

PERIODIC REVIEW REPORT

PERIOD OF Q1 2025 – Q1 2026

**33 EAST MAIN STREET
VILLAGE OF PAWLING
DUTCHESS COUNTY, NEW YORK
NYSDEC BCP SITE #C314116**

PREPARED FOR:

Main Street Pawling, LLC
85 Charles Colman Boulevard
Pawling, New York 12564

PREPARED BY:



PVEDI Engineering, Architecture and Geology, D.P.C.
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**JUNE 2026
REVISED JULY 2026**

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FIGURES

Figure 1: Site Location Map
Figure 2: Selected Site Features Map

APPENDICES

Appendix A: NYSDEC Institutional and Engineering Controls Certification Form
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CERTIFICATION STATEMENT

I, Erik Draijer, certify that I am currently a NYS registered professional engineer and that this Periodic Review Report was prepared in accordance with all applicable statutes and regulations and in substantial conformance with the DER Technical Guidance for Site Investigation and Remediation (DER-10) and that all activities were performed in full accordance with the DEC-approved Site Management Plan and any DEC-approved modifications.



ERIK DRAIJER

PE

July 2, 2026

Date



1.0 INTRODUCTION

The 0.23-acre lot, located at 33 East Main Street, Pawling, New York (Tax ID #134001-7056-05-071977-0000) was remediated in accordance with Brownfield Cleanup Agreement (BCA), Index W3-1 099-06-10, executed on January 22, 2007. The past use of the property comprised of a former gas filling station that operated as an automobile repair shop and gasoline station until 1985. Currently the subject property is a four-story mixed-use residential and commercial building.

2.0 SITE OVERVIEW

2.1 Location and Description

The site is located in the Village of Pawling, Dutchess County, New York and is identified as Tax ID #134001-7056-05-071977-0000. The site is bordered by a tributary to the East Branch Croton River to the east/southeast, with a stone retaining wall along the eastern side of the Site, St. Johns Church Rectory to the west, commercial (CVS) to the north and Dutchess Auto Body (an automotive repair shop) to the northwest (see Figure 2).

A list of all investigation and remediation reports pertaining to the Site are listed below in chronological order:

- Brownfield Cleanup Program, entered by Cornerstone Enterprises Corporation – January 2007;
- Remedial Investigation Work Plan (RIWP), by Conrad Geoscience Corporation – July 2007;
- Remedial Investigation (RI), by Conrad Geoscience Corporation – August 2007 and January 2008;
- Interim Remedial Measures (IRM), by Conrad Geoscience Corporation – April/May 2008;
- RI and IRM Report, by Conrad Geoscience Corporation – June 2008;
- NYSDEC Private Well Survey of neighboring homes and businesses within a 0.5-mile radius, New York State Department of Environmental Conservation (NYSDEC) – June 2008;
- RIWP, by Zarecki & Associates, LLC – October 2010;
- RI, by Greenstar Environmental Solutions, LLC – May 2011;
- DRAFT Remedial Investigation Report (RIR), Greenstar Environmental Solutions, LLC – October 2011; &
- Site Management Plan (SMP), by Greenstar Environmental Solutions, LLC – September 2012.

2.2 Summary of Remedial Investigation Findings

In August 2007 and January 2008, Conrad Geoscience Corporation (CGC) conducted an RI to identify the extent of subsurface contaminants and sources, which included soil and groundwater sampling. Subsequently, an IRM was conducted in April/May 2008 to excavate and remove on-site underground storage tanks (USTs) and petroleum contaminated soil (PCS).

2.2.1 Soil

Contaminants were detected in soil at concentrations exceeding Unrestricted Use Soil Cleanup Objectives (UUSCOs).

- **Subsurface Soil:** Four (4) of the twenty-seven (27) soil samples contained volatile organic compounds (VOCs) at concentrations exceeding UUSCOs. Two (2) of the twenty-seven (27) soil samples contained semi-volatile organic compounds (SVOCs) at concentrations exceeding UUSCOs.
- **Surface Soil:** None of the six (6) surface soil samples contained VOCs at concentrations exceeding UUSCOs. Two (2) of the six (6) surface soil samples contained SVOCs at concentrations exceeding UUSCOs. Five of the six (6) surface soil samples contained metals at concentrations exceeding UUSCOs.
- **Floor Drain – Soil:** Soils in the vicinity of the floor drain were determined to be impacted from disposal of petroleum-related wastes discharged into this drain.

2.2.2 Groundwater

Only one (1) VOC was detected in one (1) groundwater sample at a concentration below Class GA GQS; no VOCs were detected at concentrations exceeding Class GA GQS. SVOCs were detected in four (4) groundwater samples at concentrations below Class Ga GQS; no SVOCs were detected at concentrations exceeding Class GA GQS. Multiple metals were detected in all five (5) groundwater samples at concentrations exceeding Class GA GQS. PCBs were not detected in any of the five (5) groundwater samples collected. Pesticides and herbicides were not detected in any of the five (5) groundwater samples collected. Emerging contaminants were detected in the two (2) groundwater samples at concentrations below Class GA GQS; no emerging contaminants were detected at concentrations exceeding Class GA GQS.

