



2024 Periodic Review Report Corning Family YMCA Closed VCA Site Number V00357

Submitted to:

New York State Department of Environmental Conservation

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

Prepared for:

Corning Incorporated

One Riverfront Plaza
Corning, NY 14831

Submitted by:

WSP USA Inc.

40 LaRiviere Dr., Ste. 320
Buffalo, New York, 14202

+1 (716) 853-1220

US-WSP-B2101342.1422

01/23/2025

Distribution List

1 Copy - New York State Department of Environmental Conservation

1 Copy - Corning Incorporated

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1 INTRODUCTION

WSP USA Inc. (WSP) has prepared this Periodic Review Report (PRR), on behalf of Corning Incorporated (Corning), to document conformance with the Approved Site Management Plan (SMP), and to document that the Institutional Controls (ICs) and the Engineering Control (EC) identified in the Declaration of Covenants and Restrictions (Declaration) for the Corning Family YMCA property (the Site) are being adhered to. The Site is located at 127 Centerway, Corning, Steuben County, New York, as shown on Figure 1.

This PRR has been prepared in accordance with the New York State Department of Environmental Conservation (NYSDEC) Division of Environmental Remediation's (DER's) DER-10 Technical Guidance for Site Investigation and Remediation, dated May 2010, and the NYSDEC-approved SMP, dated August 16, 2006. This PRR covers the calendar year 2024 reporting period.

2 SITE OVERVIEW

2.1 Site Location and Description

Environmental conditions at the Site were previously investigated as part of a Voluntary Cleanup Agreement (VCA) Site Number V00357 between the NYSDEC and Corning, owner of the Site property. The Site is currently occupied by the Corning Family YMCA under a long-term lease.

2.2 Nature and Extent of Contamination

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. Primary contaminants of concern are metals such as lead and cadmium contained to the ash fill layer. The ash fill remaining on the Site 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. The Declaration was filed for the Site with the Steuben County Clerk and is now a binding part of the property deed. The ICs / EC included in the Declaration are summarized in Section 3 of this PRR.

2.3 Summary of Remedial Action

The remediation and post-remedial monitoring programs at the Site were implemented pursuant to acceptance of the SMP between NYSDEC and Corning. The remedial process consisted of removing the ash fill layer during construction of a stormwater basin, ensuring and/or placing 24 inches of vegetated soil cover and a demarcation layer in outdoor vegetated areas, and installing concrete and asphalt improvements with a minimum of 6 inches of material including sub-base. The playground area was constructed with a base pad consisting of an 8-inch-thick wood carpet layer (mulch) on geotextile, overlaying a 3-inch-thick stone layer, overlaying a geotextile layer. The playground area included an outer base pad consisting of a one-half-inch thick rubber membrane overlaying a 10-inch-thick concrete and sub-base structure.

3 ICs / EC COMPLIANCE REPORT

3.1 Institutional Controls and Engineering Control

The Declaration for the Site includes the following ICs / EC:

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.

3.2 Site Inspection

A Site inspection was performed by WSP on December 12, 2024 to document compliance with the EC, to document the general Site conditions at the time of inspection, and to evaluate compliance with the SMP. Photographs documenting the condition of the Site at the time of inspection are included in the photographic log provided in Appendix A. The completed Site inspection form is included as Appendix B.

During the inspection, no new development or groundwater use was observed. Items of note observed during the December 12, 2024 inspection include:

- Three animal burrows, consisting of two-burrows each, were identified along the upper edge of the east retaining wall of the stormwater feature (basin)
- Suspect exposed ash, brick, and glass material associated with animal burrows along the east retaining wall of the stormwater feature (basin).
- Two animal burrows were observed north of the asphalt sports court.
- Minor soil erosion around the stormwater feature (basin) slope.
- Limited vegetation near some paved areas.

In early 2023 an animal burrow was identified on the southeast portion of the Site in a landscaped area (Haley & Aldrich 2024). The animal burrow had exposed buried ash and debris. After coordinating with NYSDEC, exposed materials were removed and containerized, the burrow was backfilled with approved material, a demarcation layer was installed, and the area was finished with mulch. The containerized materials were analyzed and determined to be non-hazardous and were subsequently disposed at the Steuben County Landfill. NYSDEC was notified of all activities, and it was determined that a Corrective Measures Report was not required for this activity. During the Haley & Aldrich Site inspection on January 11, 2024 a new animal burrow in the same general vicinity was observed and was subsequently repaired in the same manner.

