



FACT SHEET

Brownfield Cleanup Program

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

Site Name: Former Corning Hospital and Related Parcels
DEC Site #: C851049
Address: 176 East Denison Pkwy. & 201 East First St.
Corning, NY 14830

Have questions?
See
"Who to Contact"
Below

Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to address contamination related to the Former Corning Hospital and Related Parcels ("site") located at 176 East Denison Parkway and 201 East First Street in the City of Corning, Steuben County. Please see the map for the site location. Documents related to the cleanup of this site can be found at the locations identified below under Where to Find Information.

Based on the results of the investigations at the site and the evaluation presented in the draft Remedial Alternatives Analysis (RAA), a remedy has been selected to address contamination in soil, groundwater and soil vapor at the site.

The proposed remedy, once implemented will protect public health and the environment. Air monitoring, odor control, and dust suppression will be performed during cleanup activities to protect area residents.

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 a site, such as an environmental easement, 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.

How to Comment

NYSDEC is accepting written comments about the proposed cleanup plan for 45 days, from September 27, 2017 through November 10, 2017. The draft RAA containing the proposed site remedy and other documents related to the cleanup of this site are available for public review and can be found at the location(s) identified below under Where to Find Information. Please submit comments to the NYSDEC project manager listed under Project Related Questions in the Who to Contact area below.

Proposed Remedy

The proposed remedy for the site includes:

- Excavation and off-site disposal of fill material having hazardous characteristics.
- Construction of a site-wide cover system, consisting of 2 feet of soil meeting restricted residential soil quality objectives, or hard cover systems (asphalt, concrete or buildings).

- The evaluation of potential exposures related to soil vapor intrusion and/or the installation of soil vapor intrusion mitigation systems in all future occupied structures at the site.
- A long-term Site Management Plan to maintain all engineering control cover systems, mitigation systems and remaining sub-surface soil contamination.
- Institutional controls in the form of an environmental easement that will prohibit the use of contaminated groundwater and restrict the redevelopment of the site to restricted residential use.

The remedial design and cleanup activities will be performed and funded by Corning Hospital, The Guthrie Clinic and Corning Properties Inc. (the Applicants) with oversight provided by NYSDEC. When NYSDEC is satisfied that cleanup requirements have been achieved, the Applicants may be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

Summary of the Investigation

The Remedial Investigation was conducted in 2016 and collected samples from site soils and groundwater.

A "contaminant of concern" (COC) is a contaminant that is sufficiently present in frequency and concentration in the environment to require evaluation for remedial action. Not all contaminants identified on the property are contaminants of concern. The COCs identified at this site are:

- Trichloroethene (TCE), a chlorinated volatile organic compound (VOC) typically used as a degreasing solvent is a COC found in site groundwater.
- Metals, including arsenic, cadmium, lead and mercury, in addition to semi-volatile organic compounds including benzo(a)anthracene, chrysene and benzo(a)pyrene are COCs in site soils.

Except for an isolated area of the site, concentrations of these compounds are only slightly elevated above groundwater and restricted residential soil quality standards. Their presence is most likely attributed to historic site operations and land filling for site improvements.

A small area of fill containing ash and glass was found to have hazardous characteristics for lead. Groundwater is not impacted with lead.

On-site sources of the TCE groundwater contamination were not identified during the remedial investigation, and groundwater data does not indicate that site related COCs are migrating off-site. The investigation of potential exposures related to soil vapor intrusion into the indoor air of occupied builds was not conducted as existing site buildings were demolished and new buildings have yet to be constructed.

People may come into contact with contaminated groundwater or soil if they dig below the surface. Contaminated groundwater at the site is not used for drinking or other purposes and the site is served by a public water supply that obtains its water from a different source that is not affected by this contamination. VOCs in the groundwater and soil may move into the soil vapor (air spaces within the soil), which in turn may move into the overlying buildings and affect the indoor air quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion. The site is vacant so inhalation of site contaminants in

indoor air via soil vapor intrusion is not a current concern. However, the potential exists for inhalation of site contaminants due to soil vapor intrusion for any future on-site development. Environmental sampling indicates that soil vapor intrusion is not a concern for off-site buildings.

Demolition of Site Buildings and Redevelopment Site Preparation

Demolition and site preparation activities began in 2016 and have been conducted in accordance with a NYSDEC approved Interim Site Management Plan. These activities have proceeded simultaneously with the remedial investigation and are anticipated to continue through the implantation of the remedy.

Next Steps

NYSDEC will consider public comments received on the proposed remedy presented in the draft RAA and ultimately issue a final Decision Document. The New York State Department of Health (NYSDOH) must also concur with the remedy. The final Remedial Alternatives Analysis (with revisions if necessary) and the Decision Document will be made available to the public. The applicant may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

NYSDEC will keep the public informed throughout the cleanup of the site and completion of the BCP program.

