



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.

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