DEPARTMENT OF THE AIR FORCE
AIR FORCE BASE CONVERSION AGENCY

October 25, 2001

MEMORANDUM FOR NYS DEPT OF ENVMTL CONSERVATION
ATTN: MR. JAMES QUINN
Bureau of Eastern Remedial Action
625 Broadway, 11th Floor
Albany NY 12233-7015

FROM: AFBCA/DA Plattsburgh
22 US Oval Suite 2200
Plattsburgh NY 12903

SUBJECT: Completed/Signed FOSTs and SEBSs

As required, attached are copies of the recently signed FOSTs and SEBs, and the public notice.

MICHAEL D. SOREL, PE
Site Manager/BRAC Environmental Coordinator

Attachments:
1. FOST/SEBS – Parcel A2.3,
Old Base and Medical Facilities
2. Public Notice

FINAL FINDING OF SUITABILITY TO TRANSFER (FOST)
FOR
PARCEL A2.3
OLD BASE AND MEDICAL FACILITIES
Former Plattsburgh Air Force Base, New York
August 2001

1: PURPOSE

1.1 The purpose of this Finding of Suitability to Transfer (FOST) is to document environmentally related findings and the suitability to transfer for the proposed deed of real property and any improvements at the former Plattsburgh Air Force Base (AFB), New York to the Plattsburgh Airbase Redevelopment Corporation (PARC). The property is described in Section 2 below. The property will be transferred via an Economic Development Conveyance in accordance with the Title XXIX of the National defense Authorization act for fiscal year 1994, Public Law No. 103-160. Its anticipated reuse is residential, commercial, and recreational.

1.2 This FOST is a result of a thorough analysis of information contained in the following documents: May 1997 Base Realignment and Closure Cleanup Plan (BCP); the November 1995 Environmental Impact Statement (EIS) for Disposal and Reuse of Plattsburgh AFB prepared by Tetra Tech Inc.; the January 1996 Lead-Based Paint Survey of High Priority Facilities, prepared by Earth Tech, Inc.; the June 1994 ITIR documenting LBP inspections, prepared by EA Engineering Science, and Technology; the December 1995 Asbestos Survey of Plattsburgh Air Force Base prepared by EA Science, Engineering and Technology; the January 1996 Background Surface Soil and Groundwater Survey performed by URS Consultants, Inc.; the April 1997 Closure Report for the Removal of Underground storage Tanks, Oil/Water Separators, Septic Tanks and Aboveground Storage Tanks (6 volumes) prepared by OHM Remediation Services Corporation; the April 1999 Site Characterization Report prepared by Fanning Phillips and Molnar; the November 1997 Site Assessment Report for the Plattsburgh Agway Facility prepared by EIV Technical Services; the June 2001 Final Report on the Supplemental Evaluation to the Environmental Baseline Survey prepared by URS Consultants, Inc; and the March 2001 Lead-Based Paint Risk Assessment/Inspection of Selected Housing at Plattsburgh Air Force Base prepared by Parsons Engineering Science, Inc. All documentation used for the preparation of this FOST and SEBS is available for review at the Air Force Base Conversion Agency office at Plattsburgh, New York.

2. PROPERTY DESCRIPTION

The area encompassed in this document includes a major portion of the Old Base (aka "Plattsburgh Barracks") as well as the area containing the former base hospital and related medical support facilities. The entire parcel contains 148 buildings and 19 miscellaneous support structures which are currently owned by the federal government and is approximately 216 acres in size. The buildings and structures with their sizes and construction dates are listed

in Table 2 below. The property also includes roads and automobile parking areas supporting the buildings. The area was consistently used for military family housing, administration, recreation, and medical functions since construction of this portion of the base. Detailed historic land use for this area can be found on pages 1 and 2 of Table B-1 in the Basewide EBS. The area is depicted on attachments 1A through 1D.

Table 2, Facility Information

Building (B) or Support Structure (S) Number	Usage	Size (SF) or Quantity (Ea)	Year Constructed
100 (B)	Group Headquarters	30,945	1893
101, 103, 109 (S)	Flag Poles	1/12/1	1964/1974/ 1893
102 (B)	Group Headquarters	1,030	1945
104 (B)	Wing Headquarters (includes child care center annex)	37,144	1893
108 (B)	Retail Warehouse	5,747	1893
112 (B)	Wing Headquarters	6,356	1946
114, 118, 122, 126, 130, 134, 142, 146, 150 (B)	Office Housing (Duplex)	10,067	1893
125 (B)	Water Meter	100	1973
121, 129 (B)	Garage (6-vehicle)	1,744	1956
138 (B)	Officer Housing (Duplex)	11,745	1893
145 (B)	Garage (7-vehicle)	2,032	1956
147 (B)	Garage (3-vehicle)	880	1956
154, 168, 172 (B)	Officer Housing (Duplex)	9,965	1893/1896/ 1896
160 (B)	Officer Housing	9,808	1893
161 (S)	Gazebo	1	1897
162 (S)	Rec Court	2	1936
163 (B)	Garage (5-vehicle)	1,456	1956
164 (B)	Temporary Living Facility	13,271	1894
171 (B)	Garage (10-vehicle)	2,896	1956
176 (B)	Officer Housing (Duplex)	7,642	1905
177 (B)	Chapel	3,473	1933
180 (B)	Officer Housing (4-plex)	10,428	1911
184, 188, 192 (B)	Officer Housing (5-plex)	12,387	1939
185, 189, 193 (B)	Garage (5-vehicle)	1,337	1947
200, 201 (B)	Housing (Duplex)	3,845	1959
204, 205, 208, 209, 212, 213, 216, 217, 220, 221, 224, 225, 229, 233, 237, 241 (B)	Housing (Duplex)	3,205	1959

228 (S)	Playground	1	1986
377 (B)	Officers' Club	23,422	1956
379, 381 (B)	Visiting Officers' Quarters	23,980	1956
402 (S)	Tennis Courts	6	1940
404 (S)	Training Aid	1	1985
406 (B)	NCO/ROTC Training/Dormitory and Base Admin Support Center	71,804	1934
408 (B)	Storage Building	320	1956
414 (B)	Gymnasium	49,554	1932
416 (B)	Housing (Single Family)	1,851	1903
420 (B)	Personnel Office	33,709	1895
422, 424 (S)	Recreation Fields	1/1	1985/1940
465 (B)	Garage (1-vehicle)	388	1938
469 (B)	Religious Education	9,456	1931
476 (B)	Group Headquarters	3,695	1894
512 (B)	Warehouse	5,000	1993
601 (B)	Fire Station	3,887	1895
609 (B)	Civil Eng Shops	9,035	1939
610 (B)	Wing Headquarters	8,172	1905
611 (B)	Garage (6-vehicle)	1,796	1986
612 (B)	Garage (1-vehicle)	314	1986
613 (B)	Family Housing (4-plex)	12,255	1939
614 (B)	Family Housing (single)	2,924	1910
615 (B)	Family Housing (4-plex)	12,255	1939
618 (S)	Recreation Field	1	1961
625 (B)	Family Support Center	15,492	1838
631 (B)	Warehouse	1,198	1941
651 (B)	Museum	1,502	1904
652 (B)	Recreation Equipment Storage	9,877	1922
653 (B)	Entomology Shop	960	1897
656 (B)	Garage (6-vehicle)	1,796	1986
657 (B)	Recreation Equipment Storage	3,272	1897
666 (B)	Office/Admin	259	1898
701 (B)	Office/Admin	8,000	1895
703 (B)	Traffic Check House	75	1962
704 (S)	Billboard	2	1987
710 (S)	Recreation Field	1	1980
746 (S)	Cemetery	1	UNK
751 (B)	Family Support Center	3,990	1905
817, 821, 824, 828, 832, 833, 836, 837, 840, 841, 844, 845, 848, 851, 852, 855, 856, 859, 860, 865,	Housing (Duplex)	3,205	1959

868, 869, 871, 872, 876, 879, 880, 881, 885, 888, 896, 904, 908, 912, 916, 920, 924, 928, 932, 936, 940 (B)			
825, 829, 849, 861, 864, 875, 884, 892, 900 (B)	Housing (Duplex)	3,845	1959
815 (S)	Playground	1	1986
890 (S)	Support Pad	1	1962
901 (B)	Emer Gen Bldg	274	1980
902 (B)	Sewage Pumphouse	144	1959
944, 948, 952, 956 (B)	Housing (single-plex)	1,890	1959
4990 (S)	Acft Display	1	1992
4991 (S)	Monument & Memorials	6	1978
5019 (B)	Material Services	240	1986
5020 (B)	Comp Med Fac	94,055	1959
5023 (S)	Acft Display	1	1966
5025 (B)	Amb Shelter	1092	1959
5026 (B)	Water Supply PH	100	1973
5030 (B)	Elect Power Sta Bldg	150	1986

3. NATIONAL ENVIRONMENTAL POLICY ACT (NEPA) COMPLIANCE

The environmental impacts of this proposal have been adequately analyzed and disclosed in compliance with NEPA. This proposed action complies with the projected residential, commercial, and recreational land uses for this area as outlined in the Proposed Action of the FEIS.

4 PROPERTY TRANSFER CATEGORY

Based on a review of the Basewide EBS, the data used to develop this FOST, and VSIs of the property, the buildings and structures are considered Department of Defense Environmental Condition Category (ECC) 1, 2 or 3 as indicated in Table 4 below. Category 1 areas are those where no release or disposal of hazardous substances or petroleum products has occurred (including no migration of those substances from adjacent areas); Category 2 areas are those where only release or disposal of petroleum products has occurred; Category 3 are those where release, disposal, and/or migration of hazardous substances has occurred, but at concentrations that do not require a removal or remedial action. Properties in these categories are suitable for transfer by deed.

The Category 1 rating is a result of there being no documented spills or releases, or signs of contamination (as noted during the VSIs), at the facilities listed in Table 4 below. The Category

2 rating is a result of spills, releases, or disposal of petroleum product at facilities as listed in Table 4 below. The Category 3 rating is a result of contamination from PCB spills, leaks, or releases. Changes in the condition category of these facilities, since publication of the Basewide EBS, are presented in Table 4 below. Condition categories have changed to Category 1 and 2 for several facilities as a result of revised DoD guidance, which allows Category 1 designation for hazardous or petroleum storage locations if there have been no spills or releases, and allows Category 2 designation for areas where only petroleum disposal/releases have occurred.

Table 4, Property Transfer Category

Location	Old ECC	New ECC	Comments
100	2	2	Minor contamination (petroleum) present from former UST.
101/103/109	1	1	No concerns noted.
102	3	2	Minor contamination (petroleum) present from former UST.
104	2	2	Minor contamination (petroleum) present from former USTs.
108	7	2	SPL-108 – minor staining noted on/around ASTs.
112	2	1	No contamination/concerns noted with AST or building area.
114	2	2	Minor staining on/around ASTs.
118	2	2	Minor staining on/around ASTs.
121	-	2	Minor staining on garage floors.
122	2	2	Minor staining on top of ASTs and around fill ports.
125	1	1	No environmental factors/concerns associated with this structure.
126	2	2	Minor staining noted on top of ASTs.
129	-	2	Minor staining on garage floors.
130	2	2	Minor staining noted on top of ASTs.
134	3	2	SPL-134 – Minor staining noted on/around ASTs and fill ports.
138	2	2	Minor staining noted on/around ASTs.
142	2	2	Staining noted in the parking area for the "A" unit; minor staining noted on top of ASTs.
145	-	2	Minor staining on garage floors.
146	3	2	SPL-146 – minor staining on/around AST.
147	-	2	Minor staining on garage floors.
150	3	2	SPL-150 – minor staining on/around ASTs.
154	2	1	No contamination/concerns noted with ASTs or building area.
160	2	2	Minor staining noted on top of ASTs.
161	1	1	No concerns noted.
162	1	1	No concerns noted.
163	-	2	Minor staining on garage floors.
164	3	2	SPL-164 – minor staining noted.
168	2	2	Minor staining noted on top of ASTs.
171	-	2	Minor staining on garage floors.

