


Tioga Avenue Site
C851031

CERTIFICATION OF MAILING

I certify that I mailed on June 5, 2009 a copy of the attached ^{Remedial Investigation Work Plan Fact Sheet} by first class mail upon the person(s) on the attached mailing list, by depositing a true copy thereof, securely enclosed in a postpaid wrapper, in the Post Office box at 1335 Jefferson Rd. in the City of Rochester, New York, which box is under the exclusive care and custody of the United States Post Office Department:


Signature

6/5/09
Date

Attachment(s)

Fact Sheet for Tioga Avenue Site C851031 RIWP
Mailing List and Letters

WKI Holding Company Inc.
5500 N. Pearl Street
Suite 400
Rosemont, IL 60018-5303

City of Corning
Corning Flood Protection Project, NYS-DPW
US Army Corp of Engineers
City Hall
Corning, New York 14830

Jeanette A. & Lloyd J.Sutherland
327 Woodview Ave
Corning, NY 14830

Amy Fusco
323 Woodview Ave
Corning, NY 14830

Sheila R Cruz
319 Woodview Ave.
Corning, NY 14830

James A. Doane
114 Jennings St., Apt. 1
Corning, NY 14830

Matthew L. & Helen E. Wilson
315 1/2 Woodview Ave.
Corning, NY 14830

Leslie Hampton
3661 Hornby Rd.
Corning, NY 14830

Timothy R. Roberts
307 Woodview Ave.
Corning, NY 14830

Belinda J Stoddard
11768 Shane Rd.
Corning, NY 14830

Susan M. Healy
4655 Bailey Hill Rd.
Dundee, NY 14837

Corning Hotel Mgt LLC
125 Denison Pkwy E
Corning, NY 14830

Nicholas D. Pelham
35 Chemung St.
Corning, NY 14830

Arnot Realty Corp
Elmira Savings Bank Bldg.
Elmira, NY 14903

Three Rivers Development Foundation Inc.
114 Pine Street, Suite 201
Corning, NY 14830-2619

Afgwu Local 1000 Club Inc.
100 Civic Center Plaza
Corning, NY 14830

Friendship Baptist Church
38 Tuxill Ave.
Corning, NY 14830

Parkway Elderly Housing Devl. Fund Co. Inc.
101 Columbia Street
Corning, NY 14830

Urban Renewal Agency Corning
1 Nasser Civic Center
Corning, NY 14830

Shawn B. Roe
3450 Goff Rd.
Corning, NY 14830-9198

Andrew Gordon
Apple Creek Townhomes LLC
c/o Stratford Management
535 Boylston St.
Boston, MA 02116

Corning MEWS Associates
223 N. Eighth St.
Brooklyn, NY 11211

Gregory E. Green
Procurement Department Head
World Kitchen
One Steuben Street
Corning, NY 14830

Steven Dennis
City Planning & Zoning Commission
7 Nassar Civic Center Plaza
Corning, NY 14830

Mark L. Ryckman
City Manager
1 Nassar Civic Center Plaza
Corning, NY 14830

Mr. Thomas W. Reed, II
City of Corning Mayor
1 Nassar Civic Center Plaza #4
Corning, NY 14830

Rose M. Blackwell
City Clerk
1 Nassar Civic Center Plaza
Corning, NY 14830

Michael Harris
Superintendent, Dept. of Public Works
City of Corning
1 Nassar Civil Center Plaza
Corning, NY 14830

WETM TV 18
101 East Water Street
Elmira, NY 14901

WENY TV 36
News Channel 36
474 Old Ithaca Rd.
Horseheads, NY 14845

WYDC TV 48
33 East Market Street
Corning, NY 14830

News 10 TV
56 Ferris Street
Corning, NY 14831

The Corning Leader Newspaper
34 W. Pulteney Street
Corning, NY 14830

Star-Gazette Newspaper
201 Baldwin Street
Elmira, NY 14901

Attn: New Director
WELM-AM/WLVY-FM
1705 Lake Street
Elmira, NY 14901

Kathy Neal
General Manager
Corning Painted Post School District
165 Charles Street
Painted Post, NY 14870

