

1 North Depot

Brownfield Cleanup Program

Site No. C704064

Binghamton, Broome County



Department of
Environmental
Conservation

February 2026

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 1 North Depot site (site) located at 1 North Depot Street, Binghamton, Broome County. Please see the map below 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 Residences at North Depot LLC (applicant) will perform the investigation with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

How to Comment

NYSDEC is accepting written comments about the draft plan for 30 days, from **February 05 through March 07, 2026**.

- Access the RIWP and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C704064/>.
- Documents also are available at the location identified under "Where to Find Information."
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Contact Information" section below.

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

Key components of the investigation work include:

- Drilling and sampling soil borings to identify possible on-site sources of contamination.
- Collecting soil vapor and sub-slab soil vapor samples.
- Installing and sampling groundwater monitoring wells to identify possible impacts from areas of concern on-site.

Next Steps

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

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 Action Work Plan will be developed. The cleanup plan will include an evaluation of the proposed site actions 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 0.63-acres site is bordered on the west by Prospect Avenue, on the east by a commercial building and parking lot, on the south by North Depot Street, and on the north by Eldredge Street. The site is currently unoccupied and developed with a five-story vacant building and paved parking lot. Until about 1970, the site had been used as a machine shop and motor freight terminal.

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, C704064) 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

Michael Belveg, Project Manager
NYSDEC, Division of Environmental Remediation

5786 Widewaters Parkway
Syracuse, NY 13214
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Project-Related Health Questions

Jacob Taylor
NYSDOH, Bureau of Environmental Exposure and Investigation

Empire State Plaza, Corning Tower
Albany, NY 12237
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WHERE TO FIND INFORMATION

Access project documents through the DECinfo Locator and at this location:
<https://extapps.dec.ny.gov/data/DecDocs/C704064/>

Broome County Public Library

185 Court Street
Binghamton, NY 13901
(607) 778-6400

Site Location





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