

# **The Guthrie Center Way Property Citizen Participation Plan**

NYSDEC Project ID 851051

Corning, New York

August 2021

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## 1.0 Introduction and Overview

This document presents the Citizen Participation (CP) Plan for The Guthrie Center Way Property located in the City of Corning, New York that is a portion of three tax parcels: Tax Map IDs: 318.05-02-002.000, 317.08-01-041.120, and 317.08-01-050.100 (the “Real Property”). The Real Property is depicted on the map attached as Appendix “F”.

In August 2021, Corning Incorporated and the New York State Department of Environmental Conservation (NYSDEC) entered into an Order on Consent and Administrative Settlement (Order) to investigate the Real Property, including conducting *The Guthrie Center Way Characterization Work Plan* (the Work Plan; AECOM 2020), which is attached to, and incorporated into, the Order.

The Order also requires the development of a CP Plan for the Real Property, in accordance with New York Environmental Conservation Law (ECL) §27-1417 and Title 6 of the New York Codes Rules and Resolutions (6 NYCRR) sections 375-1.10 and 375-3.10. Corning is committed to informing and involving the public during the course of the remedial work to be conducted under the Order, and will work with the NYSDEC and the New York State Department of Health (NYSDOH) to accomplish this goal. This CP Plan describes the minimum CP activities to be conducted during the environmental study; additional community outreach may also occur based on NYSDEC requirements or community feedback.

## **2.0 Background and Project Description**

In 2015, the NYSDEC classified the Real Property as a State Superfund Program Classification P (potential) site. The Real Property was classified as a P site based upon “anecdotal reporting by multiple residents in the area that large quantities of glass waste were excavated during the construction of the Guthrie Medical Center building in the late 1980s” in conjunction with the surrounding area being a low-lying area “extensively filled from the 1930s, or earlier, to the early 1960s.” (NYSDEC, 2015)

### **2.1 The Guthrie Center Way Property History**

The Guthrie Center Way Property is located at 130 Center Way in Corning, Steuben County, New York. The Corning Guthrie Medical Center provides primary care physicians and services specialized in family and internal medicine. Corning Incorporated, which was formerly known as Corning Glass Works, historically owned the Guthrie Center Way Property.

The City of Corning has a long history of manufacturing, particularly in brick and glassmaking. Historical references indicate that, in the late 1800s and early 1900s, one of the country's largest brick manufacturers and more than sixty glass manufacturers were located in the City of Corning, including Corning Incorporated, which was formerly known as Corning Glass Works (Dimitroff, 2001; Sinclair & Spillman, 1997). During that time frame, coal was the primary fuel source in the Corning, New York, area, and most of the local industries and municipalities used coal to heat their furnaces. In the early 1900s, when natural gas was introduced to the region, some industries converted their fuel sources to natural gas.

Between 1949 and at least 1968, the City of Corning operated a municipal incinerator that created significant volumes of ash. Historical City Council meeting minutes indicate that the City applied ash and cinders to roadways within the City to control ice during, at least, the mid-1950s. (City of Corning, 1936; 1941; 1958; 1959).

Several times during the City of Corning's history, the Chemung River overflowed its banks. This resulted in construction and improvement of flood control structures on multiple occasions, including in the mid-1940's and again after Hurricane Agnes in the mid-1970's, according to NYSDEC and U.S. Army Corps of Engineers records (USACE, 1941). Such construction efforts would have likely required the import of significant volumes of material of uncertain origin, the removal or relocation of material deemed unsuitable as a foundation for earthworks, the creation and filling of borrow areas from which soils suitable for construction were obtained, as well as other potential grading and filling activities. These activities occurred surrounding the Real Property, including along the Chemung River (USACE, 1941; USACE, 1973). The land use within the Real Property has developed over time from farmland, to residential apartment buildings and eventually into the current use, a medical clinic. Historic property records indicate that the Real Property was historically owned by Corning Glass Works. In 2015, the NYSDEC classified the Guthrie Center Way Property as a State Superfund Program Classification P (potential) site. The Guthrie Center Way Property was classified as a P site based upon “anecdotal reported by multiple residents in the area . . . that large quantities of glass waste were excavated during the construction of the Guthrie Medical Center building in the late

1980s” in conjunction with the surrounding area being a low lying area “extensively filled from the 1930s, or earlier, to the early 1960s.” (NYSDEC, 2015).

## **2.2 Project Description**

Corning Incorporated has retained an experienced expert technical consultant, AECOM to implement an environmental study of the Real Property in accordance with the NYSDEC-approved Work Plan (AECOM, 2020). The study will assess the nature and extent of fill material that may be encountered within the Real Property and evaluate potential exposure pathways completing soil borings in areas where this fill may be identified with a thorough visual inspection and reporting of the materials encountered; collecting surface and subsurface soil samples for analytical testing; and installing and sampling groundwater monitoring wells. After the sampling is complete, Corning Incorporated will report the findings and work with the NYSDEC, NYSDOH, and the property owner to determine whether any further action is necessary.

