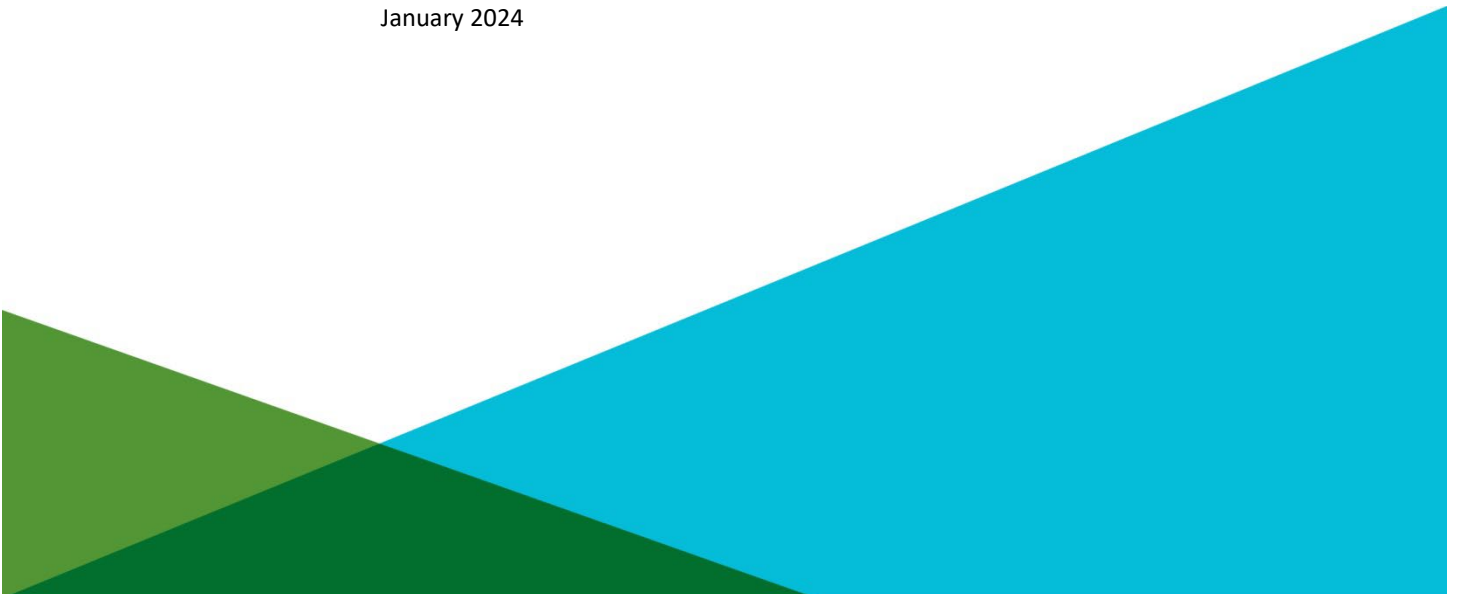


2023 PERIODIC REVIEW REPORT
CLOSED VCA SITE NO. V00357-8
CORNING, NEW YORK

by
Haley & Aldrich of New York
Rochester, New York

for
New York State Department of Environmental Conservation
Avon, New York

File No. 129352-007
January 2024





HALEY & ALDRICH OF NEW YORK
200 Town Centre Drive
Suite 2
Rochester, NY 14623
585.359.9000

24 January 2024
File No. 129352-007

New York State Department of Environmental Conservation
Division of Environmental Remediation, Region 8
6274 East Avon-Lima Road
Avon, New York 14414-9519

Attention: Mr. Adam Morgan

Subject: 2023 Periodic Review Report
Closed VCA Site No. V00357-8
Corning Family YMCA
Corning, New York

Dear Mr. Morgan:

On behalf of Corning Incorporated (Corning), Haley & Aldrich of New York (Haley & Aldrich) is submitting this 2023 Periodic Review Report in accordance with the New York State Department of Environmental Conservation (NYSDEC) - approved Site Management Plan (SMP), dated August 16, 2006, for the Corning Family YMCA closed VCA Site #V00357-8.