Four (4) of the ten (10) groundwater samples contained VOCs at concentrations exceeding Class GA Groundwater Quality Standards (GQS) as defined in 6NYCRR Part 700-705. One (1) of the ten (10) groundwater samples contained SVOCs at concentrations exceeding Class GA GQS. All ten (10) groundwater samples collected contained lead at concentrations exceeding Class GA GQS.

2.3 Summary of Interim Remedial Measure

Based upon the RI results, an IRM was conducted to excavate and remove on-site USTs and PCS, to eliminate sources of groundwater contamination. Four (4) underground storage tanks (USTs), including three (3) 1,000-gallon gasoline USTs and one (1) 550-gallon waste oil UST were removed off-site. Following completion of excavation activities, CGC personnel collected post-excavation samples from the sidewalls and bottom of the tank graves.

2.3.1 Post-Excavation Soil Sample Results

Contaminants were detected in soil at concentrations exceeding UUSCOs and Restricted-Residential Use SCOs (RRSCOs). Eight (8) of the twenty-one (21) post-excavation soil samples contained VOCs at concentrations exceeding UUSCOs. Three (3) of the twenty-one (21) post-excavation soil samples contained VOCs at concentrations exceeding RRSCOs. One (1) of the twenty-one (21) post-excavation soil samples contained SVOCs at concentrations exceeding UUSCOs. One (1) of the twenty-one (21) post-excavation soil samples contained SVOCs at concentrations exceeding RRSCOs.

2.3.2 IRM Results

All contaminant source material that could feasibly be excavated, was removed and disposed of off-site. All residual subsurface soil meets the SCOs for Restricted-Residential Use. Removal of four (4) USTs and contaminated soil has effectively eliminated the sources of groundwater contamination. Approximately 820-tons of PCS were removed from the waste oil UST excavation, gasoline UST excavation and pump island excavation, and approximately 70-tons of PCS were removed from the floor drain excavation.

2.4 NYSDEC Private Well Survey

On June 6, 2008, a private well survey for homes and businesses within 0.5-mile radius of the subject property was conducted. The survey determined that a private supply well nearest to the subject property was approximately 1,450-feet to the east (topographically up-gradient) from the subject property. Subsequently, NYSDEC requested an additional RI be conducted at the subject property to fully delineate the extent of on-site contamination.

2.5 Supplemental RI Sampling

In October 2010, NYSDEC approved the Zarecki & Associates, LLC (Z&A) RIWP. In April 2011, NYSDEC reduced the RIWP to:

- Eliminate sampling for pesticide/polychlorinated biphenyls (PCBs)/cyanide from three soil borings (SB-2, SB-4 and SB-5);

- Eliminate sampling for pesticide/PCB/cyanide from two groundwater samples (MW-2 and MW-4); and
- Soil vapor samples were postponed until building renovations were complete and a sub-slab depressurization system (SSDS) has been installed.

In May 2011, Greenstar completed the supplemental RI sampling as per Zarecki & Associates, LLC (Z&A) approved RIWP, and as per April 2011 meeting with NYSDEC's reduced sampling guidance. In October 2011, Greenstar submitted a Draft RIR to NYSDEC, detailing the supplemental RI sampling. NYSDEC approved the Draft RIR, via letter, dated April 18, 2012. Greenstar submitted a Draft Analysis/Remedial Work Plan Report to NYSDEC in June 2011, reviewing remedial alternatives for the subject property. NYSDEC issued a letter, dated June 28, 2012, commenting on the Draft Analysis/Remedial Work Plan.

2.5.1 Supplemental RI Soil Sample Results

On-site soils and fill were not impacted by VOCs, SVOCs, pesticides, PCBs, cyanide or hexavalent chromium; concentrations of these contaminants were below RRSCOs, CP-51 SCOs.

2.5.2 Supplemental RI Groundwater Sample Results

Concentrations of pesticides, PCBs, cyanide were not detected in groundwater. Free product or petroleum sheens were not observed in on-site monitoring wells. The UST excavation (and other on-site areas) contained monitoring wells that did not reveal impacts by VOCs or lead.

3.0 PERFORMANCE EVALUATION

As outlined in Section 3.0 of the SMP, prepared by Greenstar, dated September 26, 2012, the Plan details evaluating the performance of the remedy to decrease and/or mitigate residual contamination at the subject property. Annual monitoring was to be performed for the first ten (10) years.

Monitoring/Inspection Schedule:

Monitoring Program	Frequency*	Matrix	Analysis
Air	Once to confirm operation of SSDS	Indoor Air	TO-15
Cover System	Annually	Pavement Cover	Visual Inspection
SSDS	Annually	System	Visual Inspection / Vacuum Readings

*Modification to the frequency or sampling requirements will require approval from the NYSDEC project manager.

Periodic monitoring, including inspection of the cover system and collection/analysis of soil vapor samples has been conducted at the Site since the First Quarter of 2025. Subsequent monitoring will be decided by the NYSDEC, dependent on monitoring reduction requests submitted by Main Street Pawling, LLC.

