

December 8, 2025

New York State Department of Environmental Conservation
Division of Environmental Remediation
ATTN: Caroline Jalanti
21 South Putt Corners Road
New Paltz, New York 12561

Re: **Corrective Measures Work Plan Addendum**; 33 East Main Street, Village of Pawling, New York
BCP Site #C314116
PVEDI File #20240302

Dear Ms. Jalanti:

This Corrective Measures Work Plan (CMWP) Addendum was prepared by PVEDI Engineering, Architecture and Geology, D.P.C. ("PVEDI") on behalf of Main Street Pawling, LLC. The 0.23-acre lot, located at 33 East Main Street, Pawling, New York (Tax ID #134001-7056-05-071977-0000), herein referred to as "the Site," was remediated in accordance with Brownfield Cleanup Agreement (BCA), Index W3-1 099-06-10, executed on January 22, 2007. A Site Location Map and Sample Location Map are presented as Figures 1 and 2, respectively.

1.0 INTRODUCTION AND PROJECT BACKGROUND

The objective of this CMWP is to bring the Site back into compliance in accordance with the Site Management Plan (SMP), prepared by Greenstar Environmental Solutions, LLC (GES), dated September 2012.

The New York State Department of Environmental Conservation (NYSDEC) conducted a Site Visit on July 23, 2024 which included an inspection of the on-Site sub-slab depressurization system (SSDS). NYSDEC expressed concern that SSDS piping from the slab to the in-line fan, was of different age and 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 identified on the system. PVEDI 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, and 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, a CMWP was prepared on October 18, 2024 (Revised November 18, 2024), to perform a soil vapor investigation of the site. On January 23, 2025, a Corrective Measures Summary Report (CMSR) was submitted to NYSDEC. After NYSDEC review, a 2nd soil vapor investigation was performed, and an updated CMSR was submitted on May 5, 2025 (Revised June 6, 2025). The conclusions and recommendations of the approved soil vapor investigation are summarized below:

Conclusions:

1. A total of five (5) sub-slab soil vapor with co-located indoor air samples, eight (8) additional indoor air samples, and one (1) outdoor ambient air sample were collected throughout the subject property, for a total of nineteen (19) samples.
2. Low concentrations of petroleum-related compounds and chlorinated VOCs were detected during this sampling event, requiring no further action in accordance with NYSDOH Vapor Intrusion Decision Matrices.

Recommendations:

1. The NYSDOH Guidance Document contains six (6) Matrix Tables, incorporating a total of twenty-one (21) volatile organic compounds. Based on the concentrations of these compounds detected in soil vapor and co-located ambient air samples, a soil vapor intrusion (SVI) does not appear to exist at the site.
2. Low concentrations of VOCs were detected in indoor air samples collected from the 1st, 2nd, 3rd and 4th, which do not appear to be related to a SVI.
3. Based on the comparison of sub-slab soil vapor to co-located indoor air samples using the applicable NYSDOH Matrix Tables, no further action is required. However, as part of the decommissioning process for an SSDS, a second round of sampling, conducted during the 2025/2026 heating season, is required before the systems can be considered for formal decommissioning. The purpose of a second round of sampling is to determine if the continued use of the SSDS is required and to evaluate if a rebound effect is occurring underneath the building. PVE will draft a letter work plan for submittal to NYSDEC and NYSDOH for review and acceptance. The scope of the work plan will be limited to sub-slab vapor samples and co-located ambient air samples in the basement of the structure.
4. Both SSD systems are permitted to be turned off at this time, and will be considered for decommissioning following the receipt of the 2025/2026 SVI data.
5. PVE will prepare a Periodic Review Report (PRR) in accordance with the 2012 Site Management Plan (SMP) on an annual basis.

As stated above, as part of the decommissioning process for an SSDS, a second round of sampling, conducted during the 2025/2026 heating season, is required before the systems can be considered for formal decommissioning. The NYSDEC is requiring a CMWP addendum to outline the additional steps required to bring the Site back into compliance and consider decommissioning of the SSDS. The scope of work is provided below.

2.0 SCOPE OF WORK

In accordance with New York State Department of Health guidance, during the heating season (November 15 through March 31), PVEDI will collect five (5) sub-slab vapor with five (5) co-located indoor air samples in the basement of the subject property in the same locations as previous investigations. SSDS fans have been turned off and SSDS piping has been capped since June 12, 2025. Sub-slab vapor samples will be collected through the slab of the structure using a hammer-drill and 5/8-inch drill bit. Vapor probes will be installed below the bottom of

the slab and sealed at the surface with a non-Volatile Organic Compound (VOC) emitting clay to prevent ambient air influence.

Vapor probes will be installed following New York State Department of Health (NYSDOH) procedures. A helium-vapor test will be conducted to demonstrate a proper seal around the sampling port and confirm sample integrity. Prior to sample collection, the sample port will be purged of one to three volumes at a rate not to exceed 0.2 L/min.

