



# FACT SHEET

## Brownfield Cleanup Program

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

April 2012

### **NYSDEC Certifies Cleanup Requirements Achieved at Brownfield Site**

The New York State Department of Environmental Conservation (NYSDEC or Department) has determined that the cleanup requirements to address contamination related to Tioga Avenue Site ("site") located at East Tioga Avenue, Corning, Steuben County under New York State's Brownfield Cleanup Program have been or will be met. Please see the map for the site location.

**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 Incorporated and Corning Property Management Corporation with oversight provided by NYSDEC. NYSDEC has issued a Certificate of Completion regarding the site. A copy of the Notice of the Certificate of Completion is available at the location(s) identified below under "Where to Find Information."

#### **Institutional and Engineering Controls**

Institutional controls and engineering controls generally are designed to reduce or eliminate exposure to contaminants of concern. 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.

The following institutional controls have been put in place on the site:

- Ground Water Use Restriction
- Landuse Restriction
- Building Use Restriction
- Site Management Plan
- IC/EC Plan

The following engineering controls have been put in place on the site:

-Cover System

### **Next Steps**

NYSDEC issued the Certificate of Completion to the applicant (or applicants, if appropriate) based on review and approval of a Final Engineering Report. The Final Engineering Report includes: 1) a description of the cleanup activities completed; 2) certification that cleanup requirements have been or will be achieved for the site; 3) a description of any institutional/engineering controls to be used; and 4) a certification that a site management plan for any engineering controls used at the site has been approved by NYSDEC.

With its receipt of a Certificate of Completion, the applicant is eligible to redevelop the site. In addition, the applicant:

- has no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- is 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, there is a failure to comply with the terms of the order or agreement with NYSDEC.

### **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.

4/18/12-the Department signed the Certificate of Completion for this site.

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

<http://www.dec.ny.gov/cfm/external/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  
kjc05@health.state.ny.us

**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.

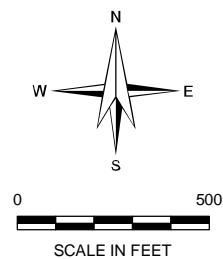
Note: Please disregard if you already have signed up and received this fact sheet electronically.





 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



**HALEY & ALDRICH**

CORNING INCORPORATED  
 TIOGA AVENUE SITE  
 CORNING, NEW YORK

SITE MAP

SCALE: AS SHOWN  
 DECEMBER 2011