3.3 ICs / EC Certification

The completed ICs / EC certification form is provided in Appendix C.

4 CONCLUSIONS AND RECOMMENDATIONS

WSP recommends conducting the following actions in accordance with Section 5 of the SMP (*Management of Soils / Fill and Long-Term Maintenance of Cover Systems*):

1. Repair the areas of minor soil erosion
 - a. Seed the bare areas along the access ways where vegetative cover is limited when weather permits
2. Repair the animal burrows
 - a. Containerize, characterize, and dispose of ash-fill impacted material generated during repairs to the cover systems consistent with the means and methods previously utilized when weather permits

NYSDEC will be provided notification of the 2025 activities identified above. We understand that completion of these minor repairs and maintenance does not require a Corrective Measures Report consistent with prior practice.

The ICs and EC required by the SMP for the Site were adhered to during the reporting period and these controls effectively mitigated the potential for exposure to soil and/or groundwater impacts that may remain at the Site at concentrations greater than those that allow unrestricted use.

No modifications to the ICs / EC or the PRR reporting schedule are recommended. The next PRR will cover the reporting period for calendar year 2025.

5 REFERENCES

Haley & Aldrich of New York. 2006. *Site Management Plan, Corning Family YMCA 127 Centerway, Corning, New York*, prepared for Corning Incorporated. August 16.

Haley & Aldrich of New York. 2024. *S2023 Periodic Review Report, Closed VCA Site No. V00357-8*. January 24.

New York State Department of Environmental Conservation Division of Environmental Remediation's DER-10 Technical Guidance for Site Investigation and Remediation. 2010. May.

Signature Page

WSP USA Inc.



Tim Gamble
Project Geologist



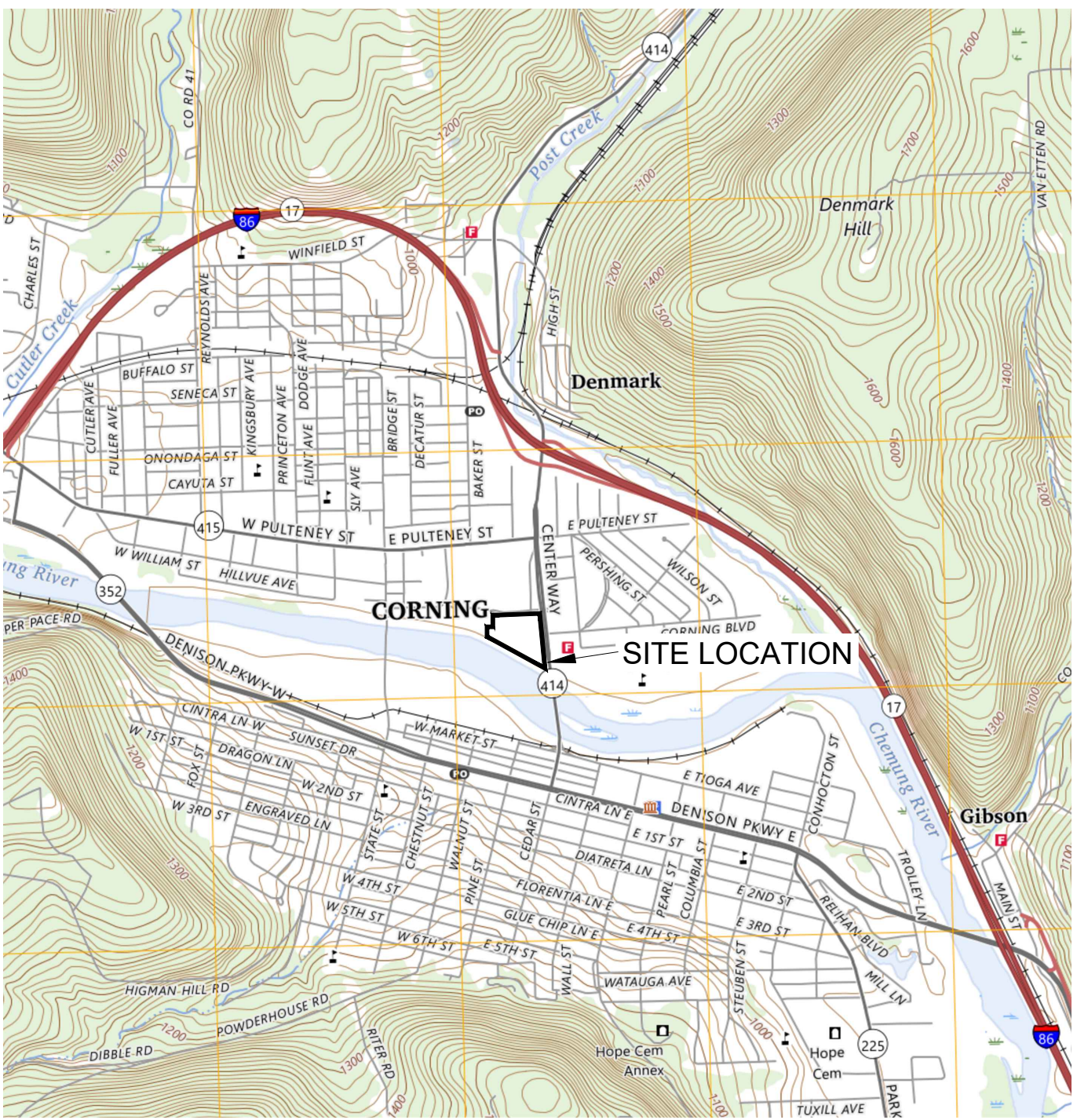
Steve Eget, P.E.
Senior Vice President Earth & Environment