172	2	2	Minor staining noted on/around ASTs.
176	2	2	Minor staining noted from former AST.
177/180	2	1	No contamination noted/associated with ASTs/UST or building.
184	2	2	Minor staining noted on top of ASTs.
185	-	2	Minor staining on garage floors.
188	2	2	Staining noted on AST only.
189	-	2	Minor staining on garage floors.
192	2	1	Minor staining noted on top of ASTs.
193	-	2	Minor staining on garage floors.
200, 201, 204, 212, 217, 220, 221, 224, 225, 229, 233, 237, 828, 833, 836, 840, 844, 849, 851, 855, 856, 861, 869, 875, 884, 892, 900, 901, 916, 924, 928, 932, 936, 948, 956	5	2	Evidence of petroleum product release detected during tank removals, closure, or characterization reports, or documented release (SPL-224, SPL-861-1/2, SPL-869, SPL-892, SPL-901). No additional contamination or concerns noted during VSIs.
205	2	3	TF-205 – PCB release.
208, 213, 216, 241, 855, 871	3	2	Evidence of petroleum product release detected during tank removal, closure, or characterization reports, or documented release (SPL-855). No additional contamination or concerns noted during VSIs.
209, 960	4	2	Evidence of petroleum product release detected during tank removals, closure, or characterization reports, or documented release (SPL-209-1/2). No additional contamination or concerns noted during VSIs.
377	7	3	TF-377 – PCB release.
379	3	2	SPL-379 – no additional concerns noted.
381	1	1	No concerns noted.
402/404	1	1	No concerns noted.
406	7	3	TF-406N/S – PCB releases.
408	2	1	No concerns noted.
414	2	2	SPL-414 – no additional concerns noted.
416/420	2	1	No concerns noted.
422/424	1	1	No concerns noted.
465	1	2	Minor staining on garage floor.
469	2	2	SPL-469 – no additional concerns noted.
476	3	2	Minor petroleum contamination present from UST.
512	5	2	Within area of petroleum contamination from off-base source.

601	2	2	Minor staining in vehicle stalls; minor contamination (petroleum) present from former UST.
609	3	2	SPL-609 – no additional concerns noted.
610	3	2	Petroleum contamination from UST; cleaned up; this site is within area of possible petroleum contamination from off-base source.
611	-	2	No spills, releases, or contamination associated with this facility; this site is within area of possible petroleum contamination from off-base source.
612	-	1	No spills, releases, or contamination associated with this facility.
613	3	2	Minor petroleum spill; closed out. SPL-613
614	5	2	Minor petroleum contamination present from UST.
615	2	2	Minor petroleum contamination/staining from leaking AST; cleaned up.
618, 631, 666, 710, 746, 815, 890, 228	1	1	No contamination or concerns noted or detected (228 not listed in Basewide EBS).
625	2	1	No spills, releases, or contamination associated with this facility.
651	1	2	No spills, releases, or contamination associated with this facility; this site is within area of possible petroleum contamination from off-base source.,
652	2	2	Minor petroleum contamination present from UST.
653	2	1	No spills, releases, or contamination associated with this facility.
656	-	1	No spills, releases, or contamination associated with this facility.
657	1	1	No spills, releases, or contamination associated with this facility.
701	2	1	No concerns noted.
703	3	2	Minor petroleum spill; cleaned up. SPL-703
704	1	1	No spills, releases, or contamination associated with this facility.
751	3	2	Minor contamination (petroleum) present from former UST.
817, 829, 865, 920	2	1	No contamination or concerns noted or detected.
821, 832, 848, 852, 865, 868, 872, 880, 881, 889, 891, 896, 908, 944, 952	5	1	No contamination or concerns noted or detected.
824, 837, 841, 845, 859, 860,	2	2	Evidence of petroleum product release detected during tank removals/closure or characterization reports. No additional

864, 876, 879, 888, 904, 912, 940			contamination or concerns noted during VSIs.
825, 902	3	1	No contamination or concerns noted or detected. Release SPL-902-1/2/3 involved miscellaneous, nonhazardous materials (sewage).
4990	1	1	No environmental factors/concerns associated with this structure.
4991	1	1	No environmental factors/concerns associated with this structure.
5019	7	1	Review of hospital records and discussion with NYSDEC Region 5, Environmental Quality (Air) indicates no further investigation or closeout documentation is necessary.
5020	3	2	Three spills associated with this building all involved petroleum products. All spills closed.
5023	1	1	No environmental factors/concerns associated with this structure.
5025	2	2	Soil exhibited evidence of staining and PAH contamination during removal of UST-5025. Soil was removed and replaced. No groundwater was encountered.
5026	1	1	No environmental factors/concerns associated with this structure.
5030	2	1	No documentation of spill/disposal/release of petroleum products could be found. VSI indicated no evidence of residual contamination.

5 DEED RESTRICTIONS AND NOTIFICATIONS

The environmental documents listed in section 1.2 were evaluated to identify environmental factors (Atch 2) which may warrant constraints on certain activities in order to minimize substantially or eliminate any threat to human health or the environment. Such constraints typically are embodied as permanent restrictions or as specific notifications to the transferee. The factors that require either deed restrictions or specific notifications are identified in Atch 2 and are discussed below. Please reference the EBS, SEBS, and other applicable documents for specific information on each resource category.

5.1 Hazardous Substances Notification.

The Basewide EBS (Tables C-1 and C-2) lists several hazardous materials/waste storage areas on this property. These areas are described in Table 3.2.1A, below.

Table 5.1, Hazardous Material/Waste Storage

Location	Comments
406	OTH-406. A photographic/reprographic shop operated in this building which used perchloroethane, acetone, and an electrostatic solution. This shop was closed in 1993. The VSI indicated no evidence of concern or residual contamination.
609	STW-609. This was a satellite accumulation point for the storage of spent paint remover and other hazardous materials. This area is now closed and the VSI indicated no evidence of residual contamination.
652	STW-652. This area served as an accumulation point for storage of spent motor oil and petroleum spill cleanup materials. The area is now closed and the VSI noted no evidence of residual contamination.
5020	STW-5020. This area served as a satellite accumulation point for the storage of hazardous wastes generated within the hospital. The area has been cleaned and is now closed. The VSI noted no evidence of residual contamination.

A hazardous substance notice is provided in Attachment 3 and will be given in the transfer documents of the type and quantity of hazardous substances and the time at which release took place.

5.2 Spills and Releases.

The Basewide EBS (Table G-2) lists thirty-seven (37) spills/release incidents associated with this property. The following 25 releases were all of petroleum products and were cleaned up and reported to the NYSDEC Spill Response Office, where their status is listed as "Closed" on the Oil and Hazardous Material Spill Register: SPL-108, SPL-134, SPL-150, SPL-164-2, SPL-205-1/2, SPL-209-1/2, SPL-377-2, SPL-379, SPL-406-2, SPL-414-3/4, SPL-469, SPL-609, SPL-613B, SPL-855, SPL-861-1/2, SPL-892, SPL-901, SPL-5017, and SPL-5020-1/2/3. Information on the remaining 12 spill/release incidents is given in Table 5.2 below.

Table 5.2, Spills/Releases

Location	Comments
146	SPL-146. A 1-gallon No. 2 fuel oil spill on December 31, 1992. It was contained and cleaned with absorbents. The VSI noted no residual contamination.
164	SPL-164-1. A 10-gallon heating fuel spill on October 7, 1993. It was contained and cleaned up. The VSI noted no residual contamination.
224	SPL-224. A 2- to 4-gallon gasoline spill on April 11, 1993. The spill was contained and cleaned with absorbents. The VSI noted no residual contamination.
377	SPL-377. A 125-gallon No. 2 fuel oil spill which occurred during a tank removal on August 26, 1993. The spill was cleaned up, and stained

	pavement and soils were excavated, removed off base, and replaced. The 1999 Site Characterization Report concluded no further action is required at this site. NYSDEC Region 5 concurrence with the NFA recommendation is anticipated and pending.
406	SPL-406-1. On January 11, 1989, oil spillage associated with the mechanical room floor drains supporting Buildings 406 and 414 was found. Evidence of spillage and contaminated soil was removed at the direction of the NYSDEC Spill Response Office. The NYSDEC closed the spill on April 5, 1993. The Final Supplemental EBS Report recommends no further action, and regulatory concurrence with this recommendation was received as part of a previous FOST action (Parcels K-1 and K-3, November 1999).
414	SPL-414-1. A 250-gallon heating oil spill on March 8, 1989. The spill was contained, cleaned up, and stained soil was excavated and removed. The 1999 Site Characterization Report concluded no further action is required at this site. NYSDEC Region 5 concurrence with the NFA recommendation is anticipated and pending.. SPL-414-2. A spill of an unknown quantity of fuel oil on March 20, 1990. The spill was contained, cleaned up, and stained soil was excavated and removed. The 1999 Site Characterization Report concluded no further actions is required at this site. NYSDEC Region 5 concurrence with the NFA recommendation is anticipated and pending.
703	SPL-703. A 2- to 3-gallon spill of gasoline on June 6, 1988. The spill was cleaned up with absorbent. The VSI noted no evidence of residual contamination.
869	SPL-869. A 1-gallon spill of gasoline on March 11, 1993. The spill was cleaned up with absorbent. The VSI noted no evidence of residual contamination.
902	SPL-902-1/2/3. Sanitary sewage overflows at Sewage Lift Station 902 occurred on December 9, 1991/January 18, 1990/July 24, 1993, respectively. The first two spills are listed as closed on the NYSDEC Spill Register. The third spill was contained and cleaned up, but documentation is unavailable. The VSI noted no evidence of any residual contamination.

In addition to the above comments, the VSIs noted minor staining associated with vehicle garages stalls and paved parking areas associated with housing units. In addition, there is evidence of petroleum spills/releases resulting from the operation of on- and off-base storage tanks which is discussed in Sections 5.3 below.

A notice of these releases is provided in Attachment 4 and is given in the Basewide EBS of the type and quantity of these spills and releases and the times at which they took place.

5.3 Installation Restoration Program (IRP) Sites and Areas of Concern (AOC).

5.3.1 There is one IRP site located on the property. It is discussed below, and additional information can be found in Appendix D of the Basewide EBS.

SS-003 is the Building 205 fuel oil spill, located on New Jersey Street, and is subject to the Resource Conservation and Recovery Act (RCRA), with oversight being provided by the NYSDEC Region 5 Spill Response Office. In 1982, approximately 1,000 gallons of No. 2 heating oil leaked from an underground storage tank (UST). The UST and contaminated soil were removed and replaced. A site investigation (SI) report was completed in 1989 and an Air Force Decision Document, recommending no further action, was signed in 1990. NYSDEC has requested additional sampling and a risk assessment, which was conducted as part of the April 1999 Site Characterization Report. The results indicated that risks appear to be limited to the indoor vapor inhalation pathway for Building 205. Additional indoor air monitoring has been conducted and the results indicate that levels of airborne VOCs and SVOCs are below regulatory limits. Concurrence with a No Further Action decision document was received from NYSDEC Region 5 on May 16, 2001. In addition, PARC has indicated that the entire 200 area of housing units (including Building 205) will be demolished and not reused for residences.

5.3.2 There are two AOCs located on the property. They are discussed below.

Investigation of on-base IRP sites SS-018 and SS-028 (not included in this FOST) indicated that there was possible upgradient source of methyl tert-butyl ether (MTBE), which is believed to have been a former gasoline station located in Skyway Plaza. An investigation into the upgradient source of the MTBE contamination is currently being undertaken under the supervision of NYSDEC Region 5, Division of Environmental Remediation, Bureau of Spill Prevention and Response (Spill No. 9501712). (The approximate area of influence is shown in Attachment 1B.) Sampling and analysis have been performed quarterly since February 1997 and the results have indicated a general downward trend in contaminant levels. The latest sampling results (April 2000) show total BTEX at 5730 ppb and MTBE at 300 ppb at a monitoring well located just off base across U.S. Avenue from Building 100. The same sampling event shows on-base concentrations of MTBE at 5.6 ppb and non-detections of total BTEX.

The other AOC also involves a possible off-base source. A Characterization Report prepared for Agway Petroleum Corp by EIV Technical Services, LLC, originally indicated that contamination from the Agway Plattsburgh facility had migrated onto Plattsburgh AFB and impacted Buildings 841, 845, 864, and 875. (The area in question is shown on Atch 1C.) The Site Assessment indicates off-base total volatile organic compound levels in excess of 8,000 parts per billion, and resampling done in June 1998 indicates levels of 24,500 ppb. The Air Force has reviewed the Site Assessment and requested, through the NYSDEC Region 5 Spill Response Office, that the responsible party perform any additional evaluation or remediation necessary to address the contamination on and facilitate any future reuse of the impacted property. An off-base geoprobe survey and installation of two well points was done in August 1998 to further delineate the site. Sampling and analysis have been performed quarterly since that time and the results have continued to show a trend of contaminant reduction, and indicate

that there is no longer a continued source of contamination on the off-base (Agway) property. Latest available sampling results show nondetections of total VOCs and MTBE at on-base monitoring wells adjacent to Building 864.