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## **3.0 Citizen Participation (CP) Activities**

This section describes the CP program for the Real Property. The program meets the requirements set forth in NYSDEC Program Policy No. 23, the Citizen Participation Handbook for Remedial Programs. The program will be implemented by Corning Incorporated, with oversight and input from the NYSDEC and NYSDOH. The following paragraphs describe the required or suggested minimum CP activities for the project; additional CP activities may be considered based on community feedback.

### **3.1 Document Repository**

A document repository is a file of documents pertaining to the Real Property and the associated citizen participation programs, which is made available for public review. The file is typically maintained in a nearby public building to provide access at times and a location convenient to the public.

For the Real Property, document repositories will be established, and will include the following documents, as available:

- Consent Order
- CP Plan
- Fact Sheets
- The Guthrie Center Way Characterization Work Plan
- Other materials (e.g., information sheets, notices, etc.)

Two repositories will be established for the Real Property: (1) the Southeast Steuben County Library, and (2) the NYSDEC Regional Office. The addresses for these repositories are listed in Appendix B.

### **3.2 Mailing List**

A key element of the CP Plan is a mailing list of stakeholders, the community, and interested citizens in an area. Direct mailings of information allow people to review the information provided at their convenience (i.e., rather than in a public forum). These mailings also facilitate the distribution of information to everyone who needs or wants information about the project.

A mailing list has been established for the Real Property (referred to as the Project Contact List), which is composed of two components:

- The owner of the Real Property, and
- Other interested parties.

The contact information for interested parties (second bullet) is provided in Appendix D; property owner contact information is maintained confidentially in project files. Corning Incorporated will maintain and update the mailing list information regularly throughout the project.

### **3.3 Points of Contact**

Several points of contact have been established for the project. The public is encouraged to contact any of the project staff listed below.

#### **Technical Information:**

Jenelle Gaylord  
NYS Department of Environmental Conservation  
Division of Environmental Remediation  
625 Broadway  
Albany, NY 12233  
Phone: (518) 402-9791  
Email: [jenelle.gaylord@dec.ny.gov](mailto:jenelle.gaylord@dec.ny.gov)

#### **The Guthrie Center Way Property -Related Health Information:**

John Robinson  
Public Health Specialist II - Bureau of Environmental Exposure Investigation  
New York State Department of Health  
Empire State Plaza – Corning Tower Room #1787  
Albany, NY 12237  
Desk Phone: 518.402.7881  
Fax: 518.402.7859  
Email: [johnathan.robinson@health.ny.gov](mailto:johnathan.robinson@health.ny.gov)

#### **Citizen Participation:**

Jill M. Bishop  
Agency Program Aide & Region 8 FOIL Coordinator, Office of Communication Services  
New York State Department of Environmental Conservation  
6274 East Avon-Lima Road  
Avon, NY 14414  
Phone: 585-226-5363  
Fax: 585-226-9458  
Email: [jill.bishop@dec.ny.gov](mailto:jill.bishop@dec.ny.gov)

### **3.4 Print Media (Fact Sheets)**

Printed communications materials, such as fact sheets, newsletters or brochures, are one of several citizen participation tools used to provide information to the community about a project. Fact sheets are typically two to four pages in length, and portray a specific topic of interest in community-friendly (non-technical) terms. Pictures and graphics are used as much as possible to enhance the fact sheet and more simply communicate key information.

The NYSDEC will prepare Fact Sheets at certain key milestones of the project in accordance with NYSDEC Program Policy No. 23 (the *Citizen Participation Handbook for Remedial Programs*). In addition, Corning Incorporated will prepare additional informative newsletters and/or fact sheets and

periodically distribute these materials to interested individuals and organizations. For example, Corning Incorporated newsletters/fact sheets may contain articles on the status of the environmental project, listings of recently issued documents, names of individuals to contact for more information, and descriptions of study techniques or technologies or project milestones. The newsletters/fact sheets will be used to increase community awareness and knowledge of the project and its status. All fact sheets will be reviewed and approved by the NYSDEC before being distributed to entities on the Real Property contact list.

### **3.5 Websites**

In today's society, providing information on the Internet is an effective means of communication. Most community members have some access to the Internet (at home, at work, or at a public library), and this can be an important communications vehicle for consolidated, accurate, and up-to-date information and visuals.

NYSDEC and Corning will each establish a website for the project, and each will announce the addresses via a fact sheet.

### **3.6 Summaries of Technical Reports**

In addition to technical reports placed in the document repositories, a summary (in the form of a fact sheet) will be provided after each technical report has been finalized to communicate the facts about the project in simple terms to enhance understanding. It is important that technical information is articulated with a realistic and understandable view of the work being done and the potential risks or exposures involved. It is, however, also important that the community be able to understand the issues in lay terms.

### **3.7 Public Notices**

As required by NYSDEC Program Policy, formal public notices will be published to inform stakeholders and community members of certain milestones or events concerning the project. These notices will be placed in a local newspaper of general circulation, and will appear in a prominent position in the paper with adequate time for the community to plan participation.