Vapor samples will be collected in certified clean Summa canisters with a regulator set to collect a sample over an 8-hour period. Samples will be submitted to a NYSDOH Environmental Laboratory Approval Program (ELAP)-certified laboratory for analysis of VOCs via United States Environmental Protection Agency (USEPA) Method TO-15 following standard chain-of-custody procedures. Category B deliverables will be requested from the laboratory and will receive third party validation in the form of Data Usability Summary Reports (DUSRs)

3.0 PERIODIC REVIEW REPORT

PVEDI will summarize the findings of this investigation in the upcoming Periodic Review Report (PRR), and include the following:

- Description of field tasks and methods.
- Analytical results in table format (laboratory reports will be appended).
- Comparison of vapor quality results to appropriate guidance values.
- Sample Location Map.
- Soil Vapor Logs
- Category B Deliverables
- DUSRs.

Draft data and the completed Product Inventory and Building Questionnaire will be provided to NYSDEC and NYSDOH once they are made available.

Pending analytical results that require no further action, PVEDI may recommend the decommissioning of the on-site SSDS.

If you have any questions, please do not hesitate to contact us.

Sincerely,

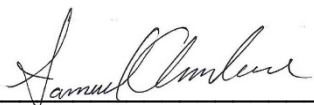
PVEDI



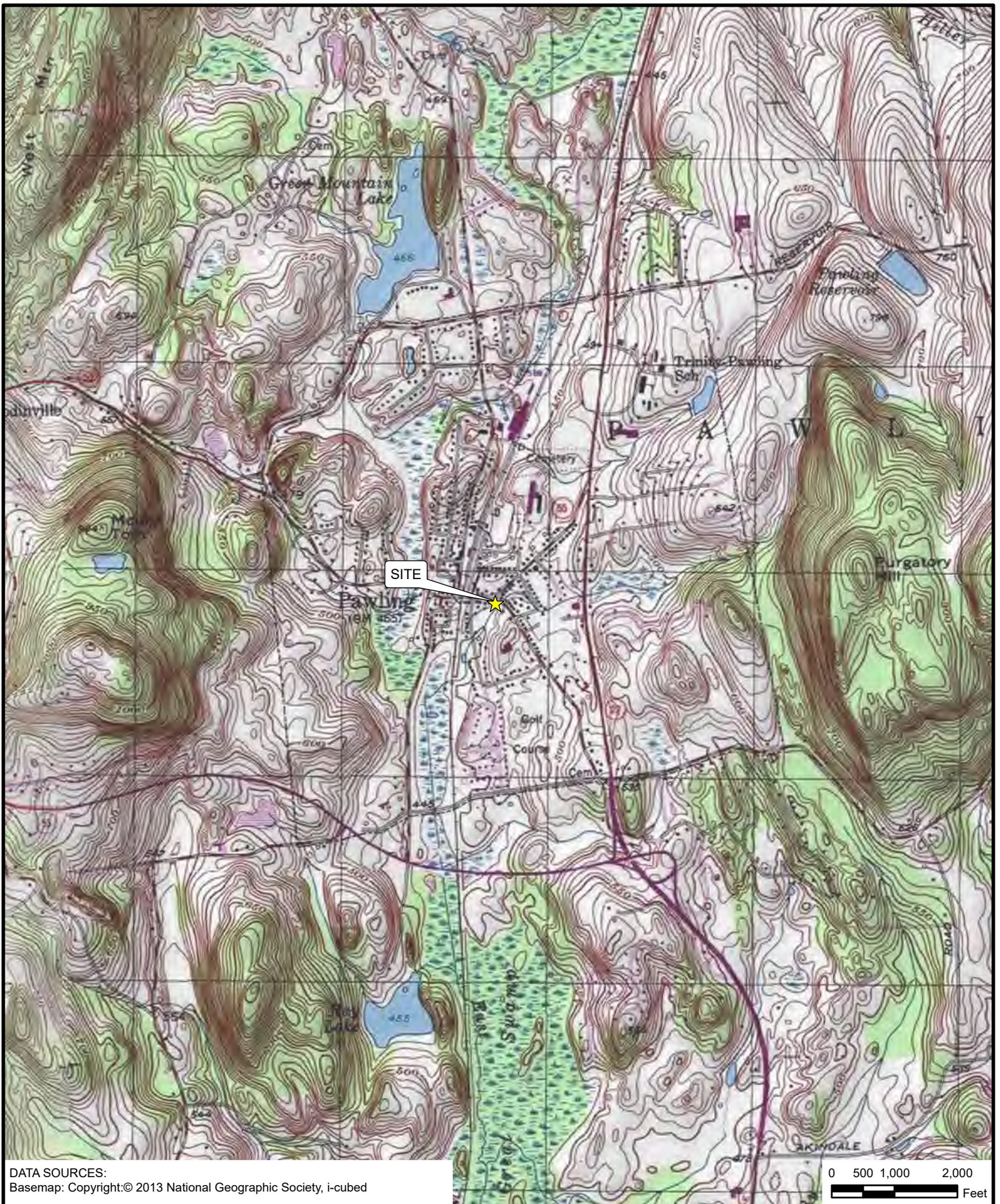
Samuel Ambrose, P.G.
Project Manager

CERTIFICATION STATEMENT

I, Samuel Ambrose, certify that I am currently a Qualified Environmental Professional as defined in 6 NYCRR Part 375 and that this Corrective Measures Work Plan 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 Green Remediation (DER-31).

