaminants of concern at the site are polycyclic aromatic compounds (PAHs) and metals, which are present site-wide in soil at concentrations above use-specific SCOs. The elevated concentrations of PAHs detected on-site are likely derived from layers of historic fill on site, which extend up to 23 feet below ground surface. The presence of elevated metal concentrations in soils is likely the result of past site uses, which included various forms of manufacturing.

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, including information regarding cleanup Tracks, 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
Thea Barbelet, DEC Project Manager
DEC, Division of Environmental Remediation

1679 US-11, Kirkwood, NY 13795
(607) 727-6253
thea.barbelet@dec.ny.gov

Project-Related Health Questions
Juniper Tyler, NYSDOH Project Manager
NYSDOH, Bureau of Environmental Exposure Investigation

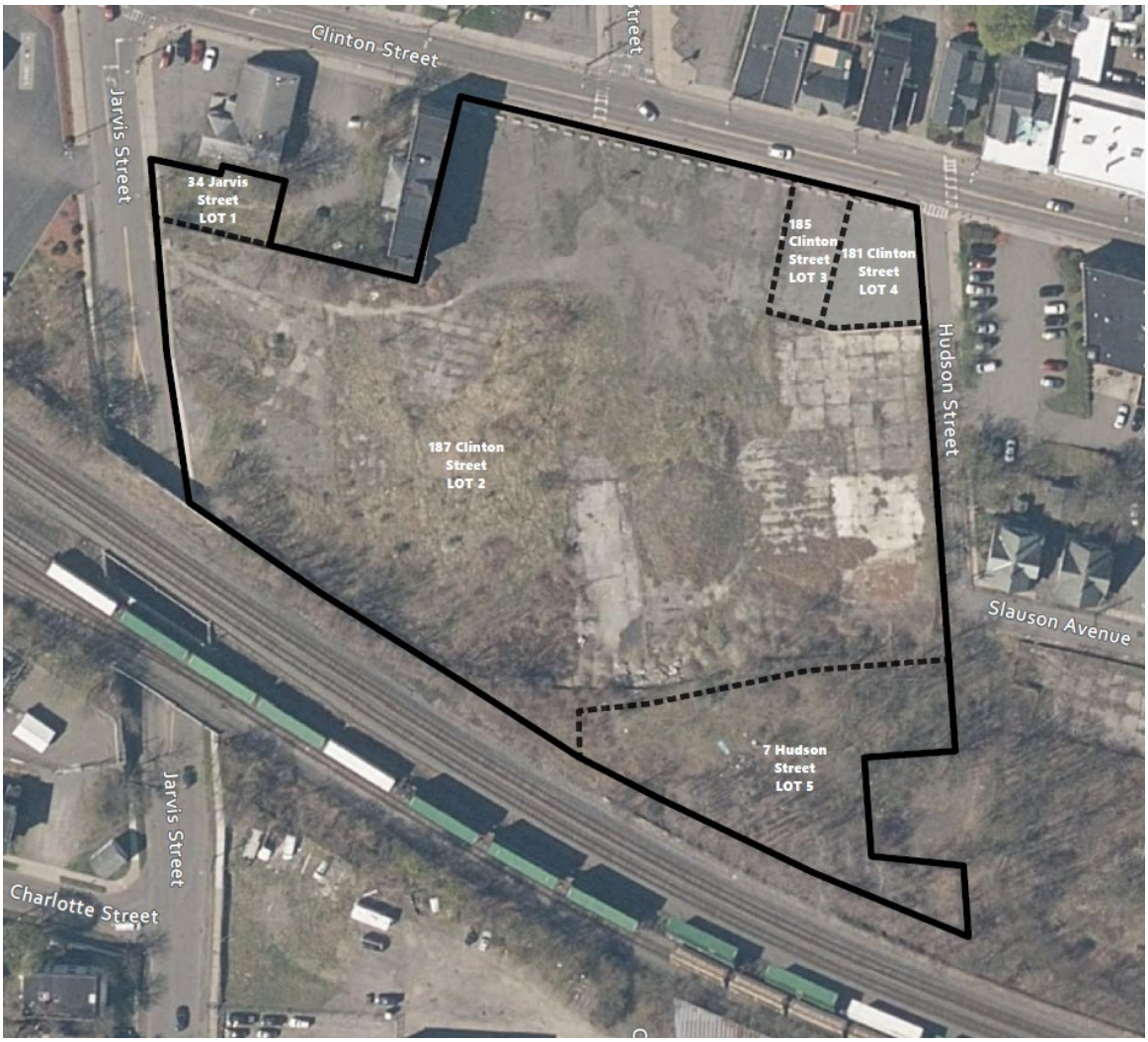
6 Empire State Plaza, Albany, NY 12242
(518) 402-7860
beei@health.ny.gov

WHERE TO FIND INFORMATION

Access project documents through the DECinfo Locator and at these location(s):
https://extapps.dec.ny.gov/data/DecDocs/C704063/

Broome County Public Library
185 Court Street, Binghamton, NY 13901
(607) 778-6400

Site Location



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