Background

Location: The Former Corning Hospital site is comprised of two parcels totaling 4.77 acres in an urban area. The site is in downtown Corning along the major east-west thoroughfare, East Denison Parkway, Steuben County.

Site Features:

The 176 East Denison Parkway property (4.05 acres) is a vacant, relatively flat parcel including remnants of demolished buildings, paved parking lots and small, landscaped lawn areas. The 201 East First Street property (0.72 acres) is a vacant, relatively flat, grass covered parcel with no buildings.

Current Zoning and Land Use: The parcels are currently inactive and are zoned residential transition.

Past Use of the Site: Corning Hospital expanded operations over the majority of the site from 1905 until 2014. Other prior and portioned uses of the site included railroad lines, gasoline stations, machine shop, tin shop and residential homes.

Previous investigations include a Phase I and Phase II. The Phase I Environmental Site Assessment (ESA) 2014 recognized several environmental conditions and past site uses that may have had contaminant impacts. The Phase II ESA 2015 was conducted to collect environmental samples from soil and groundwater to document contaminant impacts at the site. Findings supported the site's eligibility for the Brownfield Cleanup Program.

Geology and Hydrogeology: The site is in the Chemung River Valley. Soil is a well-drained silt loam. The area is covered by six to 65 feet of outwash sand and gravel. Underlying this layer are the Nunda and West Hill Formation consisting of sandstone, shale and siltstone. Shallow groundwater is found 15 to 17 ft. below ground surface (bgs) generally flows north toward the Chemung River.

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 site is any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

For more information about the BCP, visit: <http://www.dec.ny.gov/chemical/8450.html>

FOR MORE INFORMATION

Where to Find Information

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

Southeast Steuben County Library
300 Nasser Circle Center Plaza, Suite #101
Corning, NY 14830
phone: 607-936-3713
Attn: Michelle Wells

NYSDEC Region 8 Headquarters
6274 East Avon-Lima Road
Avon, NY 14414
phone: 585 226-5324
(by appointment only)

Who to Contact

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

Project Related Questions

Timothy A. Schneider, Project Manager
NYS Department of Environmental
Conservation
6274 East Avon-Lima Road
Avon, NY 14414
(585) 226-5480
timothy.schneider@dec.ny.gov

Site-Related Health Questions

Mark Sergott, Project Manager
NYS Department of Health
Bureau of Environmental Exposure
Investigation
Empire State Plaza, Corning Tower, Room 1787
(518) 402-7860
bee@health.ny.gov

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

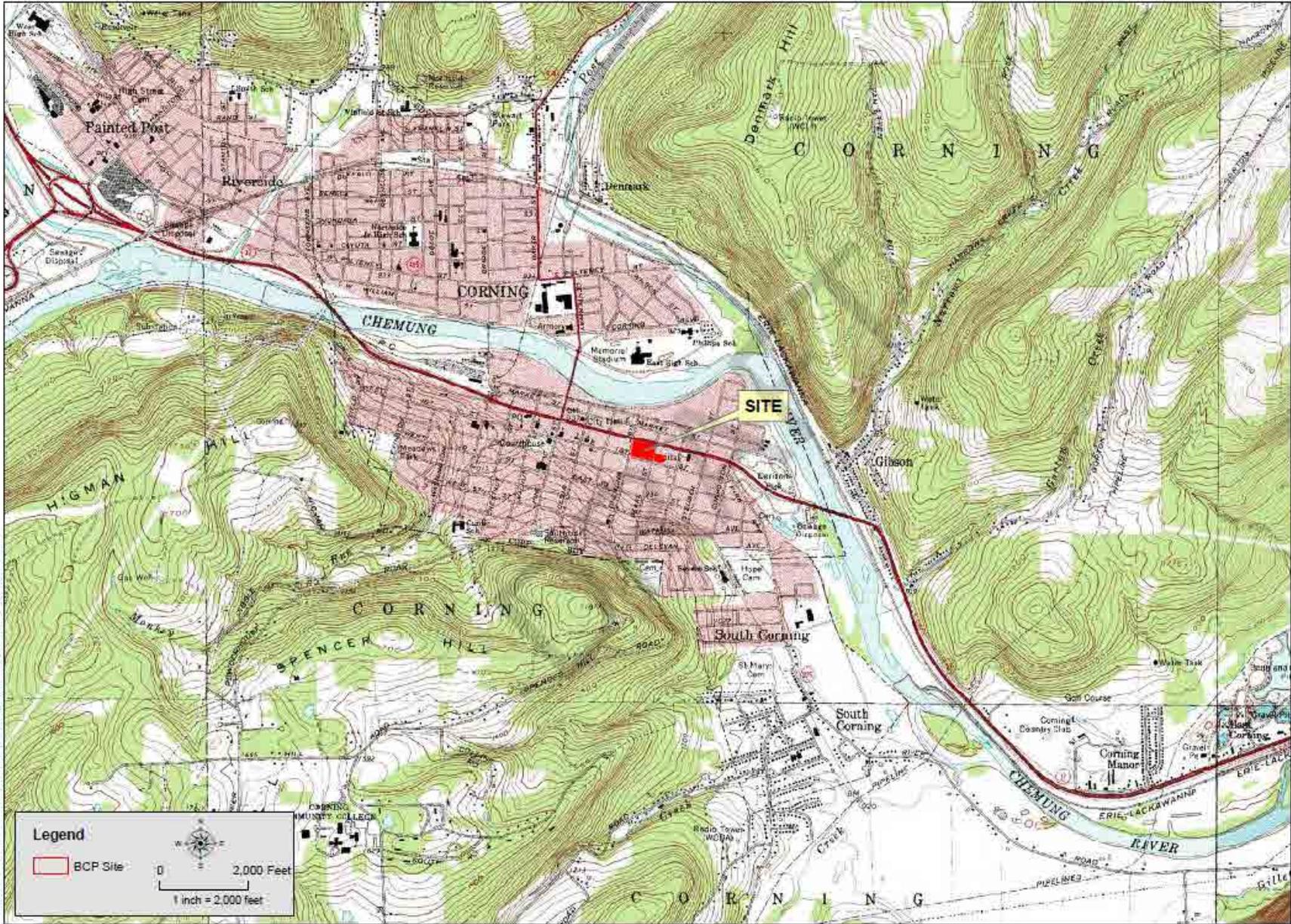
Have site information such as this fact sheet sent right to your email inbox.