The remedial actions were designed to achieve site-specific remediation objectives. These include:

- Monitoring the asphalt cover system/cap;
- Sampling and analysis of all affected site media (soil vapor); and
- Monitoring Reporting.

The engineered and institutional controls in place at the site continue to be effective in achieving the site-specific remediation goals. During site inspections/vapor intrusion investigations that occurred on September 4, 2024, March 26, 2025, and January 22, 2026, PVEDI personnel did not observe monitoring points or record any vacuum readings from the SSDS as U-tube manometers were not installed in the SSDS PVC stick-ups. The performance of the SSDS could not be evaluated due to lack of monitoring points.

An institutional control, in the form of an environmental deed restriction has been put in place to restrict the Site to restricted residential, commercial or industrial uses and restrict activities at the Site, including use of groundwater without proper treatment.

An engineering control, consisting of the composite cover system has been installed to prevent ingestion/direct contact with contaminated soils and groundwater.

4.0 INSTITUTIONAL CONTROLS / ENGINEERING CONTROLS COMPLIANCE REPORT

4.1 Engineering Controls

Because some contamination remained after completion of remedial actions, Engineering Controls (ECs) were incorporated into the site remedy to monitor the soil cover system in order to ensure protection of public health and the environment. The following EC was implemented in accordance with the SMP:

- Composite cover system; and
- SSDS.

Annual Site Wide Inspection Forms are attached in Appendix C.

4.1.1 Composite Cover System

Direct exposure to remaining soil contamination at the site is prevented by a site wide cover system. The composite cover system is a permanent control, and the quality and integrity of this system will be inspected at defined, regular intervals in accordance with SMP in perpetuity.

This cover system is comprised of asphalt pavement, concrete-covered sidewalks, and concrete building slabs, constructed across the entire site. A demarcation layer consists of the base of the pavement, concrete sidewalk, or building slabs. Any changes to this cover system must be made in accordance with the requirements of the SMP, and a figure showing the modified surface included in this report and in any updates to the SMP.

Monitoring of the cover will be performed during inspection walk-throughs annually. In order to document inspection of the composite cover system, an annual Site Wide Inspection with Photograph Log is provided in Appendix B.

If the type of cover system changes or requires repair, this will constitute a modification of the cover element of the remedy. Any changes made must be made per the requirements of the SMP, and a figure showing the modified surface included in this report and in any updates to the SMP.

4.1.2 Sub-Slab Depressurization System

An active SSDS was installed under the concrete foundation slab of the on-site structure to prevent the potential migration of vapors into the building. The SSDS consists of a network of 3-inch diameter solid schedule 40 polyvinyl chloride (PVC) piping. The sub-slab piping is installed vertically, penetrating the sub-slab in two (2) locations (the east/northeast section and western section of the basement) within beds

of gas-permeable washed gravel. A blower assembly, consisting of 1/10 horsepower fans, running on 110-volt power.

4.2 Institutional Controls

A series of ICs is required by the Decision Document to: (1) implement, maintain and monitor Engineering Control systems; (2) prevent future exposure to remaining contamination; and (3) limit the use and development of the site to Restricted Residential and Commercial uses only. Adherence to these ICs on the site is required by the Environmental Easement and will be implemented under this SMP. ICs identified in the Environmental Easement may not be discontinued without an amendment to or extinguishment of the Environmental Easement. These ICs are:

- The property may be used for: restricted residential and commercial use;
- All ECs must be operated and maintained as specified in this SMP;
- All ECs must be inspected at a frequency and in a manner defined in the SMP;
- The use of groundwater underlying the property is prohibited without necessary water quality treatment as determined by the NYSDOH or the Dutchess County Department of Health to render it safe for use as drinking water or for industrial purposes, and the user must first notify and obtain written approval to do so from the Department;
- Groundwater and other environmental or public health monitoring must be performed as defined in the SMP;
- Data and information pertinent to site management must be reported at the frequency and in a manner as defined in the SMP;
- All future activities that will disturb remaining contaminated material must be conducted in accordance with the SMP;
- Monitoring to assess the performance and effectiveness of the remedy must be performed as defined in the SMP;
- Operation, maintenance, monitoring, inspection, and reporting of any mechanical or physical component of the remedy shall be performed as defined in the SMP;
- Access to the site must be provided to agents, employees or other representatives of the State of New York with reasonable prior notice to the property owner to assure compliance with the restrictions identified by the Environmental Easement;
- The potential for vapor intrusion must be evaluated for any buildings developed in the area within the IC boundaries noted on Figure 2 of the SMP, and any potential impacts that are identified must be monitored or mitigated;
- Vegetable gardens and farming on the site are prohibited; and
- If any of the existing buildings are demolished, an evaluation shall be performed to determine the need for further investigation and remediation should large scale redevelopment occur, or if the subsurface is otherwise made accessible.

Institutional Controls identified in the Decision Document may not be discontinued without an amendment to or extinguishment of the Environmental Deed Restriction.