5.3.3 Adjacent IRP Sites. There are five IRP sites located on adjacent property. These sites are discussed below.

SS-018 is the former Auto Hobby Shop (Building 509). Contaminants identified in the soil, during the RI, include one (1) volatile and eight (8) semivolatile organic compounds (polycyclic aromatic hydrocarbons [PAHs]), two (2) pesticides, twelve (12) inorganics, and sixteen (16) metals. In addition, volatile organic compounds, exceeding Applicable or Relevant and Appropriate Requirements (ARARs) were detected in the groundwater. Additional groundwater investigation and additional human health risk assessments were performed as part of the Remedial Investigation of IRP Site SS-028 (see below). Institutional controls restricting groundwater use and limiting land use to nonresidential due to the elevated PAHs in the soil and long-term monitoring were incorporated into the Record of Decision for this site (and SS-028), which as signed in September 2000.

SS-019 is the Civil Engineering (CE) Paint Shop centered around the northern portion of the western wing of Building 508. This area was included in the IRP due to the storage of waste paints/thinners and spillage/cleanup activities that occurred here. Contaminants detected here include five (5) volatiles and 24 semivolatile (mostly PAHs) organic compounds, one (1) PCB, and fifteen (15) metals. An SI was completed in 1994, and recommended no further action. Regulatory concurrence for no further action was received from both NYSDEC and USEPA in 1995.

ST-020 (Pesticide Storage Tank) is located behind (east of) Building 426. The site is a former 1,000-gallon UST that was used to store rinse water from the cleaning of pesticide containers. The UST was removed in 1992. A Record of Decision recommending No Further Action was signed by the Air Force and U.S. Environmental Protection Agency in March 1995.

SS-025 was an abandoned 10,000-gallon UST, used to store motor fuel, near Building 505. This site is a fuel spill site subject to the Resource Conservation and Recovery Act (RCRA), with oversight being provided by the NYSDEC Region 5 Spill Response Office. The UST was removed in 1991. Laboratory analysis of soil samples, taken after the tank was removed, found no contamination. An Air Force No Further Action Decision Document was signed in 1992, and concurrence received from NYSDEC Region 5 in March 1997.

SS-028 is the Civil Engineering Open Storage Area next to Building 508 and immediately adjacent to (between) Sites SS-018 and SS-019. The RI indicated groundwater contaminated with chlorinated hydrocarbons (up to 43 parts per billion [ppb] exists in several locations within Site SS-018 and SS-028; methyl tert-butyl ether [MTBE], a gasoline additive, has also been detected in groundwater in the area of SS-028 and SS-019 at concentrations of up to 430 ppb (Atch 1E). The RI also indicated surface soil contamination to the north and west of Building 509 containing PAHs totaling up to 141,000 ppb. As a results of the RI, a removal action was

performed in December 1998; approximately 150 cubic yards of soil (southeast of Building 485) was removed. The RI also recommended long-term monitoring of the groundwater, groundwater use restrictions and residential land use restrictions which were incorporated into the Record of Decision (ROD) for this site (and SS-018), which was signed in September 2000.

The Air Force has evaluated the risks associated with these IRP sites and AOCs, both on site and adjacent, and has determined that this property can be transferred, with the specified deed restrictions identified in the paragraph below and in the following sections, with acceptable risk to human health or the environment and without interference with the environmental restoration process.

A covenant will also be included in the deed to ensure that any additional response or corrective actions that are the responsibility of the Air Force found to be necessary after the date of delivery of the deed will be conducted by the United States. Provisions will also be included in the deed to allow the United States and any applicable regulatory agency access to the property in any case in which any such response or corrective action is found to be necessary, or where such access is necessary to carry out a response or corrective action on adjoining property, including adjacent IRP sites.

5.4 Medical/Biohazardous Wastes.

Building 420: Building 420 was used, until 1960, as the base hospital and is assumed to have generated medical/biohazardous wastes; the type, quantity, and method of disposal are unknown. No medical/biohazardous wastes are known to have been stored at other buildings or on other portions of this property.

Building 5020: While in full scale operation, the medical facilities on base, including the hospital and separate dental and veterinary clinics, generated approximately 1,200 pounds of medical/biohazardous waste per month. Until 1986, this waste was disposed of in a medical waste incinerator located adjacent to the elevator penthouse on the third floor of the hospital. In 1986, a new, separate facility (Building 5019) was constructed to house a new medical waste incinerator. Operational problems resulted with this new unit, and a review of hospital records indicates that it was never used for the incineration of medical/biohazardous wastes. From 1986 until base closure, all such wastes were staged in the hospital basement accumulation area and transported off site for proper disposal by a private contractor. The VSIs indicated that both incinerator units were clean with no evidence of residual contamination. The NYSDEC Environmental Quality, Region 5 (Air Division) has indicated that no additional documentation is required for closeout of these incineration units.

A notice is provided in the SEBS concerning the previous disposal of medical/biohazardous waste in Building 5020, and the timeframe of these operations.

5.5 Oil/Water Separators. The Basewide EBS (Tables F-1 and F-3) lists several oil/water separators and other waste water/sanitary system-related components (OWS: Oil/Water Separator, GT: Grease Trap, SRU: Silver Recovery Unit), as being associated with buildings

included on this property: Building 377 (GT-377), Building 406 (GT-406), Building 408 (OWS-408), and Building 5020 (SRU-5020-1/2 and GT-5020). The oil/water separator at Building 408 has been removed. The grease traps at Buildings 377 and 406 are still present. The two SRUs are located in the Radiology Lab and dental clinic area, and the accumulated silver was processed through DRMO for off-site disposal. These units were cleaned as part of base closure. The grease trap is indicated on drawings to be located adjacent to the area which served as the hospital kitchen. This grease trap was not located during any of the VSIs.

Further information on all these units can be found in Appendix F, Tables F-1 and F-3, of the Basewide EBS. No concerns were noted in the EBS. The VSI noted no evidence of any contamination associated with any of these units.

A notice is provided in the SEBS of the location of these units. The transferee will be responsible for complying with any applicable federal, state, and local environmental regulations and for obtaining any required permits pertaining to the operation and maintenance of these or any newly installed units.

5.6 Ordnance-Related Sites. Historical research cited in the Basewide EBS has identified a former machine gun range and skeet range (Environmental Factor ORD-951) on and adjacent to this property (Atch 1C). A supplemental evaluation to the Basewide EBS has been performed to assess the presence of lead contamination in the soil. Further review (during the Supplemental Evaluation) of base historic maps and photographs indicate the range was not likely to have been located on this property, but was located immediately to the southeast. Both locations were sampled for lead in the soil and found to contain lead concentrations well below 400 parts per million (ppm), the USEPA's lead screening value for soil (the area on this property contained lead ranging between 27.9 and 142.8 ppm). In response to regulatory comments/concerns, the U.S. Army Engineering and Support Center in Huntsville (the Department of Defense's designated agency for unexploded ordnance issues) has been contacted on the need to safe the area, and they have responded with a fax indicating that since ammunition usage was most likely limited to .50 caliber which does not contain high explosive projectiles, the hazard severity is low. An unexploded ordnance survey is not necessary, because there is no evidence that other types of weapon systems were also used there.

A notice will be provided in the deed of the location of this former range and the timeframe of usage.

5.7 Storage Tanks. There are several hundred underground (UST), aboveground (AST), and other (OST), storage tanks that are associated with the buildings on this property. All current and previously removed storage tanks associated with this property are listed and discussed in Appendix E, Tables E-1, E-2, and E-4 of the Basewide EBS. There are no current or historical storage tanks associated with Buildings 121, 125, 129, 145, 147, 163, 171, 185, 189, 193, 408, 416, 420, 465, 611, 612, 631, 651, 656, 657, 666, 703, 902, 5020, and 5026, or with structures 101, 103, 109, 161, 162, 228, 402, 404, 422, 424, 618, 704, 710, 746, 815, 8890, 4990, 4991, and 5023. All closure and site characterizations reports for tank removals have been submitted to,

and reviewed by, the NYSDEC Region 5 Spill Response Office. A summary of storage tank locations, site evaluations, and VSI results is presented in Table 5.7 below.

Table 5.7, Storage Tanks

Location	Comments
Building 100	A 2,000-gallon UST (UST-100-A-2) installed 1993; 1996 site characterization found exceedances (of the NYSDEC action levels) for seven Semi-Volatile Organic Compounds (SVOC) in groundwater at 1 or 2 parts per billion (ppb) each. Total SVOC contamination (all detections) was less than 50 ppb; no contamination or other concerns were noted during the VSI
Building 102	No tanks present; UST removed 1996; soil sampling results indicate minor contamination (below NYSDEC action levels); no contamination or other concerns noted during VSI
Building 104	An 8,000-gallon UST (UST-104-C-2) installed 1993; 1996 site characterization found benzene and naphthalene in the groundwater at 2 ppb and 37 ppb respectively; no contamination or other concerns noted during VSI
Building 108	Two 275-gallon ASTs (AST-108-A/B); staining on top of tanks and on floor.
Building 112	A 550-gallon AST (AST-112); no contamination/concerns noted during VSI.
Building 114	Two 275-gallon ASTs (AST-114A-A/B); minor staining on the top of the tanks and on the floor.
Building 118	Two 275-gallon ASTs (AST-118A-A/B); minor staining on top of the tanks and near fill port.
Building 122	Two 275-gallon ASTs (AST-122A-A/B); minor staining on the top of the tanks and around the fill port
Building 126	Two 275-gallon ASTs (AST-126A-A/B); minor staining noted on top of tanks
Building 130	Two 275-gallon ASTs (AST-130A-A/B); minor staining noted on top of tanks.
Building 134	Two 275-gallon ASTs (AST-134A-A/B); minor staining noted around fill port, on tank tops and on floor.
Building 138	Two 275-gallon ASTs (AST-138A-A/B); minor staining noted on tank top and near fill port.
Building 142	Two 275-gallon ASTs (AST-142A-A/B); minor staining noted on top of tanks.
Building 146	Two 275-gallon ASTs (AST-146A-A/B); only minor staining on tank and floor (and absorbent powder residue) was noted during VSI.
Building 150	Two 275-gallon ASTs (AST-150A-A/B); minor staining noted on top of tanks and on floor.
Building 154	Two 275-gallon ASTs (AST-154A-A/B); no contamination or concerns noted.
Building 160	Two 275-gallon ASTs (AST-160-A/B); minor staining noted on top of tanks.
Building 164	Two 275-gallon ASTs (AST-164-A/B); no contamination noted during VSI.
Building 168	Two 275-gallon ASTs (AST-168A-A/B); minor staining noted on top of tanks.
Building 172	Two 275-gallon ASTs (AST-172A-A/B); minor staining noted on tank tops and near fill port.
Building 176	Two 275-gallon ASTs (AST-176A-A/B); tanks replaced in 1998; no contamination/concerns noted during VSI.

Building 177	A 500-gallon AST (AST-177-2); no contamination noted during VSI.
Building 180	Two 275-gallon ASTs (AST-180-A/B); a UST was removed in 1995; no contamination detected; no contamination/concerns noted during VSIs
Building 184	Two 275-gallon ASTs (AST-184-A/B); minor staining noted on top of tanks.
Building 188	Two 275-gallon ASTs (AST-188-A/B); staining was noted on the tanks but not on the floors.
Building 192	Two 275-gallon ASTs (AST-192-A/B); minor staining noted on top of tanks.
Buildings 200, 201, 204, 205, 208, 212, 213, 217, 220, 221, 225, 229, 233, 237, 241	No tanks remaining; 1997 closure reports found minor exceedances (of NYSDEC action levels) for PAHs in soil and PAH/VOC in groundwater. NYSDEC Region 5 concurrence is pending. No contamination or other concerns noted during VSI.
Buildings 209, 216, 224	No tanks remaining; 1997 closure reports found; no exceedances of NYSDEC soil/groundwater action levels. NYSDEC Region 5 concurrence is pending. No contamination or other concerns noted during VSI.
Building 377	A 20,000-gallon UST (UST-377-A-2); site characterization of previous USTs and spills has been completed (see discussion of SPL-377-1 in Section 3.2.1 above); no other concerns noted during VSI.
Building 379	A 10,000-gallon UST (UST-379-A-2); no contamination noted during VSI.
Building 381	A 10,000-gallon UST (UST-381-A-2); no contamination noted during VSI.
Building 406	A 10,000-gallon UST (UST-406-A-3); no contamination noted during VSI.
Building 414	A 10,000-gallon UST (UST-414-A-3) and a 275-gallon propane tank (OST-414-1); a site characterization of spills associated with this UST/location has been completed (see discussion of SPL-414-1/2 in Section 3.2.1 above); no other concerns noted during the VSI.
Building 469	A 12,000-gallon UST (UST-469-A-3); no contamination noted during VSI.
Building 476	A 550-gallon heating fuel UST was removed in 1995. Soil sampling results show the only exceedance of NYSDEC STARS Memo #1 Guidance Values was Indeno (1, 2, 3c, d) pyrene at 562 ppb. No further action is being planned. Concurrence from NYSDEC Region 5 Spill Response Office is pending. No contamination or concerns were noted during the VSIs.
Building 601	A 500-gallon AST (AST-601); a UST was removed in 1996; soil sampling results indicate minor contamination (below NYSDEC action levels); no contamination or other concerns noted during VSI.
Building 609	A 1,000-gallon UST (UST-609); tank was installed in 1980 and removed in 1996. No evidence of contamination was noted during the closure report or VSI.
Building 610	A 550-gallon heating fuel UST (UST-610) was removed in 1995. Initial soil sampling indicated elevated VOCs and SVOCs at the bottom of the excavation; follow-up sampling (after removal of approximately 63 cubic yards of soil) shows no contamination. No contamination or concerns were noted during the VSIs.

