



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

August 2021

Where to Find Information

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

Or in person:

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

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) 402-1338
beci@health.ny.gov

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

Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), to address contamination related to the EJ Victory Building site ("site") located at 59 Lester Avenue, Johnson City, Broome County. Please see the map for the site location.

Based on the findings of the investigation, NYSDEC in consultation with the New York State Department of Health (NYSDOH) has determined that the site does not pose a significant threat to public health or the environment. This decision is based on the nature of the existing contaminants identified at the site; limited potential for off-site migration of contaminants in the groundwater; and the limited potential for human exposure to site-related contaminants via soil vapors. To address the site contamination, however, NYSDEC has developed the proposed remedy summarized below.

How to Comment: NYSDEC is accepting written comments about the proposed plan, called a Draft Remedial Action Work Plan (RAWP), for 45 days, from **August 11 through September 24, 2021.**

- Access the RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C704060/>.
- Documents also are available at the locations 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.

Draft Remedial Work Plan: The proposed Restricted Residential Use remedy consists of:

- Excavation and off-site disposal of contaminated soil to a depth of approximately two feet in areas of site development;
- Dewatering to facilitate excavations, including treatment of contaminated water as necessary prior to discharge to the municipal sewer;
- Placement of a cover system, including a demarcation layer over areas without hardscape (buildings, asphalt or concrete) to address contamination remaining above restricted-residential use soil cleanup objectives (SCOs);
- Importing clean material that meets the established SCOs for use as backfill;
- Installing a vapor mitigation system below the building foundation to prevent potential vapor migration into the building from soil and/or groundwater;

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- Implementation of a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;
- Implementation of a Site Management Plan to ensure the remedy remains effective; and
- Recording of an Environmental Easement to ensure proper use of the site.

The proposed remedy was developed by EJ Victory Building LLC ("applicant") after performing a detailed investigation of the site under New York's Brownfield Cleanup Program. A Remedial Investigation Report, which describes the results of the site investigation was submitted concurrently with the Remedial Action Work Plan and is also available for review at the locations identified on Page 1.

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

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

Site Description: The 4.97-acre site is located 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 and Police Department.

The site is zoned commercial and bisected north and south by Helen Drive. The portion of the site north of Helen Drive is currently developed with a vacant, historic industrial building. The six-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 (use of coal, petroleum fuels, paints, and 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.

The planned redevelopment of the site includes rehabilitation of the current EJ Victory Building into apartments, commercial space, and enclosed and surface parking.

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/dereexternal/index.cfm?pageid=3>

Summary of the Investigation: The primary contaminants of concern at the site are volatile organic compounds (VOCs) semi-volatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs), and metals. VOC, SVOC, and PCB contamination is limited to soils, and metals are found in soil and groundwater. VOCs (benzene and naphthalene) were found in soil vapor under the building slab.

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:

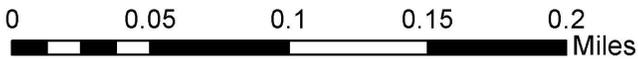
www.dec.ny.gov/chemical/61092.html

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>

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



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