TG/SE

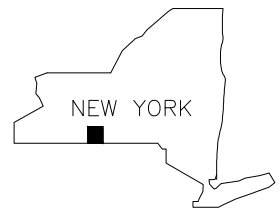
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Figures

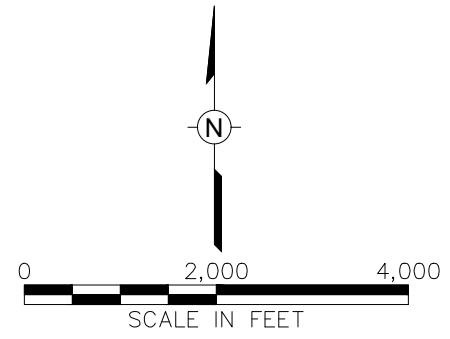
Drawn By: LS 1/8/2025
Checked: TG 1/8/2025
Approved: CRA 1/22/2025
DWG Name: B2101342.1422MN-001
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REFERENCE
7.5 MINUTE SERIES TOPOGRAPHIC QUADRANGLE
CORNING, NEW YORK, 2023



QUADRANGLE LOCATION



WSP USA Inc.
40 LA RIVIERE DRIVE
SUITE 320
BUFFALO, NY 14202
TEL: +1 716.853.1220

FIGURE 1
SITE LOCATION

127 CENTER WAY
CORNING, NEW YORK
PREPARED FOR
CORNING INCORPORATED
CORNING, NEW YORK



REFERENCE: IMAGE FROM NEARMAP, 9/19/2023.



WSP USA Inc.
40 LA RIVIERE DRIVE
SUITE 320
BUFFALO, NY 14202
TEL: +1 716.853.1220

FIGURE 2

SITE PLAN

127 CENTER WAY
CORNING, NEW YORK

PREPARED FOR
CORNING INCORPORATED
CORNING, NEW YORK

Drawn By: LS 1/8/2025

Checked: TG 1/8/2025

Approved: CRA 1/22/2025

DWG Name: B2101342.1422MN-002

A

APPENDIX A - PHOTO LOG



PHOTOGRAPHIC LOG

Site Location: Corning Family YMCA VCA Site No. V00357, 127 Centerway, Corning, NY	Corning Incorporated Corning, NY	Project No. US-WSP-B2101342.1422
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Photo No. 1	Date December 12, 2024	
Bank of stormwater feature basin, facing north		

Photo No. 2	Date December 12, 2024	
Surficial erosion near the upper edge (West) of the stormwater feature.		



PHOTOGRAPHIC LOG

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Photo No. 3	Date December 12, 2024	
Animal burrow near the upper edge (West) of the stormwater feature, facing west.		