Building 613	There are two 275-gallon heating fuel ASTs (AST-613B-A/B) located in the basement. No contamination or concerns were noted during the VSIs.
Building 614	A heating fuel AST (unknown size) in the basement reportedly leaked, and was replaced by a 550-gallon UST (outside the building) in approximately 1981. The UST was removed in 1995 and replaced with two 275-gallon ASTs (AST-614-A/B), in the basement. Soil sampling indicated no contamination. No contamination or concerns were noted during the VSIs.
Building 615	There are two 275-gallon heating fuel ASTs (AST-615B-A/B) in the basement. Minor staining was noted on the tank tops.
Building 625	A heating fuel UST (size unknown) was removed in 1994. Soil sampling indicated no contamination. No contamination/concerns noted during the VSIs.
Building 652	A 1,000-gallon heating fuel UST was removed in 1995. The only soil contamination found was Phenanthrene 97 ppb, below action levels. No contamination or concerns were noted during the VSIs.
Building 653	A 1,000-gallon heating fuel oil UST was removed in 1996 and replaced with a 1,000-gallon AST. Soil sampling indicated no contamination. No contamination or concerns were noted during the VSIs.
Building 701	A 550-gallon heating fuel oil/UST (UST-701) was removed in 1995. Soil sampling found no contamination. An aboveground expansion tank (AST-701) was removed in 1996. No contamination or concerns noted during the VSI.
Building 751	No tanks present; UST removed in 1996; soil sampling results indicate minor contamination (below NYSDEC action levels); no contamination or other concerns noted during VSI.
Buildings 817, 821, 825, 832, 848, 889, 891, 952	One tank existing at each building (UST-XXX). The 1997 closure reports and/or 1997 site characterization reports noted no detections of PAH/VOCs. NYSDEC Region 5 concurrence received 6/18/98. No contamination or other concerns noted during VSI.
Buildings 824, 828, 840, 956	One tank existing at each building (UST-XXX). The 1997 closure reports and/or 1997 site characterization reports noted detections of PAH/VOCs in soil or groundwater, but below NYSDEC action levels. NYSDEC Region 5 concurrence received 6/18/98. No contamination or other concerns noted during VSI.
Buildings 829, 852, 861, 865, 868, 872, 880, 881, 885, 892, 896, 908, 920, 944	One tank existing at each building (UST-XXX). The 1997 closure reports and/or 1997 site characterization reports noted no detections of PAH/VOCs. NYSDEC Region 5 concurrence is pending. No contamination or other concerns noted during VSI.
Buildings 833, 849, 855, 856, 859, 860, 871, 876, 884, 904, 912, 916, 924,	One tank existing at each building (UST-XXX). The 1997 closure reports and/or 1997 site characterization reports noted detections of PAH/VOCs in soil or groundwater, but below NYSDEC action levels. NYSDEC Region 5 concurrence is pending. No contamination or other concerns noted during VSI.

928, 936, 940	
Buildings 836, 844	One tank existing at each building (UST-XXX). The 1997 closure reports noted minor exceedances of PAHs in soil above NYSDEC action levels. NYSDEC Region 5 concurrence received 6/18/98. No contamination or other concerns noted during VSI.
Buildings 837, 841, 845, 851, 864, 869, 875, 879, 888, 900, 932, 948, 960	One tank existing at each building (UST-XXX). The 1997 closure reports and/or 1997 site characterization reports noted minor exceedances of PAH/VOCs in soil and groundwater above NYSDEC action levels. NYSDEC Region 5 concurrence is pending. No contamination or other concerns noted during VSI.
Building 901	AST-901 removed. Tank UST-901A-2 is a 550-gallon double-walled, fiberglass tank with leak detection which stores diesel fuel for the emergency generator serving sewage lift station Bldg 902. The 1997 site characterization reports noted detections of VOCs in groundwater, but below NYSDEC action levels. NYSDEC Region 5 concurrence is pending. No contamination or other concerns noted during VSI.
Building 5019	An aboveground propane storage tank which was located adjacent to the building and has been removed. No concerns were noted during the VSI.
Building 5025	A 600-gallon UST (UST-5025) which supplied diesel fuel to the emergency generator in Building 5030. It was removed in 1996, along with 80 CY of PAH-contaminated soil. No additional concerns were noted during the VSI.
Building 5030	Two aboveground tanks (AST-5030-1/2) were used to supply the generator. AST-5030-1 was removed in 1990 and replaced with UST-5025 (see above). AST-5030-2 is an existing 50-gallon day tank. No concerns were noted during the VSI.

A notice is provided in the SEBS of the location of all previous and existing storage tanks. The transferee will be responsible for complying with all applicable laws and regulations pertaining to the operation, maintenance, and removals of any of these storage tanks.

5.8 Asbestos. A Basewide Asbestos Survey has been completed and is summarized in Appendix H, Tables H-1a, H-1b and H-1c of the Basewide EBS. All non-housing buildings on this property were sampled, unless indicated below. Due to similarity of individual housing units, sampling was conducted only for selected housing units, representative of the different types of housing. A summary of ACM in the sampled housing is presented in Table H-1b of the Basewide EBS; a summary of suspect ACM for unsampled housing units is presented in Table H-1c of the Basewide EBS. Results of this survey pertaining to the individual buildings and structures on this property are discussed below.

Table 5.8, Asbestos-Containing Materials (ACM)

Location	Comments
Building 100	Thirty-nine homogeneous areas contain ACM: floor tile and mastic, ceiling tile and mastic, pipe insulation and mudded fittings. No damaged or deteriorated ACM was noted during the VSI.

Building 102	Two homogeneous areas contain ACM: floor tile mastic and transite board. No damaged or deteriorated ACM was noted during the VSI.
Building 104	Five homogeneous areas contain ACM: floor tile and mastic. No damaged or deteriorated ACM was noted during the VSI.
Building 108	Nine homogeneous areas contain ACM: floor tile, transite board, pipe insulation, and mudded fittings. Deteriorated pipe insulation was noted, in the basement, during the VSI.
Building 112	Three homogeneous areas contain ACM: floor tile and mastic. No deteriorated or damaged ACM was noted during the VSI.
Buildings 114, 118, 122, 126, 130, 134, 138, 142, 146, 150, 154, 168, 172	Suspect ACM (based on representative sampling of Buildings 122A, 126B, 130A, 134B, 138B, 142A and 146A) includes floor tile, gold vinyl sheeting, transite board and mudded fittings. No damaged or deteriorated ACM (or suspect ACM) was noted during the VSIs.
Building 125	Not surveyed; is constructed of concrete, wood and metal; no ACM present.
Buildings 121, 129, 145, 147, 163, 171, 185, 189, 193	Suspect ACM (based on representative sampling of Building 121A/D/E) is limited to expansion joints. No damaged or deteriorated ACM (or suspect ACM) was noted during the VSIs.
Building 160	Only ACM present is simulated wood floor, which was observed to be in good condition during the VSIs.
Building 164	Five homogeneous areas contain ACM: floor tile, linoleum, ceramic wall tile grout, and mastic for floor tile/linoleum. No damaged or deteriorated ACM was noted during the VSI.
Buildings 176, 180	No ACM was detected during sampling of these buildings. No concerns noted during the VSIs.
Buildings 184, 188, 192	Suspect ACM (based on representative sampling of Buildings 184A and 192B/C) includes floor tile and mastic. No damaged or deteriorated ACM (or suspect ACM) was noted during the VSIs.
Building 177	Twelve homogeneous areas contain ACM: floor tile, pipe insulation, and mudded fittings. During the VSI, no deteriorated ACM was noted.
Buildings 200, 221, 825, 829, 849, 861, 864, 875, 884, 892, 900	Based on representative sampling of units 829B, 849A, 861A&B, 875A, and 884A, 6 of 31 homogeneous areas have been confirmed to contain asbestos: floor tile, mastic, sheet vinyl, transite, and fitting and pipe insulation. No areas of damaged or deteriorated ACM were noted during VSIs of the sampled units.
Buildings 201, 204, 205, 208, 209, 212, 213, 216, 217, 220, 224, 225, 229, 233, 237, 241, 817, 821, 824, 828, 832, 833,	Based on representative sampling of units 201A&B, 204A, 209A, 216A, 217A, 224A&B, 225A, 241A, 821A, 824A, 841B, 845A, 859A, 869B, 904B, and 928A, 15 of 51 homogeneous areas have been confirmed to contain asbestos: window caulk, floor tile, mastic for cove base, floor tile, and sheet vinyl, transite, and fitting and pipe insulation. No areas of damaged or deteriorated ACM were noted during VSIs of the sampled units.

836, 837, 840, 841, 844, 845, 848, 851, 852, 855, 856, 859, 860, 865, 868, 869, 871, 872, 876, 879, 880, 881, 885, 888, 896, 904, 908, 912, 916, 920, 924, 928, 932, 936, 940	
Buildings 801, 889, 891, 944, 948, 952, 956	All buildings were surveyed. Based on the survey, 5 of 25 homogeneous areas have been confirmed to contain asbestos: floor tile, gypsum, cove base mastic, and fitting and pipe insulation. No areas of damaged or deteriorated ACM noted during the VSIs of these buildings.
Building 377	Fifteen homogeneous areas contain ACM: floor tile, floor tile mastic, grout, and mudded fittings. No damaged or deteriorated ACM was noted during the VSI.
Building 379, 381	Two homogeneous areas contain ACM: pipe insulation and mudded fittings. K No deteriorated ACM was noted during the VSI conducted for the EDC.
Building 406	Forty-one homogeneous areas contain ACM: floor tile, floor tile mastic, sheet floor mastic, ceiling tile mastic, transite board, pipe insulation, mudded fittings, and duct/tank insulation. During the VSI, deteriorated pipe insulation was noted in the attic areas of "A" and "D" bays and in the mechanical room. Duct insulation in the mechanical room was also noted as deteriorated.
Building 408	Two homogeneous areas contain ACM: window putty and transite board. No damaged or deteriorated ACM was noted during the VSI.
Building 414	Thirty-two homogeneous areas contain ACM: floor tile, floor tile mastic, ceiling tile mastic, pipe insulation, mudded fittings, and window putty. During the VSI, deteriorated floor tile was noted in the former bowling alley area; deteriorated pipe insulation was noted in the office area immediately north of the former bowling alley area and in the office area immediately northwest of the racquetball courts.
Building 416	Floor tile was the only ACM identified. No damage or deterioration noted.
Building 420	Six homogeneous areas contain ACM: pipe insulation, mudded fittings, and expansion tank insulation. No damaged or deteriorated ACM was noted during the VSI.
Building 465	This building was not surveyed but is of similar construction to Buildings 163 and 408; expansion joint material and window putty are likely to contain ACM. No damage or deterioration noted.
Building 469	Ten homogeneous areas contain ACM: floor tile, floor tile mastic, pipe insulation, mudded fittings, and expansion tank insulation. During the VSI, deteriorated pipe insulation was noted in the mechanical room.
Building 476	Nine homogeneous areas contain ACM: floor tile and mastic, and pipe

