



# FACT SHEET

## Brownfield Cleanup Program

Receive Site Fact Sheets by *Email*. See "For More Information" to Learn How.

Site Name: Tioga Avenue Site  
DEC Site #: C851031  
Site Address: East Tioga Avenue  
Corning, NY 14830

April 2012

### Cleanup Action Completed at Brownfield Site Final Engineering Report Under Review

Action has been completed to address the contamination related to Tioga Avenue Site ("site") located at East Tioga Avenue, Corning, Steuben County under New York State's Brownfield Cleanup Program. Please see the map for the site location. The Final Engineering Report states that cleanup requirements have been or will be achieved to fully protect public health and the environment for the proposed site use.

**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, business or other uses.

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

The cleanup activities were performed by CORNING PROP. MGT. CORPORATION ("applicant(s)") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC or Department).

#### Highlights of the Final Engineering Report

The Final Engineering Report has several goals:

- 1) describe the cleanup activities completed;
- 2) certify that cleanup requirements have been achieved or will be achieved for the site;
- 3) describe any institutional/engineering controls to be used. An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction, when contamination left over after the cleanup action makes the site suitable for some, but not all uses. An *engineering control* is a physical barrier or method to manage contamination such as a cap or vapor barrier; and
- 4) certify that a site management plan for any engineering controls used at the site has been approved by NYSDEC.

#### Next Steps

NYSDEC will complete its review, revise the Final Engineering Report as necessary, and approve the report. The approved Final Engineering Report will be made available to the public (see "Where to Find Information" below). NYSDEC then will issue a Certificate of Completion.

The applicant(s) would be able to redevelop the site after receiving a Certificate of Completion.

In addition, the applicant(s):

- would have no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- would be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

A Certificate of Completion may be modified or revoked if, for example, an applicant does not comply with the terms of its Brownfield Cleanup Agreement with NYSDEC.

A fact sheet will be sent to the site contact list when NYSDEC issues a Certificate of Completion to the applicant(s).

### **Background**

**Location:** The Tioga Ave. Site is located at 213, 219, and 239 East Tioga Ave, three contiguous parcels in the City of Corning, Steuben County.

**Site Features:** The site covers 14.4 acres and most recently was the site of the former Corning Fallbrook Glass Mfg. plant

**Current Use/Zoning:** The Site is currently zoned commercial/industrial with future plans conforming to that usage.

**Historic Uses:** The Corning Fallbrook Glass Mfg. plant operated at the site from the late 1920's until 2002 with earlier usage as a railroad operations center dating back to the mid 1800s. In 2007 the Fallbrook facility was demolished and the buildings removed, leaving essentially a level site covered by impervious materials, concrete slabs and building foundations. Portions of the site and demolition materials were characterized hazardous for lead and disposed of at a regulated facility. The Site is bordered by the Chemung River and industrial property on the north with the remaining boundary parcels occupied by parking lots, commercial establishments and residential properties.

A number of Site Assessments were completed on the Site including preliminary RCRA inspections/ evaluations completed in the 1990's and an Environmental Site Assessment (ESA) and Phase II ESA completed in 2007. These investigations identified eight Area's of Concern associated with historical operations at various locations on the site and provided the basis for developing the scope of the Remedial Investigation Work Plan.

**Site Geology and Hydrogeology:** The site subsurface soils are best characterized as historic fill of variable depth (1-13') overlying native soils. Ground water is found at 18-20' below ground surface with a shallow flow in the NE direction. Ground water surface modeling implies that shallow flow direction may be influenced by a non potable industrial pumping well in the SE corner of the adjacent World Kitchen property.

**Remedy to employ Institutional and Engineering controls to prevent exposure to remaining soil contamination.**

Site Management Plan completed.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfmx/extapps/derexternal/haz/details.cfm?pageid=3&progno=C851031>

## FOR MORE INFORMATION

### Where to Find Information

Project documents are available at the following location(s) to help the public stay informed.

South Steuben County Library  
300 Nasser CivicCenter Plaza  
Suite 101  
Corning, NY 14830  
phone: 607-936-3713

### Who to Contact

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

#### Project Related Questions

Tim Schneider  
Department of Environmental Conservation  
Division of Environmental Remediation  
6274 East Avon-Lima Road  
Avon, NY 14414  
585-226-5480  
taschnei@gw.dec.state.ny.us

#### Site-Related Health Questions

Katherine (Comerford) Fish  
New York State Department of Health  
Bureau of Environmental Exposure Investigation  
335 East Main St.  
Rochester, NY 14604-2127  
585-423-8156

**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.**

#### **Receive Site Fact Sheets by Email**

Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page: <http://www.dec.ny.gov/chemical/61092.html>. It's quick, it's free, and it will help keep you *better informed*.



As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

You may continue also to receive paper copies of site information for a time after you sign up with a county listserv, until the transition to electronic distribution is complete.

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



SITE BOUNDARY  
TAX PARCELS

NOTE:

- 1) SITE BOUNDARY: WEILER ASSOCIATES, 2007
- 2) TAX PARCEL BOUNDARIES: STEUBEN COUNTY PLANNING DEPARTMENT, 2005
- 3) AERIAL PHOTOGRAPHY: NEW YORK STATE OFFICE OF CYBER SECURITY AND CRITICAL INFRASTRUCTURE COORDINATION, NYS GIS CLEARINGHOUSE, 2002

0 500  
SCALE IN FEET

CORNING INCORPORATED  
TIOGA AVENUE SITE  
CORNING, NEW YORK

SITE MAP

SCALE: AS SHOWN  
DECEMBER 2011