



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 Completed at Brownfield Site Final Engineering Report Under Review

Action has been completed to address the contamination related to the Cornerstone Enterprises Inc. site ("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. The Final Engineering Report states that cleanup requirements have been or will be achieved to fully protect public health and the environment for the proposed site use.

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

Highlights of the Site Cleanup:

1. Construction of a site cover. The cover consists either of structures such as buildings, pavement or sidewalks comprising the site development.

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.

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

NYSDEC will approve a Final Engineering Report, which will be made available to the public (see "Where to Find Information" below). NYSDEC then will issue a Certificate of Completion.

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 Certificate of Completion may be modified or revoked if, for example, an applicant does not comply with the terms of its Brownfield Cleanup Agreement with NYSDEC.

A fact sheet will be sent to the site contact list when NYSDEC issues a Certificate of Completion to the applicant.

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/external/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.

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