Michael Ginalski
Superintendent
Corning Painted Post School District
165 Charles Street
Painted Post, NY 14870

Mr. Gary Bonarski, P.E.
NYS Department of Environmental Conservation
6274 East Avon-Lima Rd.
Avon, NY 14414

Scott A. Rodabaugh, P.E.
NYS Department of Environmental Conservation
276 Sing Sing Rd.
Horseheads, NY 14845

Lisa Sylvestri
NYS Department of Environmental Conservation
6274 East Avon-Lima Rd.
Avon, NY 14414

Linda Vera
NYS Department of Environmental Conservation
6274 East Avon-Lima Rd.
Avon, NY 14414

Bart H. Putzig, P.E.
NYS Department of Environmental Conservation
6274 East Avon-Lima Rd.
Avon, NY 14414

Captain Mike Van Durme
NYS Department of Environmental Conservation
6274 East Avon-Lima Rd.
Avon, NY 14414

Judith M. Hunter
Steuben County Clerk
3 East Pulteney Square
Bath, NY 14810

Mark R. Alger
Steuben County Administrator
3 East Pulteney Square
Bath, NY 14810

Gregory P. Heffner
Steuben County Planning Director
3 East Pulteney Square
Bath, NY 14810

James Sherron
Executive Director
Steuben County Industrial Development Agency
PO Box 393
7234 Rt. 54 North
Bath, NY 14810

Michael Sprague
Director
Steuben County Office of Emergency Services
6979 Rumsey Street Ext.
Bath, NY 14810

Director
Environmental Management Council
425 Pennsylvania Ave.
Elmira, NY 14904

The Honorable Kirsten Gillibrand
United States Senate
531 Dirksen Senate Office Building
Washington, DC 20510

The Honorable Charles E. Schumer
United States Senate
304 Federal Building
100 State Street
Rochester, NY 14614

James G. Bacalles
NYS Assembly, 136th District
105 East Steuben Street
Bath, NY 14810

Kelly Travers
Citizens Environmental Coalition
33 Central Avenue, 3rd Floor
Albany, NY 12210

5 June 2009
File No. 33123-005

Mr. Andrew Gordon
Apple Creek Townhomes LLC
c/o Stratford Management
535 Boylston Street
Boston, Massachusetts 02116

Subject: Fact Sheet Distribution
Tioga Avenue Brownfield Cleanup Program
Corning, New York

Dear Mr. Gordon:

We are sending this letter to seek your assistance with the distribution of the attached Fact Sheets to each of your tenants at the Apple Creek Townhomes located on Tioga Avenue in Corning, New York. These Fact Sheets are provided by the New York State Department of Environmental Conservation (NYSDEC) requesting public comments on the draft Remedial Investigation Work Plan that has been submitted to the NYSDEC for the Corning Incorporated Tioga Avenue property. The Fact Sheet provides background on the scope and purpose of the investigation activities and the locations where relevant documents may be reviewed by any interested party.

We very much appreciate your assistance in this matter. If you have questions or there is anything further we can do to assist you with the distribution of the Fact Sheet to your tenants please contact the undersigned at 607-974-6568. If you have questions about the content of the Fact Sheet or Brownfield Cleanup Program for this site please feel free to contact the NYSDEC directly as indicated in the Fact Sheet.

Sincerely yours,



Joseph F. Kane,
Engineering Associate
Corning Incorporated

Attachment: NYSDEC Fact Sheet (50 copies)



5 June 2009
File No. 33123-005

Director
Parkway Elderly Housing Development Fund Co., Inc.
101 Columbia Street
Corning, New York 14830

Subject: Fact Sheet Distribution
Tioga Avenue Brownfield Cleanup Program
Corning, New York



Ladies and Gentlemen:

We are sending this letter to seek your assistance with the distribution of the attached Fact Sheets to each of your tenants at the Dayspring Apartments located on Tioga Avenue in Corning, New York. These Fact Sheets are provided by the New York State Department of Environmental Conservation (NYSDEC) requesting public comments on the draft Remedial Investigation Work Plan that has been submitted to the NYSDEC for the Corning Incorporated Tioga Avenue property. The Fact Sheet provides background on the scope and purpose of the investigation activities and the locations where relevant documents may be reviewed by any interested party.

