



FACT SHEET

Brownfield Cleanup Program

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Site Name: Cornerstone Enterprises Inc.
DEC Site #: C314116
Site Address: 33 East Main Street
Pawling, NY 12564

March 2012

Report Recommends Cleanup of Brownfield Site Contamination

The New York State Department of Environmental Conservation (NYSDEC) is reviewing one or more cleanup documents for Cornerstone Enterprises Inc. ("site") located at 33 East Main Street, Pawling, Dutchess 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."

Remedial Investigation Report

NYSDEC is reviewing a report that recommends cleanup action at the site. The report, called a "Remedial Investigation Report," was submitted to NYSDEC by Cornerstone Enterprises, Inc. ("applicant(s)"). The report describes the results of the site investigation.

Based on the findings of the investigation, NYSDEC, in consultation with the New York State Department of Health (NYSDOH), has determined that the site does not pose a significant threat to public health or the environment.

Highlights of the Remedial Investigation Report

The investigation report has several goals:

- 1) describe the investigation activities completed;
- 2) describe the nature and extent of contamination at the site;
- 3) provide information about off-site contamination issues; and
- 4) recommend whether cleanup of contamination is required.

Next Steps

NYSDEC will complete its review, make any necessary revisions and, if appropriate, approve the investigation report. The approved report will be made available to the public (see "Where to Find Information" below). The applicant(s) may then develop a cleanup plan, called a "Remedial Work Plan." This plan describes how contamination will be addressed, with NYSDEC and NYSDOH overseeing the work. NYSDEC will present the draft cleanup plan to the public for its review and comment during a 45-day comment period.

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>

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Background

The Cornerstone Enterprises site is located at 33 East Main Street in a suburban area of the Village of Pawling.

The 0.19 acre property, situated on the south side of East Main Street, includes a 10,000 square foot building and a parking lot in the western portion of the property. A tributary to the East Branch of the Croton River borders the eastern property boundary, and flows to the south. The site and surrounding community receive drinking water from a municipal water source.

The site is currently inactive, and has been for over 25 years. St. John's Catholic Church, their rectory and their meeting center surround the site. Dutchess Auto Body is across the street from the site. Other properties in the immediate vicinity of the site are commercial or residential.

The property was operated as an automotive maintenance facility and retail gasoline sales station until 1985 (Riley's Garage).

The groundwater at the site flows in a southerly direction. The depth of groundwater is approximately 8 feet below grade. The fill material placed within the limits of the underground storage tank (UST) excavation area is classified as a brown/grey mixture of clayey silt, sand and gravel or brown gravel, which is found at a depth between 8 and 12 feet below ground. Native soil outside or below the UST excavation area consists of brown coarse to fine sand. Bedrock was not encountered during the RI.

In June 2007 the contents of two known underground storage tanks (USTs) were removed. Approximately 475 gallons of liquid waste were removed at that time. An interim remedial measure (IRM) was conducted during April and May 2008 in four areas of the site which included the excavation and removal of four USTs, petroleum-contaminated soil, and lead-contaminated surface soil. One excavation was performed in the northeastern portion of the site and involved the three gasoline USTs and a former fuel dispenser island. The second excavation was performed in the northwestern corner of the property and involved the former waste oil UST. Approximately 820 tons of soil was removed from the two UST excavation areas. Soil was also excavated from an area surrounding a floor drain outfall at the rear of the former surface station. Approximately 70 tons of soil was removed from this excavation. The final excavation was conducted in the eastern portion of the site. The IRM removed the areas of heaviest soil contamination; however contamination remains at the site. Documentation samples collected from the UST and floor drain excavations showed levels of petroleum-related volatile organic compounds and semi-volatile organic compounds above applicable soil cleanup objectives in certain locations. The highest concentrations remain along the southwestern extent of the gasoline UST excavation, which was limited due to the existing building. Documentation samples collected from the surface soil excavation showed concentrations had decreased; however, concentrations of lead and mercury were detected above restricted-residential soil cleanup objectives at certain locations.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfmx/extapps/derexternal/haz/details.cfm?pageid=3&progno=C314116>

FOR MORE INFORMATION

Where to Find Information

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

Pawling Free Library
Attn: Jennifer Simmons
11 Broad Street
Pawling, NY 12564
phone: 845-855-3444

NYSDEC Region 3
Attn: Please Call For Appointment
21 S. Putt Corners Road
New Paltz, NY 12561
phone: 845-256-3154

Who to Contact

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

Project Related Questions

Jamie Verrigni
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7014
518-402-9564
jlverrig@gw.dec.state.ny.us

Site-Related Health Questions

Nathan Walz
New York State Department of Health
Bureau of Environmental Exposure Investigation
547 River Street
Troy, NY 12180
518-402-7880
beei@health.state.ny.us

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.

You may continue also to receive paper copies of site information for a time after you sign up with a county listserv, until the transition to electronic distribution is complete.

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