 QEP

12/8/2025 Date



PVEDi

48 Springside Avenue
 Poughkeepsie, NY 12603
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SITE LOCATION MAP

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

PROJECT NO.

20240302

N



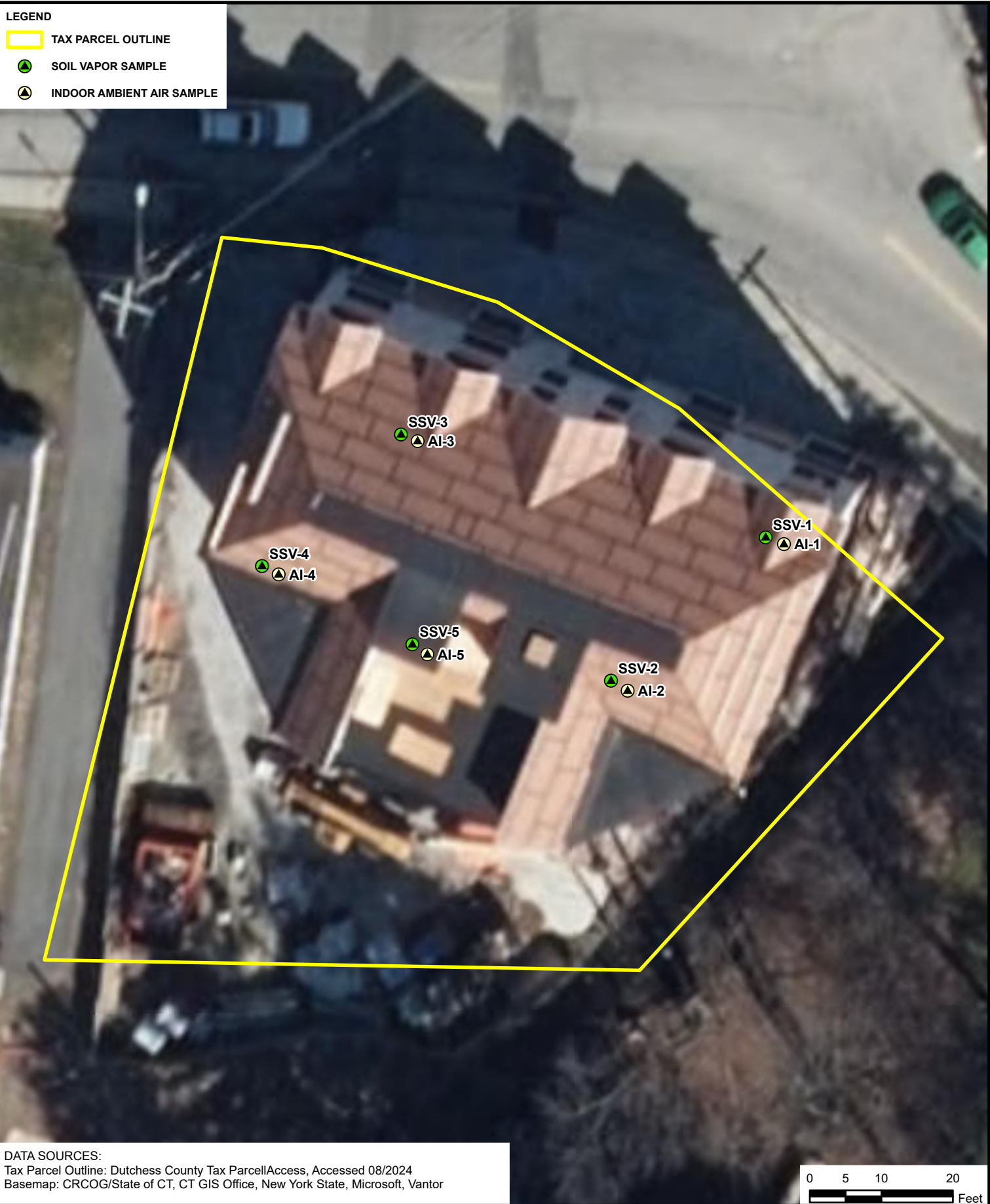
FIGURE 1


DATE: 11/17/2025

SCALE: AS INDICATED

PROJECTION: STATE PLANE NAD83 NY EAST

ALL LOCATIONS APPROXIMATE



<div><div><div>PVEDi</div><div>48 Springside Avenue Poughkeepsie, NY 12603 Office: 845.454.2544 Fax: 845.454.2655</div></div></div>	<div><div>SAMPLE LOCATION MAP</div><div>33 EAST MAIN STREET, TOWN OF PAWLING DUTCHESS COUNTY, NEW YORK</div></div>	PROJECT NO. 20240302	FIGURE 2
		<div><div>N</div><div></div></div>	DATE: 11/17/2025
			SCALE: AS INDICATED
			PROJECTION: STATE PLANE NAD83 NY EAST
			ALL LOCATIONS APPROXIMATE