4.3 IC/EC Certification

The Institutional Control/Engineering Control certification signed by a Qualified Environmental Professional (QEP) is included in Appendix A.

5.0 MONITORING PLAN COMPLIANCE REPORT

5.1 Site Wide Inspection

The annual site wide inspection was completed on January 22, 2026, during which site conditions were deemed to satisfy the standards listed above. Refer to Appendix B for Site Wide Cover System inspection with photo log.

During site inspections/vapor intrusion investigations that occurred on September 4, 2024, March 26, 2025, and January 22, 2026, PVEDI personnel observed an approximate 15-inch by 15-inch square, approximately 2-3-inches deep, cut into the slab in the west and east basements. According to the site property manager, these squares were cut into the concrete slab for the utilization of a portable electric pump during flooding events. PVEDI reviewed these locations with the NYSDEC and conferred on a method of sealing them.

5.2 Vapor Intrusion Investigation

The NYSDEC conducted a site visit to the subject property on July 23, 2024, which included an inspection of the on-site SSDS. NYSDEC expressed concern that SSDS piping from the slab to the in-line fan was of different material than horizontal piping along the interior walls, suggesting the SSDS was not installed during construction of the on-Site structure. Additionally, no pressure gauges, sampling ports or rain cap/cover were observed on the system. PVEDI personnel conducted a site visit on September 4, 2024, and confirmed the State's findings. Additionally, a portion of the structure, which was inaccessible during the NYSDEC visit, was inspected; an additional SSDS fan and associated piping were identified with features similar to the initial fan and piping. The exterior piping associated with the second fan was also observed void of rain cap/cover.

Based on these findings, the NYSDEC required a Corrective Measures Work Plan (CMWP), including a vapor intrusion investigation to determine whether a vapor encroachment condition (VEC) exists at the property. PVEDI prepared and submitted a site specific CMWP dated October 18, 2024, Revised November 18, 2024, to NYSDEC; the work plan was subsequently approved by the State on November 18, 2024. The CMWP included the following elements:

- Soil Vapor Investigation;
- Performance Testing, Monitoring Point Installation and SSDS Upgrading (if necessary); &
- SSDS Modifications and/or Design (if necessary).

Summarized below are the findings of the vapor intrusion investigation.

5.2.1 Soil Vapor Sample Collection

In accordance with the approved CMWP, a total of five (5) sub-slab soil vapor with co-located ambient indoor air samples, eight (8) additional ambient air samples (two [2] on each floor above the basement), and one (1) outdoor ambient air sample were collected throughout the subject property. PVEDI installed temporary vapor probes through the concrete slab of foundation using a hammer drill and 5/8-inch drill bit. Probes were sealed at the surface with non-VOC emitting clay. Vapor probes were purged of one to three volumes at a rate not to exceed 0.2L/min. A helium tracer test was conducted at each location to verify integrity and demonstrate that ambient air was not being drawn into the samples being collected.

Vapor samples were collected in certified clean Summa canisters with a regulator set to collect a sample over a specified period, depending on location. Samples from the basement and 1st floor were collected over an 8-hour period. Samples from the 2nd, 3rd and 4th floor were collected over a 24-hour period. The ambient outdoor air sample was collected over an 8-hour period. All samples were submitted to a New York State Department of Health (NYSDOH) Environmental Laboratory Approval Program (ELAP)-certified laboratory for analysis of volatile organic compounds (VOCs) via United States Environmental Protection Agency (USEPA) Method TO-15 Select Ion Monitoring (SIM) following standard chain-of custody procedures.

Sub-slab sampling points were repaired with concrete patch following sample collection.

The approved CMWP dated October 18, 2024, Revised November 18, 2024, stated that “Immediately following SSDS start-up, PVEDI will conduct pilot-scale vacuum testing within the building to evaluate the potential for air to flow beneath the slab and extract vapors from proposed vacuum extraction points.” On March 28, 2025, PVEDI requested a deviation, via email, from the workplan stating that no permanent monitoring points are present at the property, and that performance testing of the SSD systems will be conducted only if there are detected concentrations of any of the 21 compounds in the NYSDOH Guidance Document Matrix Tables which would require mitigation. NYSDEC approved this deviation request, via email, on April 1, 2025.

PVEDI completed and submitted to NYSDEC two (2) Vapor Intrusion Investigations, dated January 23, 2025 and May 5, 2025, revised June 6, 2025. A third Vapor Intrusion Investigation, conducted in January 2026, will be submitted under a different cover once finalized (waiting on third party data usability summary reports).

6.0 CONCLUSIONS AND RECOMMENDATIONS

6.1 Limitations

PVEDI was provided documentation described in Section 2.1, by others. PVEDI makes no representation as to the accuracy or completeness of this documentation and has not independently verified any information in these documents.

To PVEDI's knowledge, no other inspections or certifications of site controls were conducted by others during the 2012-2024 reporting period prior to our site involvement. PVEDI makes no representation of the site prior to our initial inspection on September 4, 2024.