### **3.8 Public Comment Periods and Comment Responses**

If requested by the NYSDEC, the public will be given an opportunity to comment on certain project documents and to receive comment responses from the NYSDEC. Under NYSDEC program policy, the public would typically be allowed 30 days to comment on a particular document.

Formal comment response documents would be prepared by the NYSDEC, and provided to the public. In this manner, the public will obtain direct feedback on their comments, and will understand how the comments are being incorporated into final decisions being made regarding the project.

### **3.9 Meetings**

Public or town meetings and/or availability sessions will be held as appropriate (e.g., to announce major milestones during the project), or as requested by the NYSDEC or the community. Such meetings will include (as appropriate) posters, exhibits, and displays that give audience members

graphic representations of project activities, findings, or program schedules. These materials will provide perspective to the community with respect to the study.

Public meetings will be held in a convenient and central location to the community. Meeting times and locations would be determined with input from local community leaders, and will be announced in local newspapers and/or a mailing to the community.

### **3.10 Media Notification**

Media releases will be developed at key milestones of the program and distributed to local newspapers and other media outlets that may express interest. Media contacts are listed in Appendix D. Media briefings can also be arranged if media representatives have the need for additional background information on the project.

### **3.11 Elected State and Federal and Local Officials Briefings**

Briefings to state and federal elected officials and local officials will be scheduled as needed or requested to communicate significant events during the project. Such briefings will keep these leaders involved and informed as to the progress of activities on the project. These briefings will also give officials the opportunity to ask questions or resolve any concerns.

### **3.12 Revise the CP Plan**

During the course of implementing the CP Plan, Corning Incorporated and the NYSDEC may identify additional community needs, issues, or concerns regarding the Real Property that are not currently addressed in this CP Plan. As such, the CP Plan will be updated as needed, or at least every three years.



## **4.0 References**

The Guthrie Center Way Property Characterization Work Plan, (AECOM, October, 2020)

## **Appendix A**

### **Project Contacts**

For additional information about the program, the public is encouraged to contact any of the project staff listed below.

**Technical Information:**

Jenelle Gaylord  
NYS Department of Environmental Conservation  
Division of Environmental Remediation  
625 Broadway  
Albany, NY 12233  
Phone: (518) 402-9791  
Email: [jenelle.gaylord@dec.ny.gov](mailto:jenelle.gaylord@dec.ny.gov)

**The Guthrie Center Way Property -Related Health Information:**

John Robinson  
Public Health Specialist II - Bureau of Environmental Exposure Investigation  
New York State Department of Health  
Empire State Plaza – Corning Tower Room #1787  
Albany, NY 12237  
Desk Phone: 518.402.7881  
Fax: 518.402.7859  
Email: [johnathan.robinson@health.ny.gov](mailto:johnathan.robinson@health.ny.gov)

**Citizen Participation:**

Jill M. Bishop  
Agency Program Aide & Region 8 FOIL Coordinator, Office of Communication Services  
New York State Department of Environmental Conservation  
6274 East Avon-Lima Road  
Avon, NY 14414  
Phone: 585-226-5363  
Fax: 585-226-9458  
Email: [jill.bishop@dec.ny.gov](mailto:jill.bishop@dec.ny.gov)

## **Appendix B**

### **Document Repositories**

Two document repositories have been established to provide the public with convenient access to important project documents and other information. This information will include reports, data and information gathered and developed during the course of the assessment and evaluation of conditions surrounding the Real Property. These repositories can be found at the following locations:

#### **Southeast Steuben County Library**

300 Nasser Civic Center Plaza

Corning, NY, 14830

Phone: (607) 936-3713

Contact: (reference librarian) for an appointment

Hours:   Monday       9:00am-6:00 pm  
          Tuesday      9:00am-8:00pm  
          Wednesday  9:00am-6:00pm  
          Thursday    9:00am-8:00pm  
          Friday       9:00am-6:00pm

#### **NYSDEC Region 8 Office**

6274 Avon-Lima Rd. (Rtes. 5 and 20)

Avon, NY 14414-9516

Contact: Regional Public Participation Specialist  
at (585) 226-5324 for an appointment

Hours:   Monday through Friday 8:30am-4:45pm

## **Appendix C**

### **List of Available Documents**

According to the NYSDEC, the following documents are available at the document repositories listed in Appendix B of this CPP:

- Order on Consent and Settlement Agreement DEC Index No. A8-0856-15-06, dated August, 2021
- The Guthrie Center Way Property Characterization Work Plan, (AECOM, October, 2020)
- Citizen Participation Plan, dated August 2021

Within the initial months of the project, Corning Incorporated will also provide copies of the following documents for the document repositories:

- Fact Sheets prepared and distributed to the Project Contact List

Additional documents not listed above will be placed in the designated repositories as the program for the Real Property develops.

## **Appendix D**

### **Project Contact List**



The following contact list has been developed to help keep the community informed about and involved in the project activities relating to The Guthrie Center Way Property. The list includes local, regional and state officials; local media; civic, business, and environmental organizations; and others. The Project Contact List will be reviewed periodically and updated as appropriate.