	insulation. No damaged or deteriorated ACM was noted during the VSIs.
Building 512	Not surveyed; building (lumber storage shed) is constructed of metal and concrete; no ACM present; no concerns noted during the VSIs.
Building 601	Twelve homogeneous areas contain ACM: floor tile and mastic, pipe insulation, and water tank insulation. No damaged or deteriorated ACM was noted during the VSI.
Building 609	Three homogeneous areas contain ACM: floor tile, tile mastic, and mudded fittings. No damaged or deteriorated ACM was noted during the VSI for the EDC.
Building 610	Five homogeneous areas contain ACM: floor tile and mastic, sheet flooring, and plaster. No damaged or deteriorated ACM was noted during the VSIs.
Building 611, 612, 656	Not surveyed; these buildings (garages) are constructed of wood, vinyl, and concrete; no ACM present; no concerns noted during VSIs.
Buildings 613 & 615	Suspect ACM (based on representative sampling of Buildings 613A/615A) is limited to floor tile and caulking. No damaged/deteriorated ACM noted during VSIs.
Building 614	Building was surveyed and no areas of ACM were found. Building is ACM free.
Building 625	Building originally (at time of survey in March 1994) contained six homogeneous areas with ACM (floor tile and mastic, pipe insulation, mudded fittings, and fire proofing). All ACM was abated in 1994. No concerns were noted during VSIs.
Building 651	Only ACM present is floor tile. No damaged/deteriorated ACM noted during VSIs.
Building 652	Nine homogeneous areas contain ACM: floor tile and mastic, transite board, and mudded fittings. No damaged or deteriorated ACM was noted during the VSIs.
Building 653	Seven homogeneous areas contain ACM, all of which are floor tile or mastic. No damaged or deteriorated ACM was noted during the VSIs.
Building 657	Three homogeneous areas contain ACM: floor tile and carpet/floor tile mastic. No damaged or deteriorated ACM was noted during the VSIs.
Building 701	Twelve homogeneous areas contain ACM: floor tiles, tile mastics, pipe and fitting insulation. Deteriorated ACM on fittings abated in 1995. No additional damaged or deteriorated ACM was noted during the VSIs.
Building 751	Sixteen homogeneous areas contain ACM: floor tile and mastic, pipe insulation, and mudded fittings. No damaged or deteriorated ACM was noted during the VSI.
Building 5019	No areas of suspected ACM noted during survey or VSIs. Building is considered ACM-free.
Building 5020	Seventy-two homogeneous areas contain ACM of one hundred thirty-seven tested: floor tile, sheet flooring, mastic, grout, transite board, thermal system insulation, breeching insulation. Areas of deteriorated floor tile noted in the basement.
Building 5025	One homogeneous area contains ACM of two tested: 3-inch mudded fittings.

	No damaged or deteriorated ACM noted during the VSIs.
Building 5026	Not inspected during survey. No areas of suspect ACM noted during VSI. Building is considered asbestos-free.
Buildings 614, 631, 656, 666, 703, 901, 902	All buildings were surveyed and no ACM was found. No areas of suspected ACM were noted during the VSIs.
Structures 101, 103, 109, 161, 162, 228, 402, 404, 422, 424, 618, 704, 710, 746, 815, 890, 4990, 4991, 5023	There are no areas of ACM or suspected ACM associated with these support structures.

A covenant will be contained in the deed that the transferee will be responsible for complying with all applicable federal, state, and local laws pertaining to the maintenance, handling, treatment, removal, and disposal of asbestos materials.

5.9 Drinking Water Quality. All buildings (except 121, 129, 145, 147, 163, 171, 185, 189, 193, 408, 465, 611, 612, 656, 703, and the listed support structures) are provided with potable water by the City of Plattsburgh (via the on-base water system). Water quality is regularly tested by the PARC Caretaker staff, and measures are taken to maintain potable quality.

5.10 Indoor Air Quality. Additional investigation at IRP Site SS-003, Building 205, which included soil, soil gas, and groundwater sampling, was conducted for a Risk-Based Corrective Action (RBCA) Evaluation in 1996, 1997, and 1998. Comparison of the sampling results to Risk-Based screening; levels and Site Specific Target levels indicated no significant risk to human health. However, indoor air monitoring conducted in 1998 found exceedances of allowable air concentrations of benzene, 1-2-4-trimethylbenzene, and 1-3-5-trimethylbenzene. The evaluation recommended that confirmatory sampling be conducted for these analytes. This sampling has been accomplished and the results indicate no exceedances. Notice is provided in the SEBS of the current status of indoor air quality at the facility.

5.11 Lead-Based Paint (LBP), High-Priority Facilities. The Air Force has classified the buildings listed in Table 5.11 as high-priority facilities because they were constructed prior to 1978 and may be used for residential occupancy, or children under the age of seven may commonly occupy these facilities. Only the portion of Building 104 (2,680 square feet, located on the first floor) that was used as a Child Care Center annex is considered as a high-priority facility (the remainder of Building 104 is discussed in Section 5.12). Although the garage buildings are not high-priority facilities, they were built prior to 1978, may have one or more coats of such paint, and are in close proximity to, and would be used in conjunction with, adjacent housing units where children may be present. Most buildings that were constructed prior to the implementation of the DoD ban on the use of lead-based paint in 1978 are likely to

contain one or more coats of such paint. The Air Force has conducted several surveys of high-priority facilities for LBP: 1994, 1996, and 2001. Due to similarity of individual housing units, the surveys were conducted only for selected housing units, representative of the different types of housing. A summary of LBP survey results for sampled housing units, and a summary of likely LBP surfaces for nonsampled housing units, is presented in Table H-3 of the Basewide EBS and is summarized in Table 5.11 below. The Child Care Center annex portion of Building 104 was also surveyed.

Table 5.11, Lead-Based Paint, High-Priority Facilities

Location	Comments
Building 104 (Child Care Annex Area)	LBP present only on wood chalkboards and exterior door components. No deteriorated paint noted during the VSI.
Buildings 114, 118, 122, 126, 130, 134, 138, 142, 146, 150, 154, 160, 168, 172, 176	Based on sampling of 22 of 29 units, LBP is present on interior walls, ceilings, and trim and exterior porch and window trim. The VSIs noted chipping, peeling, and flaking on various interior and exterior surfaces.
Buildings 121, 129, 145, 147, 163, 171, 185, 189, 193, 465 (Garages)	All garages except 465 were surveyed. LBP was noted on exterior doors, trim, and painted surfaces. Interior surfaces were unpainted or in good condition. The VSIs noted minor peeling and chipping on exterior surfaces.
Building 164	LBP noted on exterior wood trim. The VSI noted no deteriorated paint on these surfaces.
Building 180	LBP noted on 3rd floor walls, ceilings, trim, and exterior porch surfaces. The VSI noted minor cracking, chipping, and peeling throughout.
Buildings 184, 188, 192	LBP is present throughout the interior and on the exterior trim. During the VSIs, deteriorated paint was noted in the following locations of each building: basements, bathrooms, front vestibule/closet, and on the exterior trim.
All 200/800/ 900 series housing units	LBP present on interior door components, wood baseboards, ceilings, window trim, and components; exterior door, window, and porch components, siding, and trim. The VSIs noted multiple areas of peeling paint on exterior trim surfaces, interior ceilings and walls, and boiler room surfaces.
Buildings 379, 381	LBP present on bathroom ceilings and walls, stair components, window frames and trim. VSIs noted various areas of cracked paint and dust on window sills and troughs.
Building 416	LBP present on basement walls, floor, and radiators, and on interior walls and wood door components. VSI noted cracked paint in 2nd floor back and basement walls.
Building 611, 612, 656	Were not surveyed for LBP. Were constructed in 1986. During the VSIs, deteriorated paint was noted on exterior garage doors.
Building 613	LBP present on interior and exterior wooden door and window components and

	stairs. During the VSIs, deteriorated paint was noted in the basement of the "A" and "B"units, the porch of the "C" unit, and the upstairs main bathroom and basement of the "D" unit.
Building 614	LBP present on interior wood door components and window components, exterior wood door components, porch components, trim, and window components. During the VSI, deteriorated paint was noted on the exterior trim and basement floors.
Building 615	LBP present on interior concrete window header, metal door components, wood attic access components, baseboards, bookcase, stairway, door and window components. LBP is also present on exterior wood door components, stairs, trim, and window components. During the VSIs, deteriorated paint was noted in the basement, 2nd floor main bathroom, and porch areas of all the units.
Structures 228, 815	Playground equipment at 228 was not tested. Paint on the merry-go-round at 815 tested positive for lead, as did the adjacent soil, at 29 ppm. Soil at 228 also tested positive, at 51 ppm.

Since all housing buildings on this property were constructed prior to the 1978 DoD ban on the use of LBP, it is likely that they all contain one or more coats of such paint. The condition of painted surfaces are noted in Table 5.11 above. All housing included in this FOST is defined as target housing under Title X of Public law 102-550, the Residential Lead-Based Paint Hazard Reduction Act of 1992. The transferee will be notified on the appropriate HUD sale form of the location and condition of all areas of known or suspected LBP and will be provided with a copy of all available LBP inspection reports, including sampling and analysis data. The Transferee will be responsible for managing all LBP and potential LBP in compliance with NYSDEC Solid Waste Regulations and all other applicable laws and regulations. At this time, it is being proposed by PARC that the 200, 800, and 900 area units noted above will be demolished. However, the LBP deed covenant will require that, if any of these nonrenovated units will be reused for residential occupancy, the Transferee must conduct renovation of these units consistent with the regulatory requirements for the abatement of lead-based paint.

The government is required to provide disclosure of LBP in target housing in accordance with Title X prior to the disposition of the target housing to a nongovernment entity. Before the Transferee is obligated under any contact of sale, it will be provided with a copy of the USEPA lead hazard information pamphlet. "Protect Your Family from Lead in Your Home," and given a minimum of 10 calendar days to conduct a risk assessment or inspection for the presence of LBP hazards. The contract of sale will contain the lead warning statement required by Title X, and a statement signed by the purchaser that the purchase has (a) read the statement and understands its contents, (b) received the information pamphlet, and (c) has had 10 days to conduct a risk assessment or inspection.

The transferee will agree, through the covenant in the deed, to identify LBP hazards in the housing units in accordance with Title X, and to comply with all applicable federal, state, and local laws and regulations pertaining to the maintenance, handling, treatment, removal, and disposal of known or potential LBP.

5.12 Lead-Based Paint (LBP), Other Facilities. A lead-based Paint (LBP) Survey has not been performed for any of the buildings or structures not listed in Section 5.11 above. The following facilities were constructed prior to the DoD ban on the use of LBP in 1978 and are likely to contain, or be coated with, one or more coats of such paint: Buildings 100, 102, 104 (other than in 5.11 above), 108, 112, 125, 177, 377, 406, 408, 414, 420, 469, 476, 601, 609, 610, 625, 631, 651, 652, 653, 657, 666, 701, 703, 751, 902, 5020, 5025, 5026, and Structures 101, 103, 109, 161, 162, 402, 422, 424, 618, 704, 710, 746, 890, and 5023. The VSIs noted the condition of the painted surfaces for each facility as follows:

Table 5.12, Lead-Based Paint, Other Facilities

Location	Comments
Building 100	Deteriorated paint noted throughout the basement, the south hallway and bathroom, and throughout the exterior.
Building 102	Deteriorated paint was noted on the exterior trim only.
Building 104	Deteriorated paint was noted in the 2nd floor offices at northern end of the building and on the exterior trim and porches.
Building 108	Deteriorated paint was noted throughout the basement and exterior trim.
Building 112	Deteriorated paint was noted on the exterior trim, doors, windows, and porch.
Building 125	Deteriorated paint was noted on exterior wood trim only.
Building 177	Deteriorated paint in offices, hallway, and exterior trim.
Building 377	Deteriorated paint in kitchen (ceiling), mechanical room, and exterior trim.
Building 406	Deteriorated paint noted throughout interior and exterior trim.
Building 408	Deteriorated paint on exterior trim only.
Building 469	Deteriorated paint in basement areas and exterior trim.
Building 476	Deteriorated paint was noted in the mechanical room, interior window trim, and inside the north office.
Building 601	Deteriorated paint was noted on the exterior trim, doors, and windows.
Building 609	No deteriorated paint noted during VSI.
Building 610	Deteriorated and peeling paint noted throughout the 2nd floor.
Building 625	Small areas of peeling paint noted on exterior porch and door trim.
Building 631	Deteriorated paint noted on exterior trim, doors, and metal component surfaces.
Building 651	No deteriorated paint was noted during the VSI.
Building 652	Deteriorated and peeling paint was noted in the mechanical room and the NW interior offices and rooms.
Building 653	No deteriorated paint noted during the VSI.
Building 657	No deteriorated paint was noted during the VSI.
Building 666	Deteriorated paint noted on exterior trim, doors, and metal component surfaces.
Building 701	Deteriorated paint noted in stairways, on metal trim, and on 2nd floor walls and ceilings.
Building 703	No deteriorated paint noted during the VSIs.
Building 751	Deteriorated paint throughout the basement, in the bathroom, most interior/exterior windows and doors, and on the exterior trim and porch.

