



Sent via email to:

[jwatkins@riedman.com](mailto:jwatkins@riedman.com)

June 13, 2025

Riedman Purcell CH I LLC  
Jerry Watkins  
45 East Avenue  
Rochester, NY 14604

Re: Corrective Measures Work Plan (CMWP) - Response  
Former Corning Hospital  
City of Corning, Steuben County  
NYSDEC Site Number: C851049

Dear Jerry Watkins,

The Department has reviewed the Corrective Measures Work Plan (CMWP) dated May 7<sup>th</sup>, 2025, prepared by LaBella Associates, D.P.C., for NYSDEC Site No. C851049 Former Corning Hospital (Site).

In accordance with Title 6 of the New York Codes, Rules, and Regulations (NYCRR) Part 375-1.6, the CMWP is conditionally approved in accordance with the following modifications presented below:

1. The NYSDEC and NYSDOH project managers will be notified at least 7 days prior to the start of the corrective measures work.
2. The Department understands that if a second phase of corrective measures is needed after the initial testing, the CMWP for that work will be submitted 30 days after the submission of the report describing the results of the temporary PFE point readings.

Title 6 of NYCRR part 375-1.6 requires you to choose one of the following responses and notify the Departments in writing (email is acceptable) within **15 days of the date of this letter**:

- Accept the work plan modifications described above, or
- Invoke Dispute Resolution in accordance with part 375-1.5(b)(2).

If the modifications are accepted, then this letter becomes part of the approved Corrective Measures Work Plan.

If you have any questions or concerns regarding the conditional approval, please contact me via email at [kathryn.lovell@dec.ny.gov](mailto:kathryn.lovell@dec.ny.gov) or phone at (585) 438-5280.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kathryn Lovell', with a stylized, flowing script.

Kathryn Lovell, GIT  
Project Manager

cc:

David J. Riedman, Riedman Purcell CHI I LLC

Michael Pelychaty, LaBella Associates

Dan P. Noll, LaBella Associates

Mark Sergott, NYSDOH Project Manager

Justin Deming, NYSDOH

David Pratt, NYSDEC

Adam Morgan, NYSDEC

# Corrective Measures Work Plan

## NYSDEC Site #C851049

### Location:

Former Corning Hospital  
176 Denison Parkway East & 171 & 201 East First Street  
Corning, New York

### Prepared for:

Riedman Companies  
45 East Avenue, 6<sup>th</sup> Floor  
Rochester, New York 14604

LaBella Project No. 2244244

May 7, 2025



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Figure 1 – Temporary Pressure Field Extension Monitoring Point Locations



## 1.0 INTRODUCTION

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LaBella Associates, D.P.C. (LaBella) is pleased to submit this Corrective Measures Work Plan (CMWP) for the Former Corning Hospital Site located at 176 Denison Parkway East and 171 and 201 East First Street, Corning, New York, herein after referred to as the “Site”. The Site is identified as New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) Site #C851049.

This CMWP is designed to address the NYSDEC comments for the Site Management (SM) Period Review Report (PRR) response letter dated April 17, 2025. Specifically, the NYSDEC requested the following items be addressed in a CMWP:

- *The Sub-Slab Depressurization System (SSDS) installed in Building 1 has several pressure differential monitoring locations that yielded a zero or positive pressure reading during the last two reporting periods. In order to remedy the situation, corrective measures must be taken to assess the cause of the malfunction and ensure the engineering control is depressurizing the entire building footprint. Please submit a Corrective Measures Work Plan to the project manager within 30 days of the date of this letter that outlines the schedule for completion of the work planned at the site.*

### 1.1 Current Use of the Site

The Site is located in the city of Corning, Steuben County, New York and is identified as 176 Denison Parkway East (Tax Map No. 318.09-01-018.100), 171 East First Street (Tax Map No. 318.09-01-018.200) and 201 East First Street (Tax Map No. 318.09-01-013.000). The site is a 4.77-acre area and is bounded by Denison Parkway East to the north, East First Street to the south, commercial buildings to the east, and Chemung Street to the west. The 176 Denison Parkway East parcel is improved with a 40,000 square foot apartment building (i.e., Building 1), 171 East First Street is improved with a 22,000 square foot apartment building (i.e., Building 2), and 201 East First Street is improved with an asphalt paved parking lot.