*Note: The property owner is maintained confidentially in project files, not in a CP Plan or repositories.*

### Environmental Groups

Friends of the Chemung River Watershed  
111 N. Main St.  
Elmira, N.Y., 14901

### Media

Shawn Vargo, News Editor  
The Leader  
34 West Pulteney St.  
Corning, N.Y., 14830

Kevin Hogan, Executive Editor  
Star-Gazette  
201 Baldwin St., P.O. Box  
Elmira, N.Y., 14902

News Director  
WETM-TV  
101 East Water Street  
Elmira, N.Y., 14901

News Director  
WENY-TV  
474 Old Ithaca Road  
Horseheads, N.Y., 14845

News Director  
YNN  
815 Erie Blvd. East  
Syracuse, N.Y., 13210

Associated Press  
Albany Bureau  
P.O. Box 11010  
Albany, N.Y., 12211

### Local Officials

#### **City of Corning**

Honorable William M. Boland, Jr., Mayor  
City of Corning  
500 Civic Center Plaza  
Corning, N.Y., 14830

Mark L. Ryckman, City Manager  
City of Corning  
500 Civic Center Plaza  
Corning, N.Y., 14830

Chris Karam – Deputy Mayor  
City of Corning  
500 Civic Center Plaza  
Corning, N.Y., 14830

Councilwoman Diane Telehany  
City of Corning  
500 Civic Center Plaza  
Corning, N.Y., 14830

Councilwoman Kate Paterson  
City of Corning  
500 Civic Center Plaza  
Corning, N.Y., 14830

Councilman Marshall Hyde  
City of Corning  
500 Civic Center Plaza  
Corning, N.Y., 14830

Councilman Frank Muccini  
City of Corning  
500 Civic Center Plaza  
Corning, N.Y., 14830

Councilman Frank Coccho  
City of Corning  
500 Civic Center Plaza  
Corning, N.Y., 14830

Councilman Mark ReSue  
City of Corning  
500 Civic Center Plaza  
Corning, N.Y., 14830

Councilwoman Alison Hunt  
City of Corning  
500 Civic Center Plaza  
Corning, N.Y., 14830

Steve McDaniel, Code Enforcement  
Department of Planning & Economic Development  
Corning Planning and Zoning Commission  
500 Civic Center Plaza  
Corning, N.Y., 14830

Jeffrey R. Spaulding, Police Chief  
500 Civic Center Plaza  
Corning, N.Y., 14830

**Corning-Painted Post School District**

Michelle Caulfield, Superintendent  
165 Charles St.  
Painted Post, N.Y., 14870

Jeffrey Delorme, Assistant Superintendent  
165 Charles St.  
Painted Post, N.Y., 14870

Dr. Dale Wexell, Board President  
372 W. Second St.  
Corning, N.Y., 14830

Victoria Zingler, Vice President  
2 Knollbrook Lane East  
Painted Post, N.Y., 14870

Kevin Ashton  
110 High Road  
Corning, N.Y., 14830

Margie Lawlor  
106 E 5th Street  
Corning, N.Y., 14870

Kelley Bacalles  
165 Charles St.  
Painted Post, NY 14870

Kristina Belanger  
57 Pine Drive  
Painted Post, N.Y., 14870

Mary Franklin  
411 N. Hamilton St.  
Painted Post, N.Y., 14870

Janelle Meteer  
10777B Skyline Drive  
Corning, N.Y., 14830

Dr. James Webb  
102 High Road  
Corning, N.Y., 14830

Steuben County Officials

Steven Maio, Esq.  
Steuben County Legislature  
3 East Pulteney Square  
Bath, N.Y., 14810

Honorable Hilda T. Lando  
Steuben County Legislature  
3 East Pulteney Square  
Bath, N.Y., 14810

Scott J. Van Etten, Chairman  
Steuben County Legislature  
3 East Pulteney Square  
Bath, N.Y., 14810

Jack Wheeler, County Manager  
Steuben County Office Building  
3 East Pulteney Square  
Bath, N.Y., 14810

Brenda Scotchmer, Clerk of the Legislature  
Steuben County Legislature  
3 East Pulteney Square  
Bath, N.Y., 14810

Judith M. Hunter, Clerk Steuben County  
County Clerk's Building  
3 East Pulteney Square  
Bath, N.Y., 14810

Amy R. Dlugos  
Steuben County Planning Department  
3 East Pulteney Square  
Bath, N.Y., 14810

Vincent Spagnoletti, Commissioner  
Steuben Public Works Department  
3 East Pulteney Square  
Bath, N.Y., 14810

Darlene Smith, Director  
Public Health and Nursing Services  
3 East Pulteney Square  
Bath, N.Y., 14810

Wendy Jordan, Director  
Real Property Tax Service Agency  
3 East Pulteney Square  
Bath, N.Y., 14810

**State Officials**

Timothy Walsh  
Regional Director  
NYSDEC Region 8  
6274 East Avon-Lima Road  
Avon, N.Y., 14414