Please accept this cover letter as notice for the change for Corning Incorporated's contact person:

Colleen Caravati-Birdwell
Director, Global Real Estate, Corning Incorporated
One Riverfront Plaza
MP-HQ-01-E1A9A
Corning, NY 14831
t (607) 974-5060
CaravatiCM@corning.com

There were no activities conducted during 2023 that involved breach of the existing cover systems on the Site or otherwise required documentation pursuant to the NYSDEC- approved Site Management Plan. This report provides certification that requirements found in the Declaration of Covenants and Restrictions for the property were maintained.

New York State Department of Environmental Conservation

24 January 2024

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Background information and the completed Institutional and Engineering Controls Certification Form are included herein. Please do not hesitate to call us if there are any questions.

Sincerely yours,

HALEY & ALDRICH OF NEW YORK

A handwritten signature in black ink that reads "Mark N. Ramsdell". The signature is written in a cursive, slightly slanted style.

Mark Ramsdell, P.E. (NY)

Senior Construction Project Manager

Enclosures

cc: Colleen Caravati – Corning Incorporated

Executive Summary

This Periodic Review Report (PRR) documents conditions and activities in connection with active site management at the Corning Family YMCA, closed VCA Site No. V00357-8 (the Site) in Corning, New York during the calendar year 2023.

As a result of a Voluntary Cleanup Agreement (VCA) between the New York State Department of Environmental Conservation (NYSDEC) and Corning Incorporated (Corning), property usage conditions now apply to the Site, as set forth in the Declaration of Covenants and Restrictions. Details of the requirements are further described in the Site Management Plan (SMP) for this Site, dated 16 August 2006, which was submitted to and approved by the NYSDEC.

In addition, this report provides certification from the property owner (Corning Incorporated) and the Qualified Environmental Professional (Haley & Aldrich) that institutional and engineering controls set forth in the Declaration of Covenants and Restrictions remain in place and in effect and were complied with during the reporting period.

There were no site activities conducted during the reporting period that involved breach of the existing cover systems or otherwise required documentation pursuant to the NYSDEC- approved Site Management Plan for the property. Wildlife activity did cause minor ground disturbance in one location during the reporting period that was coordinated with NYSDEC and subsequently repaired. It is our understanding that this activity does not require a Corrective Measures Report. Conditions at the property have not changed in the past year; therefore, the SMP should remain in place. At this time, no changes to the SMP or the frequency for submittal of this annual Periodic Review Report are recommended.

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Appendix	Title
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B	2023 Animal Burrow Repair Photographs
C	Annual Site Inspection Form

1. Introduction

This Periodic Review Report (PRR) documents conditions and activities at the Corning Family YMCA in Corning, New York (the Site) for the period 30 December 2022 through 31 December 2023. Environmental conditions at the Site were previously investigated as part of a Voluntary Cleanup Agreement (VCA) Site Number V00357-8 between the New York State Department of Environmental Conservation (NYSDEC) and Corning Incorporated (Corning), owner of the property located at 127 Centerway, Corning, New York. The Site is occupied by the Corning Family YMCA under a long-term lease.

The Site is known to contain buried ash fill composed primarily of black ash and cinders mixed with varying amounts of brick, glass, and other debris. The ash material is readily distinguished from other soil underlying the Site. The ash fill remaining on the property is covered with either “clean” soil that does not contain ash material, impervious surfaces such as concrete or asphalt, or other non-ash-containing materials.

Based on the results of the environmental investigations performed under the VCA, the ash-containing material was allowed to remain on Site provided that certain restrictions were put in place. A “Declaration of Covenants and Restrictions” (Declaration) was filed for the property with the Steuben County Clerk and is now a binding part of the property deed. The Institutional and Engineering Controls included in the Declaration are summarized in Section 2 of this report.

The engineering controls related to maintenance of cover materials are described in the NYSDEC-approved Site Management Plan (SMP) dated 16 August 2006. Excavation of the material is allowed under the SMP, provided the material is properly handled and disposed, and ground cover is replaced in accordance with requirements detailed in the SMP.

There were no activities conducted during the reporting period that involved breach of the existing cover systems on the Site or otherwise required documentation pursuant to the NYSDEC-approved Site Management Plan for the property. Wildlife activity did cause minor ground disturbance in one location during the reporting period that was coordinated with NYSDEC and subsequently repaired. It is our understanding that this activity does not require a Corrective Measures Report.