6.2 Conclusion

Institutional controls that have been established for this site continue to be effective in supporting the remedial goals. Site inspections indicate the engineering controls remain in place and continue to provide the protection for the remedial solutions that have been established. The IC/EC Certification Form is provided as Appendix A.

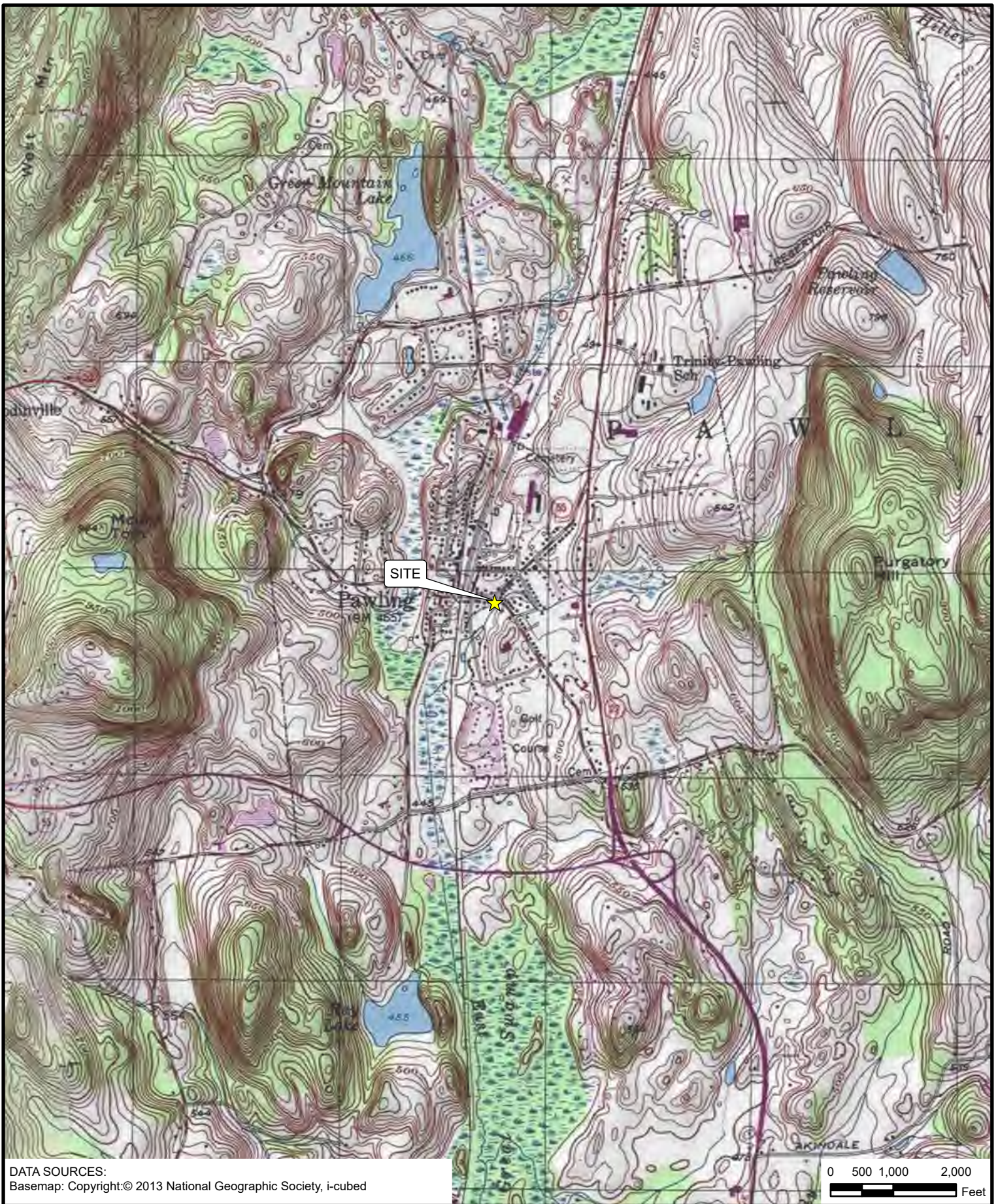
6.3 Recommendation

PVEDI has been contracted by the current site owner/operator with implementing the corrective action/soil vapor intrusion and preparing a PRR. After two (2) rounds of soil vapor sampling, low concentrations of petroleum-related compounds and chlorinated VOCs were detected during both sampling events, and when compared to NYSDOH Vapor Intrusion Decision Matrices warrant no further action. PVEDI recommends the decommissioning of the on-site SSDS and subsequent revision to the SMP.

PVEDI also requests inspections continue to be conducted annually while the PRR only be submitted triennially.

As mentioned above, a third Vapor Intrusion Investigation, conducted in January 2026, will be submitted under a different cover once finalized.

FIGURES



48 Springside Avenue
 Poughkeepsie, NY 12603
 Office: 845.454.2544
 Fax: 845.454.2655

SITE LOCATION MAP

33 EAST MAIN STREET, VILLAGE OF
 PAWLING, DUTCHESS COUNTY, NEW YORK

PROJECT NO.