Building 902	Deteriorated paint noted on exterior trim, doors, and metal component surfaces.
Building 5020	Painted surfaces in generally good condition except for first floor, C-wing (commander's office and latrine) and 2nd floor, C-wing stairway, where there was extensive peeling paint.
Building 5025	Minor paint deterioration on exterior trim and metal overhead doors.
Building 5026	Deteriorated paint on exterior trim and walls.
Structures 101, 103, 109, 161, 162, 402, 422, 424, 618, 704, 710, 746, 810, 5023	An LBP survey was not performed for these structures; however, they were all constructed prior to 1978; LBP may be present. It should also be noted that there are limited components on these properties with painted surfaces (ball field foul line markers, scoreboard, picnic tables, and storage shed). Based on the VSIs, the painted surfaces appear to be in fair to good condition.

As noted above, these facilities were constructed prior to the DoD ban on the use of LBP in 1978 and may contain one or more coats of LBP. The transferee will be notified through the SEBS of the possible presence of LBP in these facilities. The deed covenant will require the transferee to be responsible for managing all LBP and potential LBP in compliance with all applicable laws and regulations..

5.13 Polychlorinated Biphenyls (PCBs). The Basewide EBS (Table H-2) indicates that five locations within the property to be transferred required additional investigation due to PCBs. All areas were evaluated during the Supplemental EBS Factor investigation and it was determined that no further action is required. The VSIs noted no additional concerns or residue contamination. The locations of PCB concerns and investigation results are summarized below:

Table 5.13, Polychlorinated Biphenyls (PCBs)

Location	Comments
Building 205	Pole-mounted transformers reportedly existed near this building, which were removed in 1994. Soil sampling found only one PCB, Aroclor 1260, at a concentration of 112 ppb.
Building 217	A pole-mounted current regulator was reportedly removed in 1989. No PCB detections was found in soil sampling done at this location.
Building 377	Platform-mounted transformers exist adjacent to this building. Soil sampling found only one PCB, Aroclor 1260, at a concentration of 117 ppb.
Building 406	Two areas of pad-mounted transformers at this building (TF-406N and TF-406S) were investigated in connection with a transformer oil spill which occurred in 1995 (#9500738 on the NYSDEC Oil and Hazardous Material Spill Registry). This spill is listed in a closed status. A surface wipe sample, concrete chip sample, and several soil samples were taken from these locations. Aroclor 1260 was detected in the concrete chip sample (247 ppb) and two soil samples (167 ppb and 90 ppb), all at levels below the cleanup guideline of 1,000 ppb.

A notice will be provided in the SEBS of the locations of these PCB investigations and releases, and the timeframe of usage and occurrence.

5.14 Air Conformity/Permits. The incinerators in Buildings 5019 and 5020 were previously used by the Air Force under permits obtained through the NYSDEC, although 5019 was never used for medical waste incineration. They have been cleaned and the VSIs indicated no evidence of residue or contamination. The transferee will be responsible for obtaining any necessary air emissions permits for any new emissions sources and must coordinate all applications through the NYSDEC.

5.15 Historic Property. U.S. Oval is a Registered Historic and is listed in the National Register of Historic Places (NRHP). This registry also includes all buildings and structures within the boundaries of the U.S. Oval Historic District, as shown on Atch 1D. In addition, adjacent buildings, structures, and acreage lie within the boundaries of the U.S. Oval Historic District Expansion Area are also shown on Atch 1E. All NRHP-listed or eligible buildings, structures, and property have been included in a Programmatic Agreement negotiated with the New York State Historic Preservation Office (NYSHPO). This agreement specifies protective covenants for all included facilities in accordance with section 106 of the National Historic Preservation Act.

The transferee will be notified through the covenant in the deed that no alterations, construction, demolition, excavation, ground-disturbing activities, or any other actions that would affect the integrity or appearance of the historic property, facilities, or structures, can be undertaken without coordination with the NYSHPO.

5.16 Sanitary Sewer Systems. All buildings (except 121, 125, 129, 145, 147, 163, 171, 185, 189, 193, 408, 465, 611, 612, 631, 656, 666, 703, 901, 5019, 5025, 5026, 5030, and the support structures) are connected to a sanitary sewer system which discharges into the City of Plattsburgh treatment facility. The other buildings and structures on this property are not served by sanitary sewer systems or connections.

The transferee will be responsible for submitting any required applications for discharging wastewater to the sanitary sewer system and for meeting all applicable wastewater discharge permit standards.

5.17 Septic Tanks. The Basewide EBS (Table F2) indicates a septic tank associated with Building 614 (based on historic real property records). This tank was used for collection of sanitary wastes from training camp activities that took place in the Nevada Oval area prior to activation/construction of the Air Force base and was identified from 1941 Army Quartermaster Corps building records and maps. According to the records and maps, this tank was actually located south of this property on the east edge of the Nevada Oval housing area. This VSI identified no concerns associated with this historic tank.

The transferee will be notified through the SEBS of the location and status of this system and will be responsible for complying with all applicable laws and regulations pertaining to discharge and maintenance of septic tanks and systems..

6. REGULATOR COORDINATION

The New York State Department of Environmental Conservation (NYSDEC) and the United States Environmental Protection Agency (USEPA) were notified during the BCT meeting on April 17, 2001, of the initiation of the FOST and SEBS, and were invited to participate in preparing the working draft documents. Consolidated draft documents were provided on April 25, 2001 for their formal review and comment. NYSDEC comments were received (Atch 5A) and were incorporated or addressed in the document. USEPA comments were solicited but not received (Atch 5B). Consolidated Draft Final documents were provided on June 5, 2001, for formal review and comment. NYSDEC comments were received by phone on June 8, 2001, and USEPA comments were provided by letter on June 11, 2001 (Atch 5C). All regulatory comments have been resolved, addressed, or incorporated in this document.

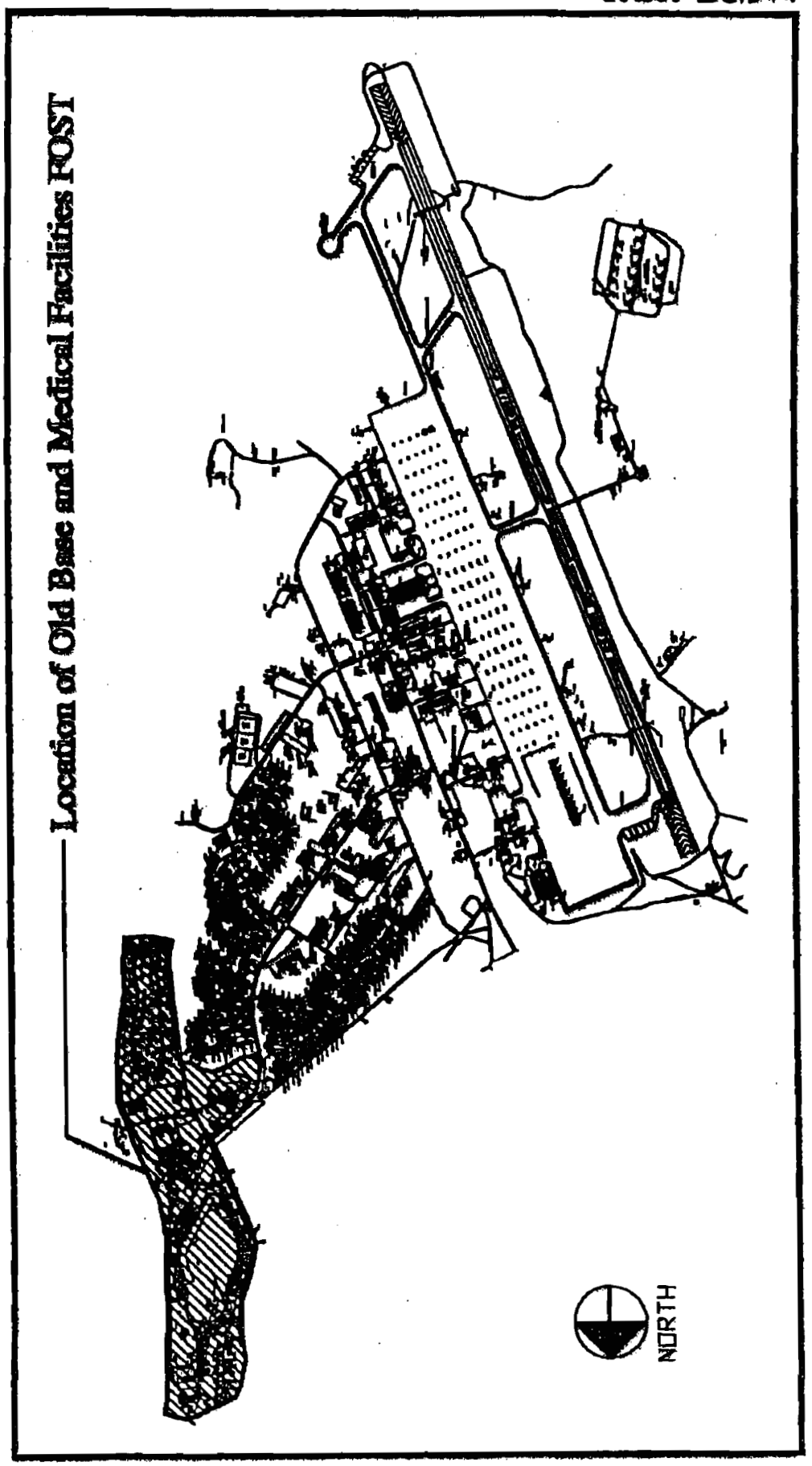
7. FINDING OF SUITABILITY TO TRANSFER

The deed proposal has been adequately assessed and evaluated for (a) environmental hazards, (b) environmental impacts anticipated from future use of the property, and (c) adequate notice of disclosure resources. The future use of this property does not present a current or future risk to human health or the environment, subject to inclusion and compliance with the appropriate deed covenants as addressed above. The property, therefore, is suitable for transfer.

September 20, 2001
Date

ALBERT F. LOWAS, JR.
Director
Air Force Base Conversion Agency

Attachments:
1. Property Map(s)
2. Environmental Factors Considered
3. Notice of Hazardous Substances Stored
4. Notice of Spills and Releases
5. Regulator Comments
6. Air Force Response to Regulator Comment