2. Institutional and Engineering Controls

The Declaration of Covenants and Restrictions for the property includes the following Institutional and Engineering Controls (IC/ECs):

- Institutional Controls
 - Groundwater use restriction - prohibiting usage of untreated groundwater beneath the Site
 - Land-use restriction - a permanent deed restriction limiting Site usage to “restricted residential”
 - Soil Management Plan (entitled “Site Management Plan” dated August 2006) - The SMP addresses the proper health and safety-related measures, monitoring, and material handling associated with development, maintenance, and excavation or construction activity at the Site by or for Corning Incorporated and its current or future tenants where buried ash fill material could be encountered.
- Engineering Control
 - Cover System - a cover of “clean” soil or other materials (concrete, asphalt, etc.) over the ash-containing materials on the Site in accordance with the approved SMP.

IC/EC certifications have been completed by the appropriate parties as set forth in the NYSDEC-approved certification forms included in Appendix A.

3. Annual Site Inspection

Haley & Aldrich conducted an annual site inspection of the Corning Family YMCA on January 11, 2024. During the inspection, a few items of note were observed.

1. There was one area of snowplow disturbance identified during the inspection on the north lawn area of the site, along a slope, immediately adjacent to site's trash facilities. The surficial damage caused by the plow appears to be 2 to 4 inches deep and an area of approximately 9 to 15 square feet. The damage did not appear to breach the site cover system, but rather just disturbed the surficial topsoil. It is recommended to patch the snowplow damage with topsoil using hand tools and to broadcast grass seed in the area when weather permits.
2. In the playground area, around one corner of an existing shed, there was some surficial ground disturbance observed. The maintenance director at the YMCA stated that they installed some hardware cloth as a wildlife deterrent in the corner of the shed. The integrity of the cover system did not appear impacted. It is recommended to cover the disturbed area with grass seed when weather permits.
3. In the north lawn there appeared to be a depression in the ground surface cause by animal activity or a tree-root system. The depression appeared to be approximately 18 inches in diameter and 12 to 18 inches in depth. Inspection of the depression showed only topsoil or native soil. It is recommended to patch the depression with topsoil using hand tools and to broadcast grass seed in the area when weather permits.
4. In early 2023 an animal burrow was identified on the southeast portion of the site in a landscape area. The animal exposed buried ash and debris. After identification of the breach of cover, a plan was coordinated with the NYSDEC and Corning to repair the cover at the location of the animal burrow. Corning repaired the burrow hole under observation by Haley & Aldrich. The activities to repair consisted of coordination with NYSDEC, removing animal burrow materials, containerizing the material, backfilling the hole with approved material, installing demarcation layer, and top dressing with mulch. The containerized materials were analyzed and determined to be non-hazardous and were subsequently disposed at a Steuben County Landfill by others. NYSDEC was notified of all activities, and it was determined that a Corrective Measures Report was not required for this activity. During the site inspection on 11 January 2024 a new animal burrow in the same general vicinity was observed and will need to be repaired in the same manner as the 2023 animal burrow. It is recommended to provide the NYSDEC with the same notification and also have the repair activities observed by Haley & Aldrich. Photos of the 2023 animal burrow repair are attached in Appendix B.

The surficial areas of disturbance associated with the snowplowing activities and the ground depression appear to be minimal, however, to prevent the loss of cover soils, Haley & Aldrich recommends that the areas of disturbance be filled with topsoil and seeded when weather permits. The Annual Inspection Form is attached in Appendix C.

4. Overall PRR Conclusions and Recommendations

Institutional and Engineering Controls set forth in Declaration of Covenants and Restrictions remain in place and in effect and were complied with during calendar year 2023. There were no Site activities conducted during the reporting period that involved breach of the existing cover systems or otherwise required documentation pursuant to the NYSDEC- approved Site Management Plan for the property. Removal of material associated with the animal burrow repair was successfully completed. It is recommended to repair the minor surficial ground disturbances discussed in Section 3. The repair of the new animal burrow should be coordinated with the NYSDEC and Haley & Aldrich.

