



# FACT SHEET

## Brownfield Cleanup Program

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

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

Have questions?  
See  
"Who to Contact"  
Below

### Cleanup Action to Begin at Brownfield Site

Action is about to begin that will address the contamination related to Cornerstone Enterprises Inc. ("site") located at 33 East Main Street, Pawling, Dutchess County under New York State's Brownfield Cleanup Program. 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."

The cleanup activities will be performed by Cornerstone Enterprises Inc ("applicant") with oversight provided by New York State Department of Environmental Conservation (NYSDEC).

#### Highlights of the Upcoming Cleanup Activities

The goal of the cleanup action for the site is to achieve cleanup levels that protect public health and the environment. The cleanup action for the site includes:

1. Construction of a site cover. The cover will consist either of structures such as buildings, pavement, sidewalks comprising the site development or a soil cover in areas where the upper two feet of exposed surface soil will exceed the applicable soil cleanup objectives (SCOs). Where the soil cover is required, it will be a minimum of two feet of soil, meeting the SCOs for restricted residential use. The soil cover will be placed over a demarcation layer with the upper six inches of sufficient quality to maintain a vegetation layer.

2. Placement of an institutional control in the form of an environmental easement on the property that:

(a) requires the remedial party or site owner to complete and submit to the Department a periodic certification of institutional and engineering controls;

(b) allows the use and development of the controlled property for restricted residential, commercial and industrial uses, although land use is subject to local zoning laws;

(c) restricts the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the New York State Department of Health (NYSDOH) or County Department of Health (DOH); and

(d) requires compliance with the Department approved Site Management Plan.

3. Development of a Site Management Plan that includes:

(a) an Excavation Plan which details the provisions for management of future excavations in areas of remaining contamination;

(b) descriptions of the provisions of the environmental easement including any land use and/or groundwater use restrictions;

(c) a provision for evaluation of the potential for soil vapor intrusion should the on-site building become occupied and for any buildings developed on the site, including provision for implementing actions recommended to address exposures related to soil vapor intrusion;

(d) maintaining site access controls and Department notification; and

(e) a Monitoring Plan to assess the performance and effectiveness of the remedy. The plan includes monitoring for vapor intrusion for any buildings occupied or developed on the site.

Remedial work is expected to begin the week of October 15th.

*Additional Details*

An interim remedial measure (IRM) was conducted during April and May 2008 in four areas of the site that included the excavation and removal of four underground storage tanks (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 were 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 service station. Approximately 70 tons of soil were removed from this excavation. The final excavation was conducted in the eastern portion of the site in the area of the former ramp.

The site and surrounding community receive drinking water from a municipal water source.

**Next Steps**

After completion of the cleanup activities by the applicants, the applicants will prepare a Final Engineering Report and submit it to NYSDEC. The Final Engineering Report will describe the cleanup activities completed and certify that cleanup requirements have been achieved or will be achieved.

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the Final Engineering Report. NYSDEC will then issue a Certificate of Completion to the applicant.

The applicant would be able to redevelop the site after receiving a Certificate of Completion. In addition, the applicant:

- would have no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- would be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

A fact sheet that describes the content of the Final Engineering Report will be sent to the site contact list. The fact sheet will identify any institutional controls (for example, deed restrictions) or engineering controls (for example, a site cap) necessary at the site in relation to the issuance of the Certificate of Completion.

## **Background**

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

**Site Features:** The 0.23 acre property, situated on the south side of East Main Street, includes a 10,000 square foot building and a parking lot in the northern and eastern portions of the property. A tributary to the East Branch of the Croton River borders the eastern property boundary, and flows to the south.

**Current Use/Zoning:** The site is currently inactive, and has been for over 25 years. The site is zoned for commercial use. St. John's Catholic Church rectory and meeting center are located next to the site. Dutchess Auto Body is across the street from the site. Other properties in the immediate vicinity of the site are used for commercial and residential purposes.

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

**Site Geology/Hydrogeology:** The groundwater at the site flows in a southerly direction. The depth of groundwater is approximately 8 feet below grade. With the exception of soil used to backfill the excavation of underground storage tanks (USTs), the native soil consists of brown coarse to fine sand. Soil used for the excavation backfill consists of brown gravel or a mixture of clayey silt, sand and gravel, which was placed to depths ranging from 8 to 13 feet below grade. Bedrock was not encountered during investigations conducted at the site.

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

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

**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 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 locations to help the public stay informed.

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

NYSDEC Region 3  
21 S. Putt Corners Road  
New Paltz, NY 12561  
phone: 845-256-3154  
Please call for an appointment

### 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  
518-402-9546  
jlverrig@gw.dec.state.ny.us

#### Site-Related Health Questions

Nathan Walz  
New York State Department of Health  
Bureau of Environmental Exposure Investigation  
Empire State Plaza  
Corning Tower, Room 1787  
Albany, NY 12237  
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.