Photo No. 4	Date December 12, 2024	
Suspected ash, brick, and glass material associated with the animal burrows along the upper edge (West) of the stormwater feature.		



PHOTOGRAPHIC LOG

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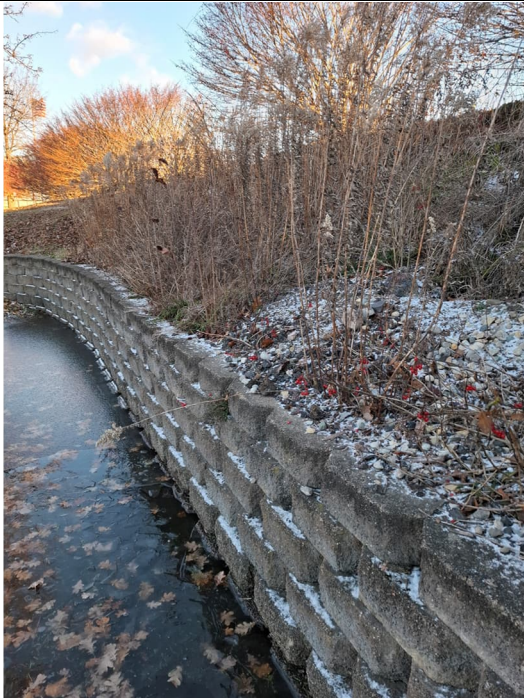
Photo No. 5	Date December 12, 2024	
Suspected ash, brick, and glass material associated with the animal burrows along the upper edge (West) of the stormwater feature.		

Photo No. 6	Date December 12, 2024	
Sparse vegetative cover along sidewalk, facing south.		



PHOTOGRAPHIC LOG

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Photo No. 7	Date December 12, 2024	
Soil depression along the roadway with limited vegetative cover, facing west.		

Photo No. 8	Date December 12, 2024	
Animal burrow near asphalt sport court, facing south.		



PHOTOGRAPHIC LOG		
Site Location: Corning Family YMCA VCA Site No. V00357, 127 Centerway, Corning, NY	Corning Incorporated Corning, NY	Project No. US-WSP-B2101342.1422

Photo No.	Date	
9	December 12, 2024	
Animal burrow near asphalt sport court, facing west.		

APPENDIX B – COMPLETED SITE INSPECTION FORM

Annual Inspection Log
Corning Family YMCA Corning, NY

Date: 12/12/24 Time: 0800 Weather Conditions: 26°F Mostly Sunny

Contact Information

Preparer's Name: W. Dolan Phone No.: 607 259 8420
 Preparer's Affiliation: WSP

1. Site Cover – Soil, Concrete, Asphalt, Structures

A. Visual Inspection and Integrity Observations:

Location of Observation	Description of Disturbed Area	Size of Disturbed Area	Cause of Disturbed Area
Retaining wall on E side of Property	3x Burrow clusters of two holes each. ABG observed in Northern most hole along retaining wall	6x 6" holes, ABG observed from disturbed area	Ground hogs + Wildlife
NE Property along sidewalk	bare soil along sidewalk	1.3ft running length of sidewalk	Foot traffic
North side along tennis courts	1x burrow Gopher 1x mice burrow	- 6x hole - 1ft ²	ABG Wildlife

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

no observation

C. Deficiencies noted, if any:

N/A

D. Recommended actions:

delay filling borrowess till spring time for groundhog to come out of hibernation.

E. Other Site Observations (incidents, repairs, maintenance, or other observations)

N/A

2. Site / Owner Personnel Contacted

Name	Company
Andrew Fleming	Corning

Performed By:

Print: Will Dolan

Date: 12/12/24

Signature: 

APPENDIX C – COMPLETED ICS / EC CERTIFICATION FORM



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



	Site Details	Box 1	
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: December 31, 2023 to December 31, 2024			
		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	

SITE NO. V00357

Box 3

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.

Box 4

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.

Colleen Caravati-Birdwell at One Riverfront Plaza, Corning, NY
print name print business address

am certifying as Owner (Owner or Remedial Party)

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

C.C. Birdwell

Signature of Owner, Remedial Party, or Designated Representative
Rendering Certification

1.16.25

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 Steve Eget, P.E. at One Penn Plaza 250 W 34th St, 4th Fl., New York, NY 10119,
print name print business address

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



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



1/23/2025

Date