Dudley Loew, Esq.  
Acting Regional Attorney  
NYSDEC Region 8  
6274 East Avon-Lima Road  
Avon, N.Y., 14414

Greg MacLean, P.E.  
Materials Management Engineer  
NYSDEC Region 8  
6274 East Avon-Lima Road  
Avon, N.Y., 14414

David Pratt  
Division of Environmental Remediation  
625 Broadway  
14<sup>th</sup> Floor  
Albany, N.Y., 12233

Jill M. Bishop  
Agency Program Aide & Region 8 FOIL Coordinator, Office of Communication Services  
New York State Department of Environmental Conservation  
6274 East Avon-Lima Road  
Avon, NY 14414

John Robinson  
Public Health Specialist II - Bureau of Environmental Exposure Investigation  
New York State Department of Health  
Empire State Plaza – Corning Tower Room #1787  
Albany, NY 12237

**State Elected Officials**

Senator Thomas F. O'Mara  
333 East Water St., 3<sup>rd</sup> Floor, Suite 301  
Elmira, N.Y., 14901

Assemblyman Philip A. Palmesano  
105 E. Steuben St.  
Bath, N.Y., 14810

**Federal Elected Officials**

Honorable Charles Schumer  
United States Senate  
322 Hart Senate Office Building  
Washington D.C., 20510

Honorable Kirsten Gillibrand  
United States Senate  
478 Russell  
Washington, D.C., 20510

Congressman Tom Reed  
United States House of Representatives  
2263 Rayburn House Office Building  
Washington, D.C., 20515

**Property Owner List – To Be Maintained Confidentially**

**Property Owners to the East**

Duncan P. Streeten  
26 Pyrex Street  
Corning, NY, 14830

Mark and Jessica Maurer  
24 Pyrex Street  
Corning, NY, 14830  
Mailing Address:  
Mark and Jessica Maurer  
7 Chatfield Place East  
Painted Post, NY, 14870

Tricia L. Decerbo  
9 Houghton Circle  
Corning, NY, 14830

**Property Owners to the West**

Corning Incorporated  
127 Centerway  
Corning, NY, 14830  
Mailing Address:  
Corning Incorporated  
1 Riverfront Plz  
Corning, NY, 14831

Corning Property Management Co.  
1 Museum Way  
Corning, NY 14830  
Mailing Address:  
Corning Property Management Co.  
1 Riverfront Plz  
Corning, NY 14831

**Property Owners to the North**

N/A (Same as Real Property Owner)

**Property Owners to the South**

City of Corning  
2 Corning Blvd  
Corning, NY14830  
Mailing Address:  
City of Corning  
500 Nasser Civic Center Plz  
Corning, NY 14830

## **Appendix E**

### **Glossary**



Term	Definition
Availability Session	A scheduled gathering of project staff and members of the public in a casual setting, without a formal presentation or agenda but usually focusing on a specific aspect of an environmental study.
Citizen Participation	A program of planning and activities to encourage communication among people affected by or interested in the project and the government agencies and other parties responsible for an environmental study.
Citizen Participation Plan	A Citizen Participation Plan describes the citizen participation activities that will be conducted during a specific project's environmental study.
Comment Period	A period for the public to review and comment about various documents. For example, a 30-day comment period after submittal of a remedial investigation or feasibility report is provided when NYSDEC determines it to be necessary.
Consent Order	A legal and enforceable agreement negotiated between NYSDEC and a potential responsible party. The order sets forth agreed upon terms by which the potential responsible party will undertake an environmental study and pay for the NYSDEC's costs to oversee the study. The Consent Order includes a schedule for implementing the agreed scope of the study.
Document Repository	A document repository is a file of documents pertaining to the environmental study of a study area and the associated citizen participation programs, which is made available for public review. The file is typically maintained in a nearby public building to provide access at times and a location convenient to the public.
Fact Sheet	A written discussion about part or all of an environmental project, prepared by NYSDEC or the potential responsible party and provided to the public. A fact sheet may focus on: a particular element of a project; opportunities for public involvement; availability of a report or other information, or announcement of a <b>public meeting</b> or <b>comment period</b> . A fact sheet may be mailed to all or part of a project's contact list, distributed at meetings, placed in a <b>document repository</b> and/or sent on an "as requested" basis.
New York State Department of Health	Agency within the executive branch of New York State government which: performs health-related inspections at suspected hazardous waste sites; conducts health assessments to determine potential risk from environmental exposure; reviews risk assessments ; conducts health-related community outreach around sites; and reviews remedial actions to assure that public health concerns are adequately addressed.
NYSDEC Project Manager	An NYSDEC staff member (usually an engineer, geologist or hydro geologist) responsible for the day-to-day administration of an environmental project. The Project Manager works with legal, health,