Property conditions did not change in 2023 and thus, the SMP should remain in place. No changes to the SMP or the frequency for submittal of this annual Periodic Review Report are recommended at this time.

References

1. Haley & Aldrich, 16 August 2006, "Site Management Plan, Corning Family YMCA, 127 Centerway, Corning, New York."

APPENDIX A
IC/EC Certifications (NYSDEC Form)



Enclosure 2
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Periodic Review Report Notice
Institutional and Engineering Controls Certification Form



Site Details

Site No. **V00357**

Site Name **Corning Family YMCA**

Site Address: 127 Centerway Zip Code: 14830
 City/Town: Corning
 County: Steuben
 Site Acreage: 6.000

Reporting Period: January 01, 2023 to December 31, 2023

Box 1

- | | YES | NO |
|--|-------------------------------------|-------------------------------------|
| 1. Is the information above correct? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| If NO, include handwritten above or on a separate sheet. | | |
| 2. Has some or all of the site property been sold, subdivided, merged, or undergone a tax map amendment during this Reporting Period? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Has there been any change of use at the site during this Reporting Period (see 6NYCRR 375-1.11(d))? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property during this Reporting Period? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| If you answered YES to questions 2 thru 4, include documentation or evidence that documentation has been previously submitted with this certification form. | | |
| 5. Is the site currently undergoing development? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Box 2

- | | YES | NO |
|---|-------------------------------------|--------------------------|
| 6. Is the current site use consistent with the use(s) listed below?
Restricted-Residential, Commercial, and Industrial | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 7. Are all ICs in place and functioning as designed? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

IF THE ANSWER TO EITHER QUESTION 6 OR 7 IS NO, sign and date below and DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.

A Corrective Measures Work Plan must be submitted along with this form to address these issues.

 Signature of Owner, Remedial Party or Designated Representative

 Date

Description of Institutional Controls

Parcel

Owner

Institutional Control

317.08-01-050.3

Corning Incorporated

Ground Water Use Restriction

Soil Management Plan

Landuse Restriction

By deed, any current or future owner will certify annually (to the NYSDEC) that the soil cover systems, restricted groundwater use and restricted land use are being maintained in accordance with the Voluntary Agreement and the Site Management Plan.

Description of Engineering Controls

Parcel

Engineering Control

317.08-01-050.3

Cover System

Cover systems have been defined in the approved Site Management Plan.

Periodic Review Report (PRR) Certification Statements

1. I certify by checking "YES" below that:

a) the Periodic Review report and all attachments were prepared under the direction of, and reviewed by, the party making the Engineering Control certification;

b) to the best of my knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program, and generally accepted engineering practices; and the information presented is accurate and complete.

YES NO

2. For each Engineering control listed in Box 4, I certify by checking "YES" below that all of the following statements are true:

(a) The Engineering Control(s) employed at this site is unchanged since the date that the Control was put in-place, or was last approved by the Department;

(b) nothing has occurred that would impair the ability of such Control, to protect public health and the environment;

(c) access to the site will continue to be provided to the Department, to evaluate the remedy, including access to evaluate the continued maintenance of this Control;

(d) nothing has occurred that would constitute a violation or failure to comply with the Site Management Plan for this Control; and

(e) if a financial assurance mechanism is required by the oversight document for the site, the mechanism remains valid and sufficient for its intended purpose established in the document.

YES NO

IF THE ANSWER TO QUESTION 2 IS NO, sign and date below and DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.

A Corrective Measures Work Plan must be submitted along with this form to address these issues.

Signature of Owner, Remedial Party or Designated Representative

Date

IC CERTIFICATIONS
SITE NO. V00357

Box 6

SITE OWNER OR DESIGNATED REPRESENTATIVE SIGNATURE

I certify that all information and statements in Boxes 1, 2, and 3 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I Kevin G. Corliss at One Riverfront Plaza, Corning, NY
print name print business address 14831

am certifying as OWNER (Owner or Remedial Party)

for the Site named in the Site Details Section of this form.