### 1.2 Background

Remedial actions were performed at the Site from March 2018 through October 2018, which included the removal of impacted historical fill material from the subsurface and the construction of a clean cover (or cap) system. These remedial actions were performed in accordance with an NYSDEC approved Remedial Action Work Plan (RAWP) dated February 16, 2018 and NYSDEC DER-10 Technical Guidance for Site Investigation and Remediation dated May 2010. A Certificate of Completion (COC) was issued for the Site on December 21, 2018.



## 2.0 CORRECTION MEASURES WORK PLAN

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The following corrective measures are proposed for mitigating each of the NYSDEC comments, which are provided below (in italics):

1. *The Sub-Slab Depressurization System (SSDS) installed in Building 1 has several pressure differential monitoring locations that yielded a zero or positive pressure reading during the last two reporting periods. In order to remedy the situation, corrective measures must be taken to assess the cause of the malfunction and ensure the engineering control is depressurizing the entire building footprint.*

**Corrective Measures:** Sub-slab pressure field extension (PFE) monitoring points #1, #5, and #7 located at the 176 Dennison Parkway building did not measure a negative pressure differential during the most recent monitoring event. The monitoring points are shown on Figure 1. It is believed the monitoring point tubing is damaged resulting in inconclusive PFE readings. To document the sub-slab in the area of PFE monitoring points #1, #5, and #7 are property depressurizing the building slab, the following corrective measures are proposed to be undertaken.

1. LaBella will utilize a hammer drill or similar equipment to core an approximate 0.5-inch diameter hole at the locations identified as Temporary PFE Monitoring Points #1A, #5A, and #7A shown on Figure 1 (attached). The proposed locations are adjusted slightly from PFE monitoring point locations #1, #5, and #7, to limit interruption to building occupants.
2. LaBella will utilize a handheld manometer to collect pressure differential readings at each location. The pressure field extension readings will be documented in a field log or notebook. Readings will be measured in inches of water column (iwc) on the handheld meter to the thousandths (e.g. 0.000).
3. After the collection of the pressure field extension readings, each floor penetration will be patched with a concrete mix.
4. Due to the location of monitoring points #1A, #5A, and #7A within a residential apartment building, these monitoring points are to be considered temporary.
5. If there does not appear to be sufficient negative pressure (i.e., minimum of -0.004 inches of water column) at any of the temporary monitoring points, additional temporary monitoring points will be completed to assess potential areas where the SSDS may not be sufficiently influencing the building slab. Please note this work may not be completed on the same day, as arrangements may be necessary to notify tenants in advance of work at or near a particular residential living space.
6. If there appears to be notable areas of the building slab that do not appear to be under sufficient negative pressure, a separate work plan and schedule will be provided to depressurize the areas.
7. A report will be provided to the NYSDEC that summarizes the temporary PFE monitoring point readings and locations.

## 3.0 SCHEDULE

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The CMWP will be completed within 45-days upon acceptance and notification of the CMWP by the NYSDEC. If it is determined that additional mitigation measures are necessary, a separate work plan and schedule will be provided to the NYSDEC.



## 4.0 CERTIFICATION

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I Daniel P. Noll certify that I am currently a New York State Licensed Professional Engineer as defined in 6 NYCRR Part 375 and that this Corrective Measures Work Plan report was prepared in accordance with all applicable statutes and regulations and in substantial conformance with the DER Technical Guidance for Site Investigation and Remediation (DER-10).



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Daniel P. Noll, PE  
VP, Environmental Project Manager