We very much appreciate your assistance in this matter. If you have questions or there is anything further we can do to assist you with the distribution of the Fact Sheet to your tenants please contact the undersigned at 607-974-6568. If you have questions about the content of the Fact Sheet or Brownfield Cleanup Program for this site please feel free to contact the NYSDEC directly as indicated in the Fact Sheet.

Sincerely yours,

A handwritten signature in blue ink that reads "Joseph F. Kane". The signature is fluid and cursive, with the first name "Joseph" and last name "Kane" clearly legible.

Joseph F. Kane,
Engineering Associate
Corning Incorporated

Attachment: NYSDEC Fact Sheet (50 copies)

5 June 2009
File No. 33123-005

Corning Mews Apartments
c/o Corning Mews Associates
223 N 8th Street
Brooklyn, New York 11211

Subject: Fact Sheet Distribution
Tioga Avenue Brownfield Cleanup Program
Corning, New York



Ladies and Gentlemen:

We are sending this letter to seek your assistance with the distribution of the attached Fact Sheets to each of your tenants at the Corning Mews Apartments located on Steuben Street in Corning, New York. These Fact Sheets are provided by the New York State Department of Environmental Conservation (NYSDEC) requesting public comments on the draft Remedial Investigation Work Plan that has been submitted to the NYSDEC for the Corning Incorporated Tioga Avenue property. The Fact Sheet provides background on the scope and purpose of the investigation activities and the locations where relevant documents may be reviewed by any interested party.

We very much appreciate your assistance in this matter. If you have questions or there is anything further we can do to assist you with the distribution of the Fact Sheet to your tenants please contact the undersigned at 607-974-6568. If you have questions about the content of the Fact Sheet or Brownfield Cleanup Program for this site please feel free to contact the NYSDEC directly as indicated in the Fact Sheet.

Sincerely yours,

A handwritten signature in blue ink, which appears to read "Joseph Kane", is written over the typed name.

Joseph F. Kane,
Engineering Associate
Corning Incorporated

Attachment: NYSDEC Fact Sheet (50 copies)



FACT SHEET

Brownfield Cleanup Program

Tioga Avenue Site
Site # C851031
Corning, NY

June 2009

Draft Remedial Investigation Work Plan Available for Public Comment

The New York State Department of Environmental Conservation (NYSDEC) requests public comments as it reviews a draft work plan to investigate the Tioga Avenue Site located at 213, 219 and 239 East Tioga Avenue in the City of Corning, Steuben County, New York. See map on page 4 for the location of the site. The draft "Remedial Investigation Work Plan" was submitted by Corning Property Management Corporation and Corning Incorporated under New York's Brownfield Cleanup Program (BCP).

NYSDEC previously accepted an application submitted by Corning Property Management Corporation and Corning Incorporated to participate in the BCP. The application proposes that the site will be used for commercial and/or industrial purposes.

Public Comments About the Draft Remedial Investigation Work Plan

NYSDEC is accepting written public comments about the draft Remedial Investigation (RI) Work Plan for 30 days, from **June 17, 2009 through July 17, 2009**. The draft RI Work Plan is available for public review at the document repository identified in this fact sheet.

Written comments should be submitted to:

Mr. Gary E. Bonarski, P.E.
New York State Department of Environmental Conservation
6274 East Avon-Lima Road
Avon, New York 14414

Highlights of the Proposed Remedial Investigation

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 include recreation, housing and business.

A **brownfield** is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination.

For more information about the BCP, visit:
www.dec.ny.gov/chemical/brownfields.html

The remedial investigation has several goals:

- 1) define the nature and extent of contamination in soil, surface water, groundwater and any other impacted media;
- 2) identify the source(s) of the contamination;
- 3) assess the impact of the contamination on public health and/or the environment; and
- 4) provide information to support the development of a Remedial Work Plan to address the contamination.

The investigation will be performed by Corning Property Management Corporation and Corning Incorporated with oversight by NYSDEC and the New York State Department

of Health (NYSDOH).