Kevin G. Corliss
Signature of Owner, Remedial Party, or Designated Representative
Rendering Certification

January 24, 2024
Date

EC CERTIFICATIONS

Box 7

Qualified Environmental Professional Signature

I certify that all information in Boxes 4 and 5 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I Mark N. Ramsdell, P.E. at Haley & Aldrich of New York
print name print business address
200 Town Centre Drive, Rochester, NY 14623,

am certifying as a Qualified Environmental Professional for the Owner
(Owner or Remedial Party)

Mark N. Ramsdell



Signature of Qualified Environmental Professional, for the Owner or Remedial Party, Rendering Certification

Stamp (Required for PE)

1/24/2024
Date

APPENDIX B
2023 Animal Burrow Repair Photographs

Corning Family YMCA VCA Site #V00357-8
Corning, New York
File No. 129352-007
2023 Animal Burrow Repair Photographs



Photo 1: Animal burrow on southeast side of property and displaced buried materials. Photograph taken 2-17-2023.

Corning Family YMCA VCA Site #V00357-8
Corning, New York
File No. 129352-007
2023 Animal Burrow Repair Photographs



Photo 2: Material removal at animal burrow. Photograph taken 2-17-2023.

Corning Family YMCA VCA Site #V00357-8
Corning, New York
File No. 129352-007
2023 Animal Burrow Repair Photographs



Photo 3: Animal burrow backfilled and area covered with mulch. Photograph taken 2-17-2023.

APPENDIX C
Annual Site Inspection Form



SMP - ANNUAL SITE INSPECTION

PROJECT	Corning YMCA VCA Site #V00357-8	Prepared By: Roger Wilcox	Routine/Nonroutine Inspection: Routine Annual
LOCATION	Corning, New York	Company: Haley & Aldrich of New York	Weather: 38 degrees, cloudy
DATE(s)	1/11/2023	Title: Senior Technical Specialist	Other Noteworthy Conditions: None

See Attached Photo Log.

1. SITE COVER - SOIL, CONCRETE, ASPHALT, STRUCTURES

A. Visual Inspection and Integrity Observations:

During the inspection there were 4 areas of minor ground disturbance noted.

1. Surficial ground disturbance in north area of property by trash facilities, approximately 9 to 15 square feet , 2 to 4 inches in depth, caused by snowplowing.
2. Surficial ground disturbance in playground area around shed, where the YMCA installed shallow wildlife deterrent system.
3. Surficial ground depression in north area of property, likely caused by animals or vegetation, approximately 18 inches in diameter and approximately 12 to 18 inches deep.
4. Animal burrow was observed in southeast landscaped area. Buried ash and debris appeared to be displaced by the animal's digging.

B. Maintenance, repairs, or changes to site cover completed since previous inspection(s):

A breach of cover occurred on the southeast corner of the property in a landscape area in early 2023. The breach consisted of an animal burrow and was not an intentional breach by any persons. Corning, Inc. repaired the burrow hole under observation by Haley & Aldrich. The activities to repair consisted of coordination with NYSDEC, removing animal burrow materials, containerizing the material, backfilling the hole with approved material, installing demarcation layer, and top dressing with mulch. The containerized materials were analyzed and determined to be non-hazardous and were subsequently disposed at a Steuben County Landfill by others. NYSDEC was notified of all activities and it was determined that a Corrective Measures Report was not required for this activity.

C. Deficiencies noted, if any:

Disturbed soils as noted in Section A.

D. Recommended actions:

Repair the disturbed soils noted in Section A to restore cover when weather permits and re-establish grass cover. The animal burrow repair should be coordinated with the NYSDEC and conducted in a similar manner as the 2023 animal burrow in the same location.

2. OTHER SITE OBSERVATIONS (include any incidents, repairs, maintenance, or other observations affecting site management plan and reporting):

None.

3. SITE / OWNER PERSONNEL CONTACTED:

a. Danielle Carlin, Corning Incorporated.



Photo 1: Sidewalk and grass cover.



Photo 2: Grass cover.



Photo 3: Asphalt cover.



Photo 4: Surficial ground disturbance in north area of property caused by snowplow.



Photo 5: Surficial ground disturbance around shed caused by installation of wildlife deterrent fencing.



Photo 6: Cover breach in southeast corner of property caused by wildlife.



Photo 7: Surficial ground depression in north area of property.