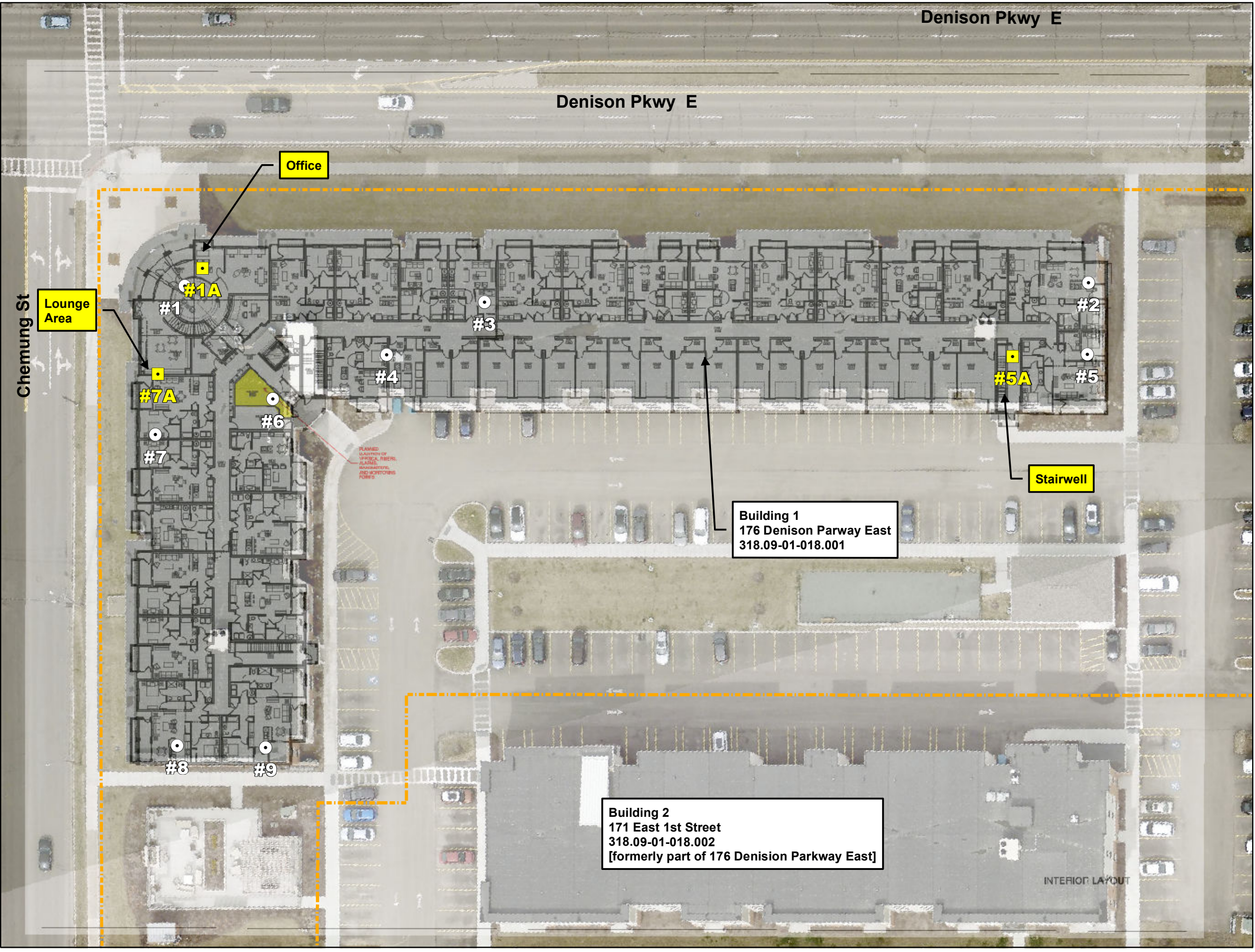
I:\GENESEE VALLEY REAL ESTATE CO\2190582 - 690 ST PAUL ST ANNUAL MONITORING\REPORTS\CORRECTIVE MEASURES WORK PLAN\RPT.2020-12-1.C828159.CORRECTIVE MEASURES REPORT 690 ST PAUL STREET.DOCX



## FIGURE 1

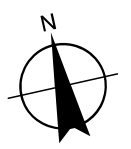


B:\GLOBAL\Projects\Riedman Companies\2244244 - Annual Monitoring 2024\06\_Drawings\Environmental\CMWP\Figure 1 - Corning Hospital.mxd



**RIEDMAN COMPANIES**

Former Corning Hospital  
176 Denison Parkway East  
171 and 201 East First Street  
Corning, New York



0 20 40 Feet  
1 inch = 40 feet

- Legend
- Temporary PFE Monitoring Point
  - Approximate BCP Boundary
  - PFE Monitoring Point

Sources/Notes:

1) Aerial image obtained from Eagleview, Inc. and may not represent current conditions.  
2) All locations should be considered approximate.

LaBella Project No: 2244244  
Date: 5/13/2025

**TEMPORARY  
PRESSURE FIELD  
EXTENTION  
MONITORING POINT  
LOCATIONS**

**FIGURE 1**

INTENDED TO PRINT AS: 11" X 17"