The potential contaminants of concern at the site are heavy metals such as arsenic and lead, and polyaromatic hydrocarbons (PAHs), and petroleum-related constituents. Based on preliminary investigations on the property in 2007, the metals and PAHs have been identified in soil fill materials present on the site and associated with the former glass making and railroading activities. The petroleum constituents are present in areas of the site where petroleum-based fuels were stored and dispensed from bulk tanks. The contaminants are confined mostly to soil; however some of the petroleum constituents may have impacted the groundwater locally near the former storage tank areas.

Corning Property Management Corporation and Corning Incorporated plan to further investigate the quality of soil fill on the property and the areas of former petroleum storage, including the installation of soil borings and monitoring wells and collection of soil and groundwater samples for laboratory analysis. Assessment of other media, such as soil vapor, will be considered, if warranted, based on the findings of the investigations if the investigations indicate the potential for concern in other media.

Next Steps

NYSDEC will consider public comments when it completes its review, has any necessary revisions made, and approves the RI Work Plan. NYSDOH must concur in the approval of the RI Work Plan. The approved RI Work Plan will be placed in the document repository (see below). After the RI Work Plan is approved, Corning Property Management Corporation and Corning Incorporated may proceed with the remedial investigation of the site. It is estimated that the remedial investigation will take about one month to complete, not including the laboratory analytical work.

The applicant will develop a Remedial Investigation Report that summarizes the results of the remedial investigation.

NYSDEC will keep the public informed during the investigation and remediation of the Tioga Avenue Site.

Background

The Tioga Avenue Site is a 14.18 acre parcel of currently vacant property located along the north side of East Tioga Avenue between Steuben Street to the east, Chemung Street to the west and the Chemung River to the north. The site is located in a mixed industrial/commercial/residential area. The Tioga Avenue Site property is owned by Corning Property Management Corporation and Corning Incorporated and was used (1929-2007) for glass manufacturing and related support operations that were collectively referred to as the "Fall Brook" plant. Manufacturing operations of the Fall Brook plant were discontinued in 2002, and demolition of the buildings and facilities was completed in 2007. Before these operations the property was owned by different rail companies and used (1859-1929) as a railroad operations center, transportation hub, and railcar manufacturing and maintenance facility.

A Phase II Environmental Site Assessment (ESA) was completed on the Tioga Avenue site in 2007 involving a soil boring and soil and groundwater sampling program. These investigations indicated that the soil fill in certain locations may contain elevated levels of metals, petroleum constituents and possibly PAHs. Results of this ESA are presented in the RI Work Plan and were used as a basis for additional investigations as proposed in the RI Work Plan to further assess the presence and extent of contaminants of concern on the site and the other related RI investigation goals as stated above.

An application for the BCP was submitted by Corning Property Management Corporation and Corning Incorporated in July 2007. The Brownfield Cleanup Agreement (BCA) was executed on August 22, 2008. The RI Work Plan was submitted to NYSDEC and the NYSDOH in October 2008 and is currently under

review.

FOR MORE INFORMATION

Document Repository

A local document repository has been established at the following location to help the public to review important project documents. These documents include the draft RI Work Plan and the application to participate in the BCP accepted by NYSDEC:

South Steuben County Library
300 Nasser Civic Center Plaza, Suite 101
Corning, New York 14830
607-936-3713

Hours: Monday, Wednesday, and Friday 9 a. m. – 6 p.m.

Tuesday and Thursday 9 a.m. – 8 p.m.

Saturday 9 a.m. – 5 p.m.

Who to Contact

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

Project Related Questions

Gary E. Bonarski, P.E.
New York State Department of Environmental
Conservation
6274 East Avon-Lima Road
Avon, New York 14414
585-226-5328
gebonars@gw.dec.state.ny.us

Site Related Health Questions

Katherine Comerford
New York State Department of Health
Bureau of Environmental Exposure Investigation
335 E. Main Street
Rochester, New York 14604-2127
585-423-8156

If you know someone who would like to be added to the project mailing list, have them contact the NYSDEC project manager above. 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.

