



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

NYSDEC Certifies Cleanup Requirements Achieved at Brownfield Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address 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 have been or will be met. Please see the map for the site location.

The cleanup activities were performed by Cornerstone Enterprises Inc. with oversight provided by NYSDEC. NYSDEC has approved a Final Engineering Report and issued a Certificate of Completion for the site. A copy of the report and Notice of the Certificate of Completion is available at the locations identified below under "Where to Find Information."

Completion of Project

Remedial actions previously completed at the site include the excavation and removal of four underground storage tanks (USTs), petroleum-contaminated soil, and lead contaminated surface soil. A site-wide cover system, consisting of the existing building and pavement, was constructed at the site in October 2012 to prevent exposure to contamination remaining at the site. A sub-slab depressurization system (SSDS) will be installed during renovation of the existing building or construction of any new building, to address potential volatile organic vapor concerns that remain on-site.

The objectives of the remedial program have been met by the actions conducted. The excavation that occurred removed heavily impacted soils at the site. Exposure to remaining contamination at the site will be prevented by the cover system, the SSDS once installed and the Site Management Plan.

The Site Management Plan restricts the use of groundwater and requires maintenance of the cover system and the SSDS. It also includes an excavation work plan, which defines how future excavations at the site must be conducted and requires that a periodic certification be provided to the NYSDEC stating that the remedy is in place and effective.

Additional Details

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

Final Engineering Report Approved

NYSDEC has approved the Final Engineering Report, which:

- 1) Describes the cleanup activities completed.
- 2) Certifies that cleanup requirements have been or will be achieved for the site.
- 3) Describes any institutional/engineering controls (IC/EC) to be used. An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction, when contamination left over after the cleanup action makes the site suitable for some, but not all uses. An *engineering control* is a physical barrier or method to manage contamination such as a cap or vapor barrier.
- 4) Certifies that a site management plan for any engineering controls used at the site has been approved by NYSDEC.

The following institutional controls have been put in place on the site:

- Ground Water Use Restriction
- Soil Management Plan
- Landuse Restriction
- Monitoring Plan for indoor air and cover system
- Site Management Plan
- Operation and Maintenance (O&M) Plan
- IC/EC Plan

The following engineering controls have been put in place on the site:

- Cover System

Next Steps

With its receipt of a Certificate of Completion, the applicant is eligible to redevelop the site. In addition, the applicant:

- has no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- is 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, there is a failure to comply with the terms of the order or agreement with NYSDEC.

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 has been inactive for over 25 years and is currently zoned for commercial use. Surrounding properties are used for a mix of commercial and residential purposes, including a church and auto body shop.

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

Site Geology/Hydrogeology: Groundwater has been encountered at approximately 8 feet below grade and flows in a southerly direction. Native soil consists of brown coarse to fine sand, however, soil used for the excavation backfill consists of brown gravel or a mixture of clayey silt, sand and gravel. Backfill was placed at 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/cfmx/extapps/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 location(s) 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
518-402-9662
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.