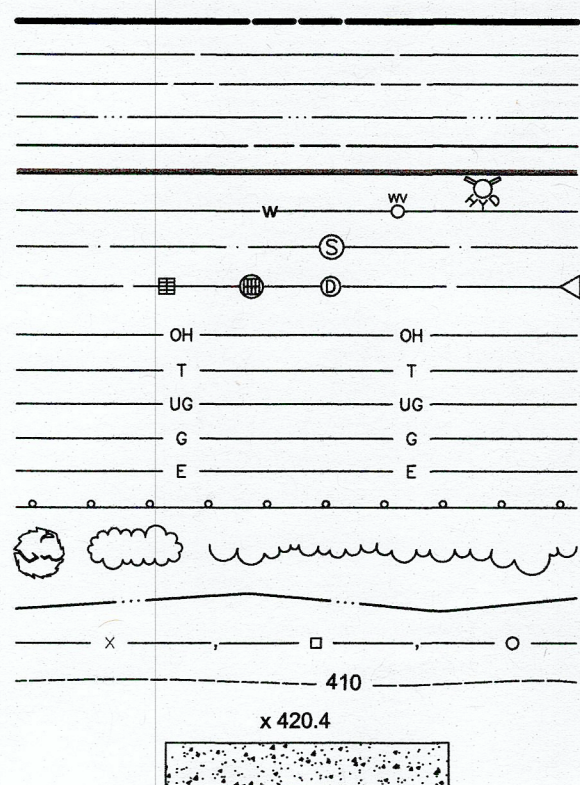
Term	Definition
Public Meeting	<p><b>citizen participation</b> and other staff to accomplish project-related goals and objectives.</p> <p>A scheduled gathering of NYSDEC staff and potential responsible party staff with the public to give and receive information, ask questions and discuss concerns about a study area. Staff from multiple NYSDEC divisions and legal and NYSDOH often also attend. A public meeting, unlike an <b>availability session</b>, generally features a formal presentation and a detailed agenda.</p>

## **Appendix F**

### **The Guthrie Center Way Property Map**



## LINE LEGEND



## HISTORICAL SURVEY NOTES

- JOHN & MARY COGAN TO CORNING GLASS WORKS DATED 6-23-1891, RECORDED 6-24-1891 LIBER 229 OF DEEDS PAGE 80 CONVEYED LOT NUMBER 6 OF THE KNOX FARM BY BREWER AND CANFIELD
- EXCEPTION CORNING GLASS WORKS TO WILLIAM LANPHEAR DBA W.R. LANPHEAR CONSTRUCTION COMPANY DATED 6-12-1947, RECORDED 6-17-1947 LIBER 527 OF DEEDS PAGE 380 CONVEYS SAME AS ABOVE LOT NUMBER 6 OF THE KNOX FARM BY BREWER AND CANFIELD. NOW REFERENCED AS MAP ENTITLED CRYSTAL GARDENS LANPHEAR RENTAL PROJECT DATED MAY 16, 1947 BY RICHARD WARD

## SURVEY NOTES

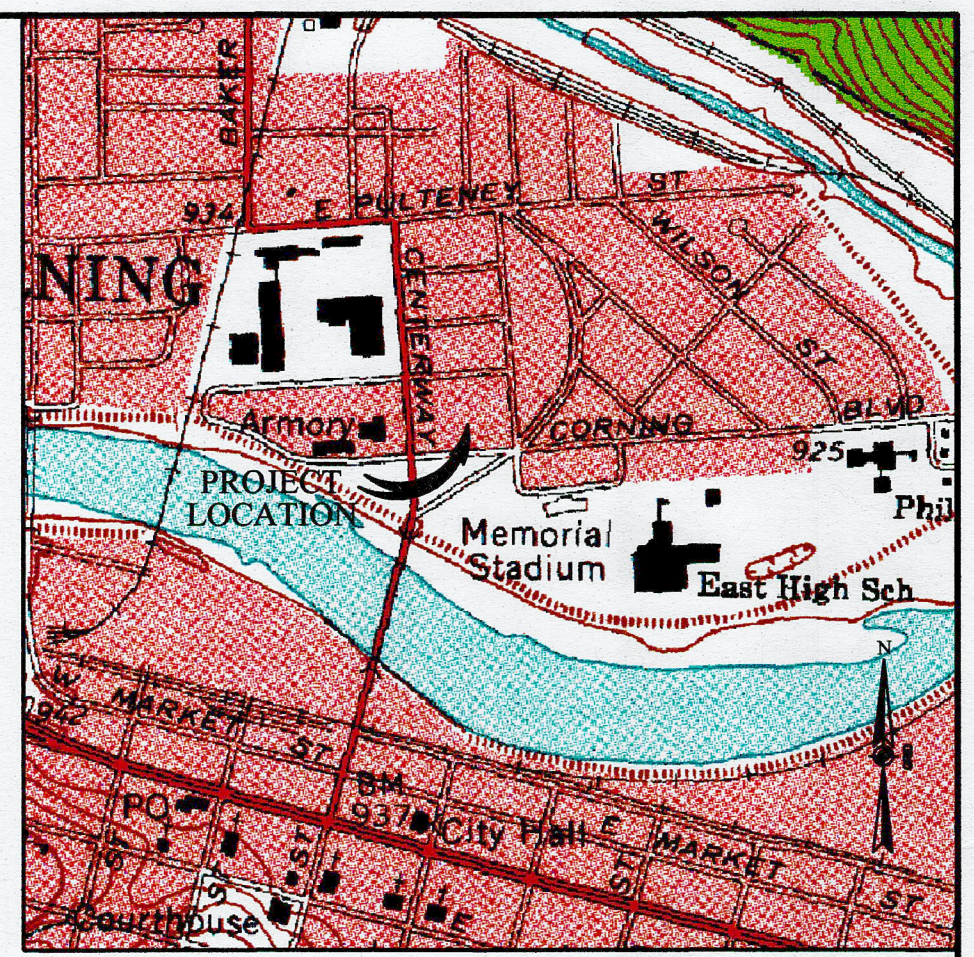
- FEATURES SHOWN FROM A FIELD SURVEY BY COSTICH ENGINEERING ON 7/6/2016 HORIZONTAL AND VERTICAL DATA OBTAINED THROUGH NYSDOT CORRS NETWORK REFERENCED TO THE FOLLOWING MONUMENT