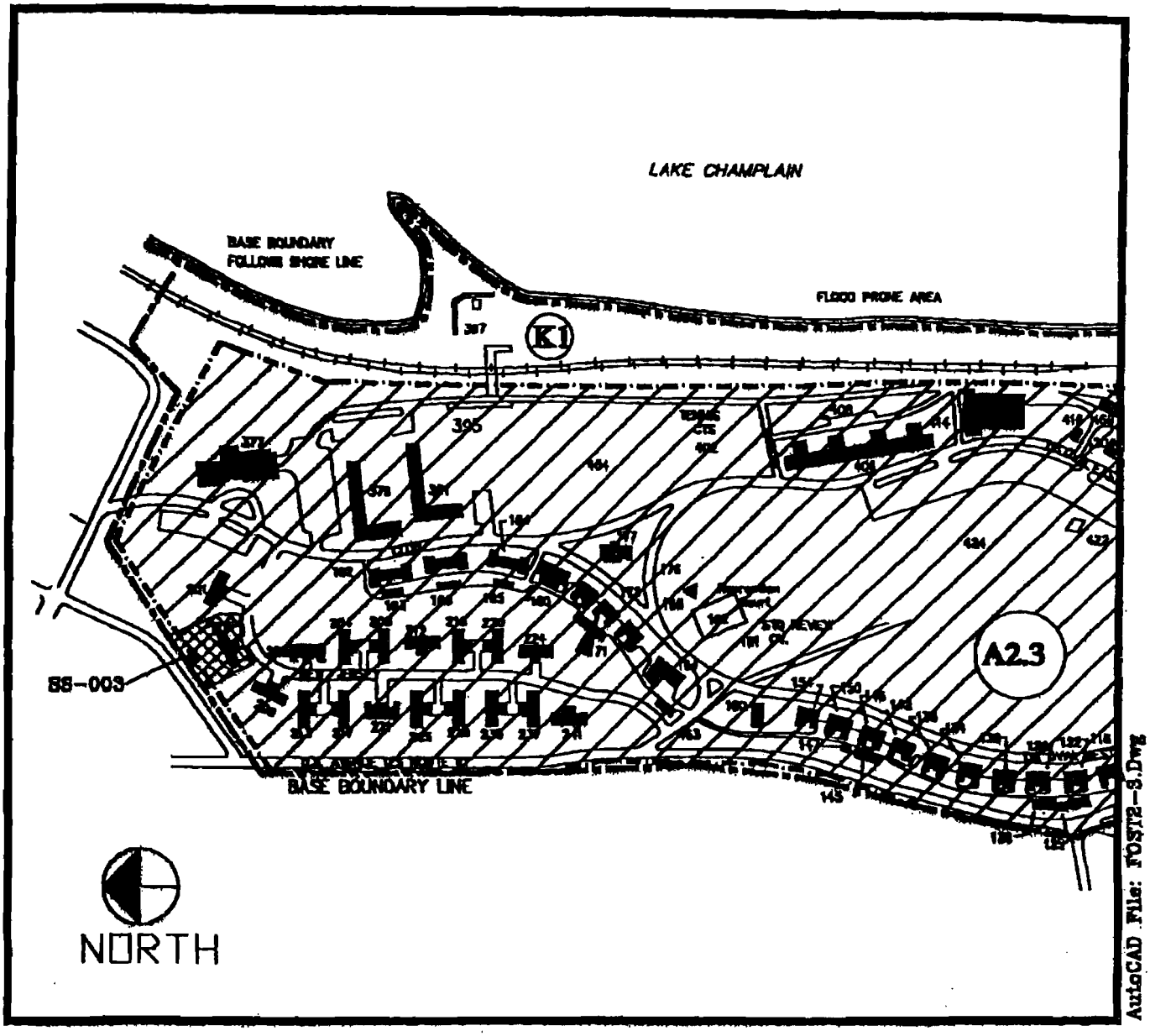


Location of Old Base and Medical Facilities FOST (A2.3)

Scale: 1" = 2500'

Sheet 1 Of 5

Plattsburgh AFB, NY

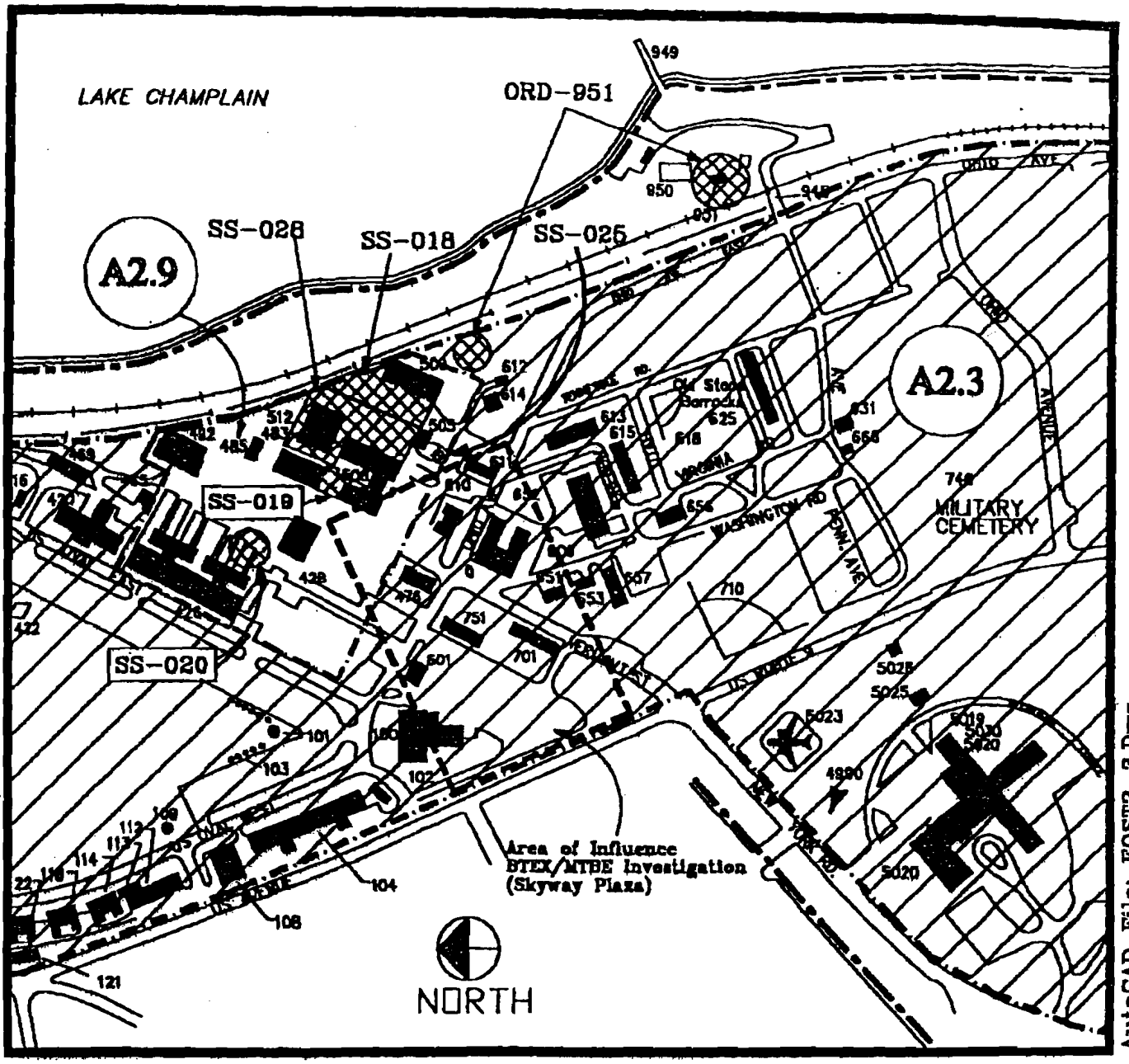


Area of Old Base and Medical Facilities FOST (A2.3)
(Former Use: Shops, Hsg., Admin., Recreation)
(Area= 289.00 Acres)

and IRP Sites and Environmental Factors

Old Base and Medical Facilities FOST (A2.3)

Scale: 1"=500' **Sheet 2 Of 5** **Plattsburgh AFB, NY**

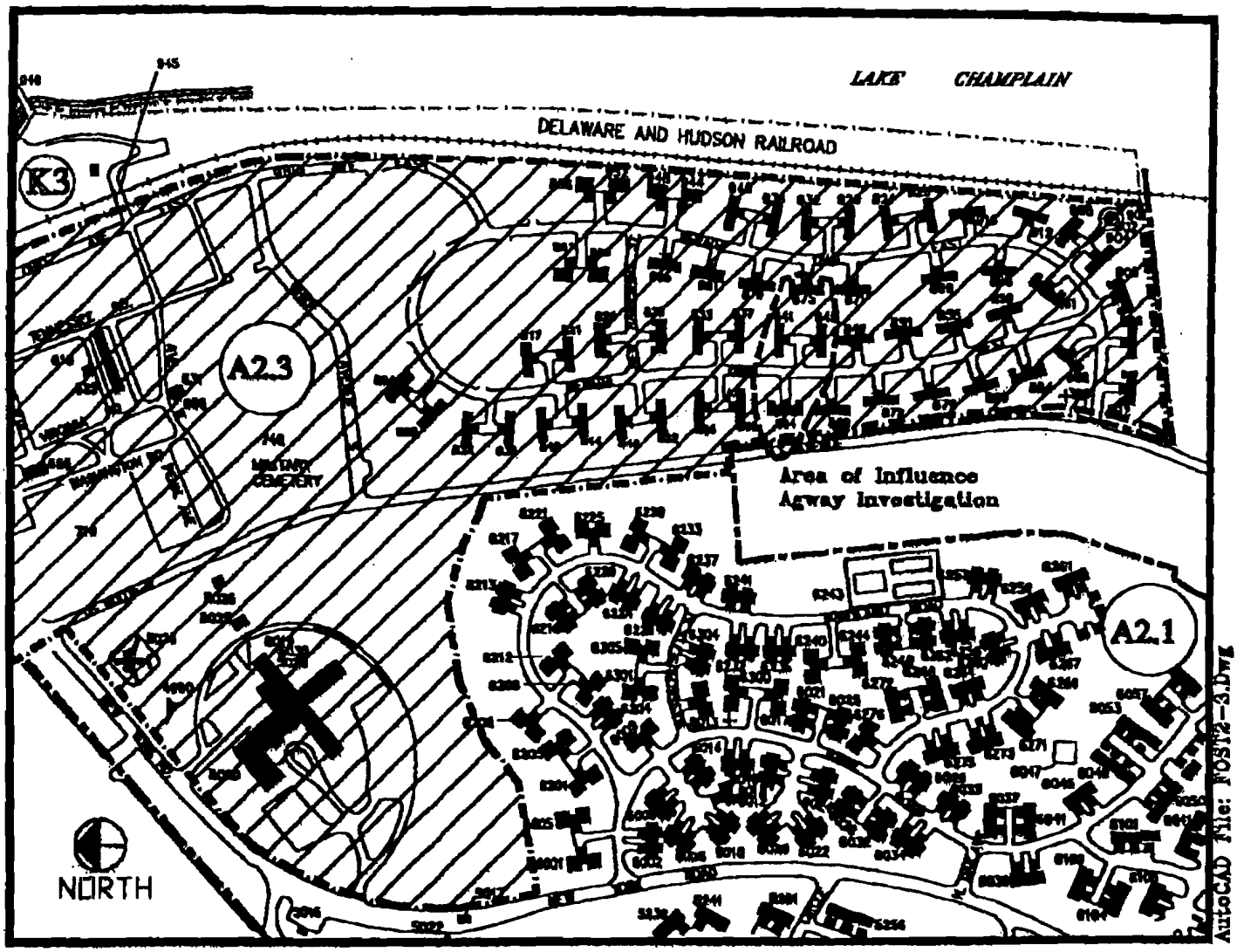


Area of Old Base and Medical Facilities FOST (A2.3)
(Former Use: Shops, Hsg., Admin., Recreation)
(Area= 289.00 Acres)

and IRP Sites and Environmental Factors

Old Base and Medical Facilities FOST (A2.3)

Scale: 1"=400' **Sheet 3 Of 5** **Plattsburgh AFB, NY**

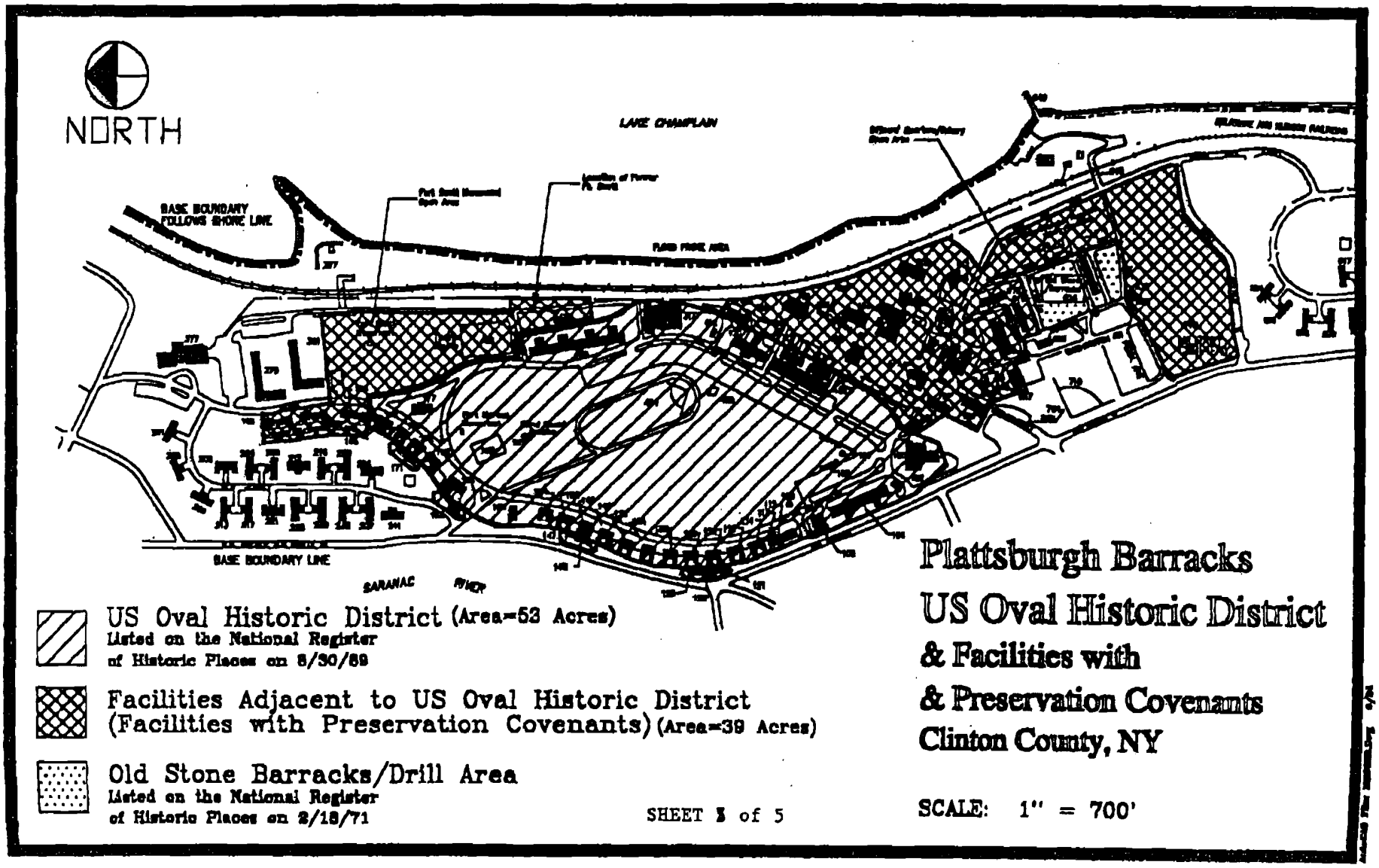


Area of Old Base and Medical Facilities FOST (A2.3)
(Former Use: Shops, Hsg., Admin., Recreation)
(Area= 289.00 Acres)

and IRP Sites and Environmental Factors

Old Base and Medical Facilities FOST (A2.3)