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.

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

Document Path: I:\Corning Hospital\2150606 - Phase II ESA\Drawings\02 AVI\Draw 1 - Site Location.mxd



Legend

BCP Site

0 2,000 Feet

1 inch = 2,000 feet

300 STATES STREET
ROCHESTER, NY 14618
P: (585) 464-0170
F: (585) 464-0000
WWW.LABELLA.COM
EST. 1982

LABELLA

Associates, D.P.C.

PROJECT TITLE

REMEDIAL ALTERNATIVES ANALYSIS
FORMER CORNING HOSPITAL
AND RELATED PARCELS
CORNING, NEW YORK

DRAWING TITLE

SITE LOCATION MAP
USGS TOPOGRAPHIC MAP

DATE: 02/20/09

INTEROP 210 print on: TITLY

PROJECT/DRAWING NUMBER

2150606

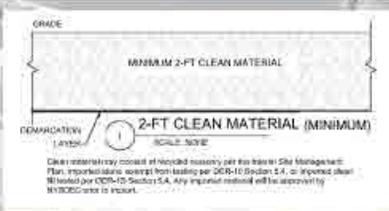
FIGURE 1



Legend

- Site
- Inferred Extent of Subsurface Ash/ Glass Fill Material (Excavate and Backfill)
- Surface Soil Impacts (remove top 2-ft. and cover with 2-ft. clean material)
- Former Building Footprint

Notes:
 (1) Aerial image obtained from Pictometry 2015 and may not represent current site conditions.
 (2) Site boundaries georeferenced from Approximate Existing Conditions Survey by Fagan Engineers dated January 12, 2016 and are considered approximate.
 (3) On-Site Management is the proposed remedy for RAOC #1 (TCE in Groundwater) and RAOC #3 (Subsurface Historic Fill Material). These RAOCs to be managed in accordance with a Site Management Plan that will be applied to the entire Site.



Area of Subsurface Ash/ Glass Fill Material (to be excavated, disposed of off-Site and backfilled with clean imported material)



PROJECT TITLE

PROPOSED REMEDY RESTRICTED RESIDENTIAL CLEANUP (TRACK 4)

DATE: 02/12/2017

PROJECT/DRAWING NUMBER: **2150606**

FIGURE 7

PROJECT CLIENT

REMEDIAL ALTERNATIVES ANALYSIS

FORMER CORNING HOSPITAL AND RELATED PARCELS CORNING, NEW YORK

C81048

CONSULTANT

LABELLA

Associates, D.P.C.

300 STATE STREET
 ROCKESTER, NY 14114
 P: (585) 644-1110
 F: (585) 644-3009
 www.labella.com
 © 2016 LabelLa, Inc.