20240302

N



FIGURE 1

DATE: 1/23/2026

SCALE: AS INDICATED

PROJECTION: STATE PLANE NAD83 NY EAST

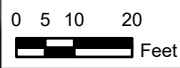
ALL LOCATIONS APPROXIMATE

LEGEND

TAX PARCEL OUTLINE



DATA SOURCES:
Tax Parcel Outline: Dutchess County Tax ParcelAccess, Accessed 08/2024
Basemap: New York State, State of Connecticut, Maxar, Microsoft



PVEDi 48 Springside Avenue Poughkeepsie, NY 12603 Office: 845.454.2544 Fax: 845.454.2655	SELECTED SITE FEATURES 33 EAST MAIN STREET, VILLAGE OF PAWLING, DUTCHESS COUNTY, NEW YORK	PROJECT NO.	FIGURE 2
		20240302	DATE: 1/23/2026
		N 	SCALE: AS INDICATED
			PROJECTION: STATE PLANE NAD83 NY EAST
			ALL LOCATIONS APPROXIMATE

APPENDIX A



Enclosure 2
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Periodic Review Report Notice
Institutional and Engineering Controls Certification Form



Site Details

Box 1

Site No. **C314116**

Site Name **Cornerstone Enterprises Inc.**

Site Address: 33 East Main Street Zip Code: 12564
City/Town: Pawling
County: Dutchess
Site Acreage: 0.230

Reporting Period: January 03, 2014 to March 01, 2026

YES NO

1. Is the information above correct?

☒ ☐

If NO, include handwritten above or on a separate sheet.

2. Has some or all of the site property been sold, subdivided, merged, or undergone a tax map amendment during this Reporting Period?

☐ ☒

3. Has there been any change of use at the site during this Reporting Period (see 6NYCRR 375-1.11(d))?

☐ ☒

4. Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property during this Reporting Period?

☐ ☒

If you answered YES to questions 2 thru 4, include documentation or evidence that documentation has been previously submitted with this certification form.

5. Is the site currently undergoing development?

☐ ☒

Box 2

YES NO

6. Is the current site use consistent with the use(s) listed below?
Restricted-Residential, Commercial, and Industrial

☒ ☐

7. Are all ICs in place and functioning as designed?

☒ ☐

**IF THE ANSWER TO EITHER QUESTION 6 OR 7 IS NO, sign and date below and
DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.**

A Corrective Measures Work Plan must be submitted along with this form to address these issues.

Diana Tomassetti

06/10/2026

Signature of Owner, Remedial Party or Designated Representative

Date

Box 2A

YES NO

8. Has any new information revealed that assumptions made in the Qualitative Exposure Assessment regarding offsite contamination are no longer valid?

☐☒

If you answered YES to question 8, include documentation or evidence that documentation has been previously submitted with this certification form.

9. Are the assumptions in the Qualitative Exposure Assessment still valid?
(The Qualitative Exposure Assessment must be certified every five years)

☒☐

If you answered NO to question 9, the Periodic Review Report must include an updated Qualitative Exposure Assessment based on the new assumptions.

SITE NO. C314116**Box 3****Description of Institutional Controls**ParcelOwnerInstitutional Control**134001-7056-05-071977-000** Diana Tomassett - Main St Pawling LLC

Ground Water Use Restriction
Soil Management Plan
Landuse Restriction
Monitoring Plan
Site Management Plan
O&M Plan
IC/EC Plan

(1) The Controlled Property may be used for restricted residential use as described within 6 NYCRR Part 375-1.8(g)(2)(ii), as long as the following long-term engineering controls are employed and the land use restrictions specified below are adhered to:

(2) All Engineering Controls must be operated and maintained as specified in the Site Management Plan (SMP);

(3) All Engineering Controls must be inspected or public health monitoring must be performed as defined in the SMP;

(4) Groundwater and other environmental or public health monitoring must be performed as defined in the SMP;

(5) Data and information pertinent to Site Management of the Controlled Property must be reported at the frequency and in a manner defined in the SMP;

(6) All future activities on the property that will disturb remaining contaminated material must be conducted in accordance with the SMP;

(7) Monitoring to assess the performance and effectiveness of the remedy must be performed as defined in the SMP;

(8) Operation, maintenance, monitoring, inspection, and reporting of any mechanical or physical components of the remedy shall be performed as defined in the SMP.

(9) Access to the site must be provided to agents, employees or other representatives of the State of New York with reasonable prior notice to the property owner to assure compliance with the restrictions identified by this Environmental Easement.

Box 4**Description of Engineering Controls**

Parcel

134001-7056-05-071977-0000

Engineering Control

Vapor Mitigation
Cover System

- Cover System
- Sub-slab depressurization system

Box 5

Periodic Review Report (PRR) Certification Statements

1. I certify by checking "YES" below that:

- a) the Periodic Review report and all attachments were prepared under the direction of, and reviewed by, the party making the Engineering Control certification;
- b) to the best of my knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program, and generally accepted engineering practices; and the information presented is accurate and complete.

