



<h1>FACT SHEET</h1>	<h2>Brownfield Cleanup Program</h2>
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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.  
 Corning, NY 14830

Have questions?  
 See  
 "Who to Contact"  
 Below

### Draft Investigation Work Plan for Brownfield Site Available for Public Comment

The public is invited to comment on a draft work plan being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to investigate the Former Corning Hospital and Related Parcels site ("site") located at 176 East Denison Pkwy., Corning, Steuben County. Please see the map for the site location. Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information."

#### Draft Investigation Work Plan

The draft investigation work plan, called a "Remedial Investigation Work Plan," was submitted to NYSDEC under New York's Brownfield Cleanup Program. The investigation will be performed by co-applicants The Guthrie Clinic, Corning Properties Inc. and Corning Hospital ("applicant(s)") with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

#### How to Comment

NYSDEC is accepting written comments about the draft investigation work plan for 30 days, from **February 12, 2016** through **March 14, 2016**. The proposed plan is available for review 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.

#### Highlights of the Proposed Site Investigation

The investigation will define the nature and extent of contamination in soil, surface water, groundwater and any other parts of the environment that may be affected.

The proposed on-site remedial investigation (RI) will collect samples of soil, groundwater and soil vapor to define the nature and extent of contamination and determine if there are contaminant sources on-site that will require cleanup or actions to reduce potential human exposures to contamination.

Previous studies have identified Trichloroethene (TCE) in both the on-site and off-site groundwater. TCE is a solvent that was used in industry to clean metal parts prior to finishing or painting. Concentrations of TCE in groundwater were found to be above groundwater water standard of 5 parts per billion (ppb) and highest at the center of the site which decline to or below the standard in off-site sampling locations. Based on these studies, it does not appear that the public drinking water supply is impacted by this site.

Previous studies also documented sub-surface soil contamination and historic fill containing ash, cinders, brick, glass and ceramic at the site. The primary contaminants found to exceed standards are heavy metals including, arsenic, barium, cadmium, lead and mercury. Studies indicate that the groundwater is not impacted by these contaminants in soil.

The on-site investigation is anticipated to begin in Spring 2016 and take approximately 6 months to complete. No off-site investigation is planned at this time. Interim Remedial Measures (IRMs) may be undertaken during the RI in order to remove or mitigate on-site contamination and thus further reduce the potential risk of human exposure. A separate work plan describing IRM activities would need to be submitted and approved by the NYSDEC and NYSDOH prior to implementation and public notice will be given if the IRM represents a significant part of the remedy.

### **Next Steps**

NYSDEC will consider public comments, revise the draft plan as necessary, and approve the work plan. NYSDOH must concur with the plan. The approved work plan will be made available to the public (see “Where to Find Information” below). After the work plan is approved, the activities detailed in the work plan will be implemented.

When the investigation is completed, a report will be prepared and submitted to the NYSDEC that summarizes the results. NYSDEC will review the report, make any necessary revisions and, if appropriate, approve the report.

After the investigation, a cleanup plan, called a “Remedial Work Plan” will be developed and a Decision Document will be proposed. The cleanup plan will include an evaluation of the proposed site remedy, or recommend a no action or no further action alternative. The goal of the cleanup plan is to ensure the protection of public health and the environment. NYSDEC will present the proposed cleanup plan to the public for its review and comment during a 45-day comment period. NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

A draft Citizens Participation (CP) Plan is also under review by the NYSDEC and available to the public (see “Where to Find Information” below). A CP Plan is a BCP requirement intended to develop a strategy for communicating project-related information to the interested and affected public during investigation and remedial activities through additional fact sheets, public meetings and public comment periods. This plan summarizes the project, outlines anticipated CP activities for the site as well as provides contact information and locations where project documents and information can be obtained as the project progresses.

### **Background**

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

Site Features: The 176 East Denison Parkway parcel (4.05 acres) is relatively flat and includes an unoccupied six story former hospital building surrounded by paved parking lots and small, landscaped lawn areas. The 201 East First Street parcel (0.72 acres) is a 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 Environmental Activities, Permits and Studies: NYSDEC Spill #970520 / Soil Core Investigation 1997 / Underground Storage Tank (UST) Removal and Remediation 1998 - removed 15,000 gal UST and 384 tons of impacted soil. State Pollutant Discharge Elimination System (SPDES) Permit Review 1998 - identified an industrial solvent, Trichloroethene (TCE) above groundwater standards at the site. Site groundwater was being used by Corning Hospital for non-contact heating and cooling and the NYSDEC permitted the discharge of up to 270 micrograms per liter of TCE to the storm sewer which outfalls to the Chemung River. The site uses a public water supply for drinking and potable use. Well Decommissioning Information 2001 - documented the closure of an 18" diameter injection well that was in operation from 1963 for the occasional discharge of non-contact cooling water. Phase I Environmental Site Assessment (ESA) 2014 - recognized several environmental conditions and past site uses that may have had contaminant impacts. Phase II ESA 2015 - was conducted to collect environmental samples from soil and groundwater to document contaminant impacts at the site.

Geology and Hydrogeology: The site is located 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. Soil borings and test pits previously completed at the site have identified historic fill comprised of ash, cinders, glass, brick and ceramic in addition to native and fill soils to approximately 12 bgs. Native sand, gravel and boulders were encountered below the fill to approximately 70' bgs.

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=C851049>

**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 may 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>

## FOR MORE INFORMATION

### Where to Find Information

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

Southeast Steuben County Library  
Attn: Michelle Wells  
300 Nasser Circle Center 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, Project Manager  
NYS Department of Environmental Conservation  
Division of Environmental Remediation  
6274 East Avon-Lima Road  
Avon, NY 14414  
585-226-5480  
timothy.schneider@dec.ny.gov

#### Site-Related Health Questions

Mark Sergott, Project Manager  
New York State Department of Health  
Bureau of Environmental Exposure Investigation  
Empire State Plaza, Corning Tower Room #1787  
Albany, NY 12237  
518-402-7860  
BEEI@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.**

### **\*ATTENTION\* All Future Fact Sheets will be sent by Email**

Please see the cover sheet of this mailing for more information  
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.



**Corning Hospital  
BCP Site #C851049**

PROJECT/DRAWING NUMBER  
 [ 2150606 ]  
**FIGURE 1**

DRAWING TITLE  
**SITE MAP**  
 0 400 Feet

PROJECT/CLIENT  
 Corning Hospital and  
 Related Parcels  
 Site #C851049  
 176 Denison Parkway East  
 and 201 East First Street

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