G:\PROJECTS\33123\005 PHASE II ESIBCP RI WP\FIGURES\33123-LOCUS 2007-1218 FIGURE 1.DWG

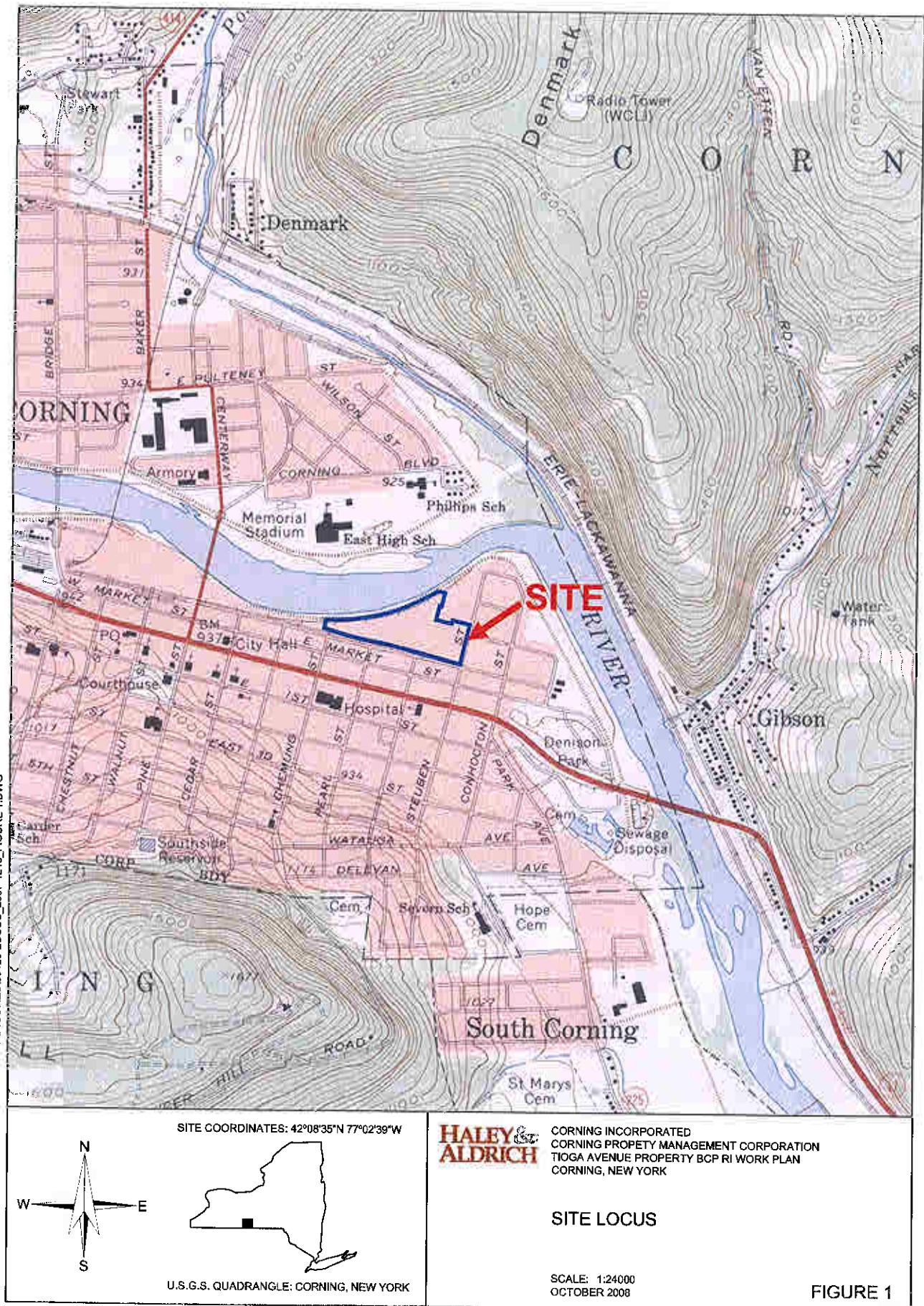


FIGURE 1