



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

EJ Victory Building
59 Lester Avenue
Johnson City, NY 13790

SITE No. C704060

NYSDEC REGION 7

November 2020

Where to Find Information

Access project documents through the DECinfo Locator
<https://www.dec.ny.gov/data/DecDocs/C704060/>
and at these location(s):

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

NYSDEC Region 7 Office
615 Erie Boulevard West
Syracuse, New York 13204
(315) 426-7551
(call for appointment)

Repositories may be temporarily unavailable due to Covid-19 precautions. If you cannot access the online repository, please contact the NYSDEC project manager listed below for assistance.

Who to Contact

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

Project-Related Questions
Anthony Bollasina, Project Manager
NYSDEC
625 Broadway 12th Floor
Albany, NY 12233
(518) 402-2754
Anthony.Bollasina@dec.ny.gov

Project-Related Health Questions
Shaun Surani
NYSDOH
Corning Tower
Albany, NY 12203
(518) 402-7860
beci@health.ny.gov

For more information about New York's Brownfield Cleanup Program, visit:
www.dec.ny.gov/chemical/8450.html

Draft Investigation Work Plan for Brownfield Site Available for Public Comment

The public is invited to comment on a draft work plan being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to investigate the EJ Victory Building site ("site") located at 59 Lester Avenue, Johnson City, Broome County. Please see the map for the site location.

Draft Investigation Work Plan: The draft investigation work plan, called a "Remedial Investigation Work Plan," (RIWP) was submitted to NYSDEC under New York's Brownfield Cleanup Program. The investigation will be performed by EJ Victory Building, LLC ("applicant") with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

How to Comment: NYSDEC is accepting written comments about the draft RIWP for 30 days, from **November 18 through December 17, 2020.**

- Access the RIWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C704060/>.
- 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.

Highlights of the Proposed Site Investigation: The investigation will define the nature and extent of contamination in soil, surface water, groundwater and any other parts of the environment that may be affected.

Previous on-site investigations have detected semi-volatile organic compounds (SVOCs) and metals in soil, volatile organic compounds (VOCs) in soil vapor, and metals in groundwater on site.

Key components of the investigation work include:

- Drilling and sampling soil borings to identify possible on-site sources of contamination; and
- Installing and sampling groundwater wells to monitor impacts from areas of concern both on-site and off-site.

Next Steps: NYSDEC will consider public comments, revise the investigation work plan as necessary, and approve the plan. NYSDOH must concur with the plan. After the work plan is approved, the activities will be implemented as detailed.

When the investigation is completed, a report will be prepared and submitted to NYSDEC that summarizes the results. NYSDEC will review the report, make any necessary revisions and, if appropriate, approve the report.

After the investigation, a proposed cleanup plan, called a "Draft Remedial Work Plan" will be developed. The cleanup plan will include an evaluation of the proposed site remedy, or recommend a no action or no further action alternative. The goal of the cleanup plan is to ensure the protection of public health and the environment. NYSDEC will present the proposed cleanup plan to the public for its review and comment during a 45-day comment period.

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

Site Description:

The site is located on 4.97 acres in the Central Village Neighborhood and Historic District of the Village of Johnson City. It is bordered to the north by an active Norfolk-Southern rail line, to the east and northeast by Lester Avenue, to the south by residential buildings, 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 bisected north and south by Helen Drive. The portion north of Helen Drive is currently developed with a vacant, historic industrial building. The 6-story building includes a total of 343,603 square feet. Two single-story masonry block additions are attached to the exterior northern side of the main building. The area surrounding the building mostly consists of asphalt-paved driveway.

Specific uses that appear to have led to contamination at the site include a long history of manufacturing, including lumber, cabinet, and box manufacturing (coal use, petroleum fuels, paints/wood preservatives) from the late 1800s through the early 1920s, followed by shoe manufacturing (petrochemical derivatives such as rubber and plastics, dyes,

solvents, polynuclear aromatic hydrocarbons, and metals, such as chromium and nickel) from the early 1920s through the 1990s.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C704060) at:

<https://www.dec.ny.gov/cfm/xtapps/derexternal/index.cfm?pageid=3>

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://www.dec.ny.gov/chemical/8450.html>

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://www.dec.ny.gov/chemical/61092.html>

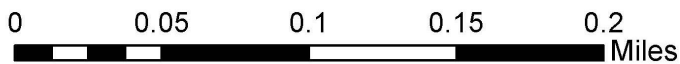
Note: Please disregard if you already have signed up and received this fact sheet electronically.

DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites: <https://www.dec.ny.gov/pubs/109457.html>

BROWNFIELD CLEANUP PROGRAM

EJ Victory Building (Site No: C704060) Johnson City, NY Site Map



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