YES NO

☒ ☐

2. For each Engineering control listed in Box 4, I certify by checking "YES" below that all of the following statements are true:

- (a) The Engineering Control(s) employed at this site is unchanged since the date that the Control was put in-place, or was last approved by the Department;
- (b) nothing has occurred that would impair the ability of such Control, to protect public health and the environment;
- (c) access to the site will continue to be provided to the Department, to evaluate the remedy, including access to evaluate the continued maintenance of this Control;
- (d) nothing has occurred that would constitute a violation or failure to comply with the Site Management Plan for this Control; and
- (e) if a financial assurance mechanism is required by the oversight document for the site, the mechanism remains valid and sufficient for its intended purpose established in the document.

YES NO

☐ ☒

**IF THE ANSWER TO QUESTION 2 IS NO, sign and date below and
DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.**

A Corrective Measures Work Plan must be submitted along with this form to address these issues.

HAS BEEN SUBMITTED AND IS BEING IMPLEMENTED

Diana Tomassetti

Signature of Owner, Remedial Party or Designated Representative

06/10/2026

Date

Box 6

<u><i>Diana Tomassetti</i></u>	06/10/2026
Signature of Owner, Remedial Party, or Designated Representative	Date
Rendering Certification	

EC CERTIFICATIONS

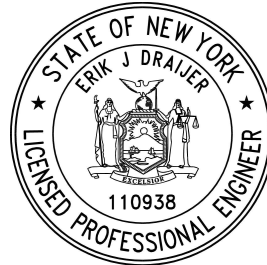
Box 7

Qualified Environmental Professional Signature

I certify that all information in Boxes 4 and 5 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I Erik J Draijer at 48 Springside Avenue, Poughkeepsie, NY ,
print name print business address

am certifying as a Qualified Environmental Professional for the Owner
(Owner or Remedial Party)



Signature of Qualified Environmental Professional, for
the Owner or Remedial Party, Rendering Certification

Stamp
(Required for PE)

Date 7/21/2026

APPENDIX B

PHOTO LOG

PROJECT No.	20240302	CLIENT	
PROJECT NAME	33 East Main Street	Main Street Pawling, LLC	
LOCATION	33 East Main Street, Pawling, NY	85 Charles Colman Boulevard	
NYSDEC SITE	#C314116	Pawling, New York	



Photograph #1: Facing south, view of the main entrance to the building located on the subject property. (01-22-2026)



Photograph #2: Facing south, view of the eastern exterior of the building. (01-22-2026)

By:	Anthony Spadavecchia
	PVEDi Engineering, Architecture and Geology, DPC

PHOTO LOG

PROJECT No.	20240302	CLIENT	
PROJECT NAME	33 East Main Street	Main Street Pawling, LLC	
LOCATION	33 East Main Street, Pawling, NY	85 Charles Colman Boulevard	
NYSDEC SITE	#C314116	Pawling, New York	



Photograph #3: Facing southwest, view of the parking lot located south of the building. (01-22-2026)



Photograph #4: Facing west, view of the parking lot/southern exterior located south of the building. (01-22-2026)

By:	Anthony Spadavecchia
	PVEDI Engineering, Architecture and Geology, DPC

PHOTO LOG

PROJECT No.	20240302	CLIENT	
PROJECT NAME	33 East Main Street	Main Street Pawling, LLC	
LOCATION	33 East Main Street, Pawling, NY	85 Charles Colman Boulevard	
NYSDEC SITE	#C314116	Pawling, New York	



Photograph #5: Facing north, view of the parking lot/southern exterior located south of the building. (01-22-2026)



Photograph #6: Facing north, view of the parking lot/southern exterior located south of the building. (01-22-2026)

By:	Anthony Spadavecchia
	PVEDI Engineering, Architecture and Geology, DPC

PHOTO LOG

PROJECT No.	20240302	CLIENT	
PROJECT NAME	33 East Main Street	Main Street Pawling, LLC	
LOCATION	33 East Main Street, Pawling, NY	85 Charles Colman Boulevard	
NYSDEC SITE	#C314116	Pawling, New York	



Photograph #7: Facing south, view of the western exterior of the building. (01-22-2026)



Photograph #8: Facing east, view of the northern exterior of the building. (01-22-2026)