COPPERS PLAINS CORRS STATION 11  
-LATITUDE: 42-11-16.44514 (N)  
-LONGITUDE: 077-09-38.32854 (W)  
-ELLIP HEIGHT: 277.623 METERS

## REFERENCES

- MAP ENTITLED "MAP OF CORNING SURVEYED AND DRAWN BY H. BREWER AND C.A. CANFIELD DATED 1855 AND IS FILED IN THE STEUBEN COUNTY CLERK'S OFFICE AS C1855.1 - 312.
- MAP ENTITLED "MAP OF THE CITY OF CORNING MADE AND COMPILED FROM MAPS, PLATS, RECORDS AND ACTUAL SURVEYS" PREPARED BY R.O. HAYT DATED 1901 AND IS FILED IN THE STEUBEN COUNTY CLERK'S OFFICE AS C1901.1 - 301.
- MAP ENTITLED "MAP FOR CORNING HOMES INC PLOTTING OF THE HOUGHTON TRACT" PREPARED BY ALBERT TITZEL DATED DECEMBER 19, 1927 AND IS FILED IN THE STEUBEN COUNTY CLERK'S OFFICE IN BOOK 6 MAP 244.
- MAP ENTITLED "HOUGHTON TRACT CITY OF CORNING" PREPARED BY CLIFFORD SMOCK DATED SEPTEMBER 17, 1938 AND IS FILED IN THE STEUBEN COUNTY CLERK'S OFFICE AS MAP # 852 AND MAP # 873.
- MAP ENTITLED "CRYSTAL GARDENS LANPHEAR RENTAL PROJECT" PREPARED BY RICHARD WARD DATED MAY 16, 1947 FILED AS PART OF LIBER 527 OF DEEDS PAGE 380.
- MAP ENTITLED "BOUNDARY SURVEY OF LANDS TO BE CONVEYED BY CITY OF CORNING URBAN RENEWAL AGENCY" PREPARED BY J. PATRICK MOORE SURVEYOR DATED FEBRUARY 11, 1981 HAVING JOB NO. 1576 FILED AS PART OF LIBER 1125 OF DEEDS PAGE 70.
- THE DEEDS AS SHOWN ON FILE IN THE STEUBEN COUNTY CLERK'S OFFICE.
- NEW YORK STATE MAPPING FOR PROPOSED CENTERWAY BOULEVARD GEOMETRIC LAYOUT PLAN DATED MARCH 1979 HAVING PROJECT # 7809400.
- NEW YORK STATE APPROPRIATION MAPPING FOR CENTERWAY BRIDGE CITY OF CORNING. MAP 9 PARCELS 4 & 5, MAP 11 PARCEL 6, MAP 12 PARCELS 14 & 15, MAP 13 PARCEL 7 AND MAP 16 PARCEL 18.
- ABSTRACT "STEWART TITLE INSURANCE COMPANY" ORDER # 33-299773 DATED JANUARY 7, 2016.

## LOCATION SKETCH



## SYMBOL LEGEND

①	DRAINAGE MANHOLE	②	ELECTRIC MANHOLE
③	INLET DRAINAGE MANHOLE	④	ELECTRIC METER
⑤	CATCH BASIN	⑥	TELEPHONE MANHOLE
⑦	END SECTION	⑧	TELEPHONE PEDESTAL
⑨	END OF PIPE	⑩	PHONE BOOTH
⑪	MANHOLE	⑫	PEDESTRIAN POLE
⑬	SANITARY MANHOLE	⑭	TRAFFIC CONTROL CABINET
⑮	CLEAN OUT	⑯	LIGHT POLE
⑰	GAS VALVE	⑱	LAMP POST
⑲	GAS SERVICE	⑳	UTILITY POLE WITH LIGHT
㉑	GAS METER	㉒	FLAG POLE
㉓	SPRINKLER VALVE	㉔	MAILBOX
㉕	SPRINKLER HEAD	㉖	BOLLARD
㉗	WATER VALVE	㉘	POST
㉙	WATER SERVICE	㉚	SIGN
㉛	HYDRANT	㉜	SIGN
㉝	WATER METER	㉞	SIGN
㉟	WELL	㊱	TURNING ARROW
㊲	MONITOR WELL	㊳	HANDICAP
㊴	BORE	㊴	STOP BAR
㊵	CABLE TV PEDESTAL	㊵	TREE DECIDUOUS
㊶	SIGNAL POLE	㊶	TREE CONIFEROUS
㊷	UTILITY POLE	㊷	BUSH
㊸	GUY WIRE	㊸	AIR CONDITIONING UNIT
㊹	PULL BOX	㊹	SANITARY UTILITY LATH
㊺	ELECTRIC PULL BOX	㊺	GAS UTILITY LATH
㊻	TELEPHONE PULL BOX	㊻	WATER UTILITY LATH
㊼	TRAFFIC PULL BOX	㊼	TELEPHONE UTILITY LATH
㊽	TRANSFORMER	㊽	ELECTRIC UTILITY LATH
		㊾	CABLE UTILITY LATH

## CERTIFICATION

WE, COSTICH ENGINEERING, P.C., HEREBY CERTIFY TO

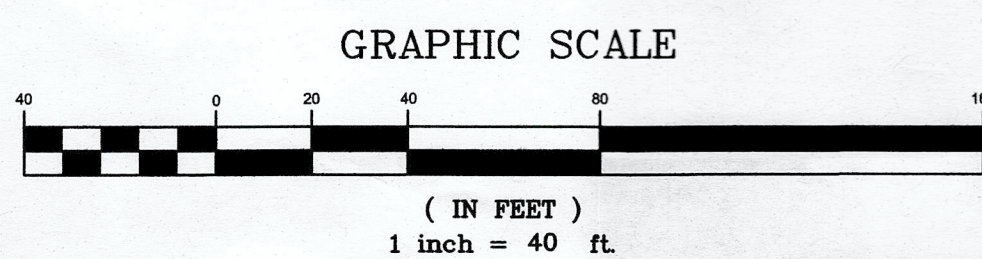
THAT THIS MAP WAS PREPARED FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED ON JULY 6, 2016 AND FROM THE REFERENCE(S) LISTED HEREON. NO SEARCH OF RECORDS, OTHER THAN THOSE REFERENCED, WAS MADE FOR EASEMENTS OR ENCUMBRANCES AFFECTING THIS PARCEL.

By: *Charles Joseph Costich III*  
Charles Joseph Costich III, N.Y.S. L.S., No. 050428

Date: 4/5/2019

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EXISTING UTILITIES (LOCATION, SIZES AND INVERTS) SHOWN ON THE PLANS ARE APPROXIMATE AND ARE NOT CERTIFIED AS TO THE ACCURACY OF THEIR LOCATION OR COMPLETENESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS AND DEPTHS OF ALL UTILITIES AND STRUCTURES IN THE PATH OF, OR CLOSELY PARALLEL TO, OR UNDER, THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DELAYS OR DAMAGES OCCURRING AS A RESULT OF INCORRECTLY LOCATED UTILITIES. IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITY OWNERS IN AMPLE TIME FOR THEM TO LOCATE AND MARK THEIR FACILITIES. THE CONTRACTOR SHALL ALSO NOTIFY UNDERGROUND UTILITY LOCATION SERVICE AT LEAST 48 HOURS IN ADVANCE OF COMMENCING ANY WORK.

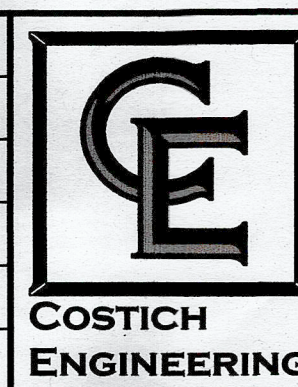


NO.	DATE	REVISION	BY	CHKD.	APVLS.
2.	4/4/2019	REVISED PER LEGAL COUNSEL COMMENTS		D.T.H.	C.J.C.
1.	11/28/2018	REVISED PER LEGAL COUNSEL COMMENTS		D.T.H.	C.J.C.

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PROJECT ENGINEER  
C.J.C.  
DRAWN BY  
D.T.H.  
BOUNDARY  
D.T.H.  
TOPOGRAFE  
M.G.  
DATE  
7/29/2016  
SCALE  
1"=40'



• CIVIL ENGINEERING  
• LAND SURVEYING  
• LANDSCAPE ARCHITECTURE  
217 LAKE AVENUE  
ROCHESTER, NY 14608  
(585) 459-3020

TITLE OF PROJECT <b>130 CENTERWAY WAY</b>	TITLE OF DRAWING <b>EXISTING FEATURES PLAN</b>
LOCATION OF PROJECT TAX PARCEL NO. 318.05-02-002.000 CITY OF CORNING, COUNTY OF STEUBEN, STATE OF NEW YORK	CLIENT NIXON PEABODY LLP 1300 CLINTON SQUARE ROCHESTER, NEW YORK 14604
DWG # 6281 <b>VA100</b> SHEET 1 OF 1	