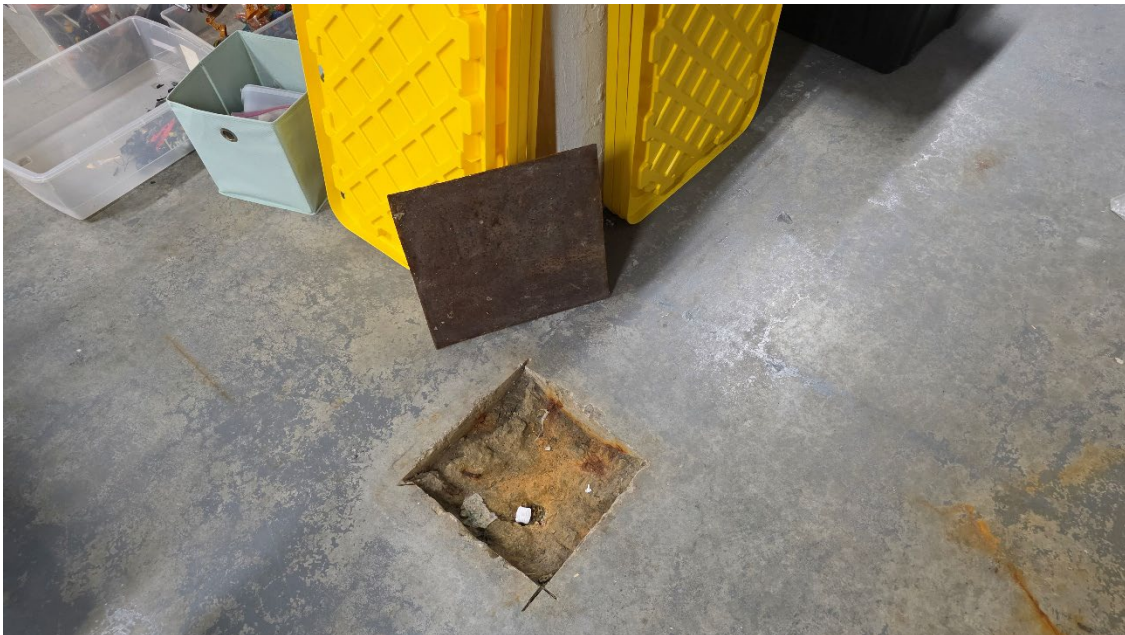
By:	Anthony Spadavecchia
	PVEDi Engineering, Architecture and Geology, DPC

PHOTO LOG

PROJECT No.	20240302	CLIENT	
PROJECT NAME	33 East Main Street	Main Street Pawling, LLC	
LOCATION	33 East Main Street, Pawling, NY	85 Charles Colman Boulevard	
NYSDEC SITE	#C314116	Pawling, New York	



Photograph #9: Facing east, view of the interior of the east basement. (01-22-2026)



Photograph #10: View of the cut-out concrete square section located in the east basement. (01-22-2026)

By:	Anthony Spadavecchia
	PVEDI Engineering, Architecture and Geology, DPC

PHOTO LOG

PROJECT No.	20240302	CLIENT	
PROJECT NAME	33 East Main Street	Main Street Pawling, LLC	
LOCATION	33 East Main Street, Pawling, NY	85 Charles Colman Boulevard	
NYSDEC SITE	#C314116	Pawling, New York	



Photograph #11: Facing south, view of the interior of the east basement. (01-22-2026)



Photograph #12: View of the interior of the west basement and view of the cut-out concrete square section. (01-22-2026)

By:	Anthony Spadavecchia
	PVEDi Engineering, Architecture and Geology, DPC

PHOTO LOG

PROJECT No.	20240302	CLIENT	
PROJECT NAME	33 East Main Street	Main Street Pawling, LLC	
LOCATION	33 East Main Street, Pawling, NY	85 Charles Colman Boulevard	
NYSDEC SITE	#C314116	Pawling, New York	



Photograph #13: View of the northern section in the west basement. (01-22-2026)



Photograph #14: View of the hallway section in the west basement. (01-22-2026)

By:	Anthony Spadavecchia
	PVEDI Engineering, Architecture and Geology, DPC

APPENDIX C

§SITE-WIDE INSPECTION/SYSTEM INSPECTION FORM
CORNERSTONE ENTERPRISES, INC., PAWLING, NEW YORK

Personnel:	Anthony Spadavecchia	Date:	January 22, 2026		
Company:	PVEDI	Time:	11:00am		
Weather:	20 Degrees, Sunny	HVAC:			
ANNUAL SUB-SLAB DEPRESSURIZATION SYSTEM INSPECTION					
Last inspection date: 2025		Next scheduled inspection date: 2027		Equipment used: None	
Sub-Slab Pressure Points					
Point ID					
VAC (in. H2O)					
Mitigation Fan (ID):	Fan Running/Off:	Manometer: (inches H2O)	Electrical Inspection	Piping Inspection	Overall Condition
ANNUAL SITE INSPECTION					
Describe general site conditions:			Four-story residential and commercial structure surrounded by asphalt parking lot and sidewalk.		
Is the asphalt pavement cover still in place and in good condition? Note areas of repair needed.			Asphalt and sidewalk areas are in good shape. No areas for repair noted.		
Are monitoring wells GW-09, GW-10 and MW-6 in good conditions? Note any repairs needed.			Monitoring wells were not observed during the time of inspection; potentially beneath vehicles or snow cover.		
Describe building and site use (residential, commercial, provide details).			Residential & Commercial.		
Describe any excavation, new building construction, or plans for building construction since last inspection.			None <u>at this time.</u>		
Has there been any changes in site operations or conditions in last year that could affect the Engineering Controls?			None.		
List any other significant changes in site condition since last inspection.			None.		
COMMENTS					