Scale: 1"=500' **Sheet 4 Of 5** **Plattsburgh AFB, NY**


NORTH
LAKE CHAMPLAIN
BASE BOUNDARY FOLLOWS SHORE LINE
BASE BOUNDARY LINE
SARANAC RIVER
US Oval Historic District (Area=53 Acres)
Listed on the National Register of Historic Places on 8/30/89
Facilities Adjacent to US Oval Historic District (Facilities with Preservation Covenants) (Area=39 Acres)
Old Stone Barracks/Drill Area
Listed on the National Register of Historic Places on 2/18/71
SHEET 3 of 5
Plattsburgh Barracks
US Oval Historic District
& Facilities with
& Preservation Covenants
Clinton County, NY
SCALE: 1" = 700'

Atch 2

Old Base & Medical Facilities
Parcel A2.3

Lease Restriction or Notification Required?		*Environmental Factors Considered*
		Hazardous Substances/Petroleum
	X	Hazardous Substances (Notification)
	X	Spills and Releases
	X	Installation Restoration Program (IRP) and Areas of Concern
	X	Medical/Biohazardous Wastes
	X	Oil/Water Separators (OWSs)
	X	Unexploded Ordnance
X		Radioactive & Mixed Wastes
	X	Storage Tanks (USTs/ASTs)
		Natural/Cultural Factors/Resources
	X	Asbestos
	X	Drinking Water Quality
	X	Indoor Air Quality
	X	Lead-Based Paint (High-Priority Facilities)
	X	Lead-Based Paint (Other Facilities)
	X	PCBs
X		Radon
		Other Factors
	X	Air Conformity/Air Permits
X		Energy (Utilities)
X		Flood Plains
X		Hazardous Waste Management (By Lessee)
	X	Historic Property (Archeological/Native American, Paleontological)
X		OSHA (Occupational Safety & Health Administration)
X		Outdoor Air Quality
X		Prime/Unique Farmlands
	X	Sanitary Sewer Systems (Wastewater)
X		Sensitive Habitat
X	X	Septic Tanks (Wastewater)
X		Solid Waste
X		Threatened and Endangered Species
X		Transportation
X		Wetlands

Atch 3

NOTICE OF HAZARDOUS SUBSTANCES STORED

Notice is hereby given that the tables and information attached from the Basewide EBS contain a notice of hazardous substances that have been stored for one year on Parcel A2.3 and the dates that such storage took place.

NOTE: Circled ID Numbers indicate locations applicable to this FOST; lined-out ID Numbers indicate locations not applicable. The "New Cat" column has been pencil changed to reflect current status since publication of the Basewide EBS.

Table C-2, Page 2 of 10

ID No.	Study Area	Description	Comments	Old Cat	New Cat
STW-609	2	Base Engineer Maintenance Shop, Zone 1 Satellite Accumulation Point (Building 609). This area is responsible for heating systems and facility maintenance. Hazardous wastes generated here are transferred to the accumulation point located at Buildings 2658 or 482.	No signs of contamination were observed during the April 1994 site inspection.	2	2
STW-652	2	Outdoor Recreation Supply (Buildings 652 and 657). Motor oil spill cleanup materials are stored here. They are then picked up by a contractor for disposal.	No signs of contamination were observed during the April 1994 visual site inspections.	2	2
~~STW-1695~~	11	Golf Cart Maintenance Facility - Satellite Accumulation Point. This facility is used for the maintenance of golf carts. Wastes include oil and other lubricants. Carts are refueled at Building 1704.	No evidence of contamination was observed during the April 1994 visual site inspection.	2	2
~~STW-1805-1810~~	12	Defense Reutilization and Marketing Office (DRMO) Storage Area (Buildings 1805-1810). The DRMO storage area consists of six buildings (1805-1810) and a paved storage yard. It is responsible for the disposal of surplus property and scrap metal. DRMO serves as a treatment, storage, and disposal facility (TSDF) for Plattsburgh Air Force Base (AFB). Hazardous materials and waste are stored in Building 1807 and in the yard. Building 1809 is the central receiving area for nonhazardous items. Furniture is stored in Building 1808. There is a secured process metal area in Building 1808. Four preengineered, prefabricated steel storage buildings designed for the storage of hazardous wastes are located in the petroleum, oil, and lubricants (POL) storage yard area. One trailer contained flammable liquids (MEK, grease, and diesel filters). All drums were properly labeled and were placed on pallets. One trailer contained nickel-cadmium batteries and waste flammable batteries. The fourth trailer is used for nonhazardous waste and was empty. Minor staining was observed in warehouses and on asphalt storage lot. Scrap metal is stored on uncovered dirt.	During the April 1994 visual site inspection, it was found that hazardous wastes are stored in Building 1807 on shelves and on pallets. Wastes included flammable liquids, polychlorinated biphenyls (PCBs), enamels, paints, and also hazardous materials. In the POL storage yard, scrap metals, PCB transformers, and nonhazardous materials are stored. [redacted]	7	[redacted]
~~STW-2005~~	12	Dental Clinic (Building 2005). Mercury waste is stored in a small drum. Turned over to Medical Logistics for contractor disposal. Lead waste is also handled the same way.	No evidence of contamination was observed during the April 1994 visual site inspections.	2	2
~~STW-2069-1~~	10	Base Fuels Accumulation Point (Building 2069). This building is a preengineered, prefabricated steel storage area specifically designed for the storage of hazardous wastes. It is the accumulation point for hazardous waste generated from hydrants, bulk storage/service station, preventive maintenance, and material storage/distribution. The building stores JP-4, fuel-contaminated water, spill residue, wastewater, aerosol cans, and expired shelf items. Hazardous wastes are accumulated in 55-gallon drums and smaller containers. The building was constructed in 1992 and has a maximum capacity of 570 gallons.	During the April 1994 visual site inspection, no signs of spills or staining were observed. Trailer was empty.	2	2
~~STW-2069-2~~	10	Bulk Storage (Building 2069) Liquid Fuel Pumping Station Satellite Accumulation Point. This is an exterior uncovered storage area. It contains a 55-gallon drum in double container. Wastewater from the tank and system components are stored here in a poly over pack drum on top of wooden pallets. Jet fuel is reclaimed in a 55-gallon drum, pumped into a cart, and put back to the system.	During the April 1994 visual site inspection, no surface stains were observed and waste was properly labeled. Tracer leak detection system was located nearby.	2	2
~~STW-2335~~	8	BX Service Station Hazardous Waste Storage Area. The service station maintains and repairs private vehicles. Their major wastes are engine oil, batteries, related lubricants, and fuel filters. A drainage system is set up on the west side of the building so people can discard their waste oil into a box that drains to a holding tank.	During the April 1994 visual site inspection, it was observed that used batteries were stored on a metal shelf. Corrosion from the batteries was present on the shelf. Oil stains observed on the ground surrounding the oil dump box. [redacted]	7	[redacted]
~~STW-2365~~	7	Bowling Center (Building 2365). This facility contains a drum for the storage of rags soiled with bowling ball cleaner.	No evidence of contamination was observed during the April 1994 visual site inspection.	2	2

Table C-2, Page 10 of 10

ID No.	Study Area	Description	Comments	Old Cat	New Cat
~~STW-3669~~	28	Aircraft Support and Equipment Storage Area (Building 3669). An exterior hazardous waste storage area is located at this facility. Spent engine oil and hydraulic fluid are stored in 55-gallon drums outside the building. The drums are stored on the ground with no covering or containment. Approximately one drum per year is generated from this building. This facility is no longer operational as of December 1991.	No signs of contamination were observed during the April 1994 visual site inspection.	2	~~2~~
~~STW-3578~~	28	Missile Assembly Shop Satellite Accumulation Point (Building 3578). This is an exterior storage for new and spent products including solvents and paint-related wastes. It is located on the east side of the building on a concrete pad. The storage area is not covered or contained. Hazardous wastes generated from here are transferred to accumulation points located at Buildings 2763A, 2890, 2815, or 2774.	No signs of contamination were observed during the April 1994 visual site inspections.	2	~~2~~
STW-5020	4	Composite Medical Facility Satellite Accumulation Point (Building 5020). Hazardous wastes generated here are stored at the in-house satellite accumulation point located in the basement.	The waste accumulation point was observed to be clean during the April 1994 site inspection.	2	~~2~~

Facility ID	Workplace Storage Area	Product	NSN [1]	Year	Qty.	Units	lbs.	kg.	Constituent [2]	Const. %	Mass (kg)	RQ(kg) [3]	CASRN	Regulatory Synonyms [3]
609	Auto Hobby Shop	Imron Poly Enamel	Local Purchase	1989	3	ea/yr			ethyl acetate			2270	141-78-6	Acetic acid, ethyl ester
		Lacquer Primer Surfacer		1991	0.25	gal/yr	2	1	acetone			2270	67-64-1	2-Propanone
					0.25	gal/yr	2	1	butyl acetate			2270	123-86-4	NL
					0.25	gal/yr	2	1	methanol			2270	67-56-1	Methyl alcohol
				1990	0.25	gal/yr	2	1	acetone			2270	67-64-1	2-Propanone
					0.25	gal/yr	2	1	butyl acetate			2270	123-86-4	NL
					0.25	gal/yr	2	1	methanol			2270	67-56-1	Methyl alcohol
				1989	0.25	gal/yr	2	1	acetone			2270	67-64-1	2-Propanone
					0.25	gal/yr	2	1	butyl acetate			2270	123-86-4	NL
					0.25	gal/yr	2	1	methanol			2270	67-56-1	Methyl alcohol
		Paint Additive		1991	0.25	can/yr			xylene			1000	1330-20-7	Benzene, dimethyl
				1990	0.25	can/yr			xylene			1000	1330-20-7	Benzene, dimethyl
				1989	0.25	can/yr			xylene			1000	1330-20-7	Benzene, dimethyl
		Starting Fluid		1991	2	can/yr	2	1	ethyl ether			1000	60-29-7	Ethane, 1,1'-oxybis-
				1990	2	can/yr	2	1	ethyl ether			1000	60-29-7	Ethane, 1,1'-oxybis-
				1989	2	can/yr	2	1	ethyl ether			1000	60-29-7	Ethane, 1,1'-oxybis-
		White Lithium Grease		1991	1	pt/yr	1		1,1,1-trichloroethane			1000	71-55-6	Ethane, 1,1,1-trichloro-; Methyl Chloroform
				1990	1	pt/yr	1		1,1,1-trichloroethane			1000	71-55-6	Ethane, 1,1,1-trichloro-; Methyl Chloroform
				1989	1	pt/yr	1		1,1,1-trichloroethane			1000	71-55-6	Ethane, 1,1,1-trichloro-; Methyl Chloroform
609	Zone 1 Shop	Paint Remover	8010-00-P02-2446	1993	1	pt/yr	1		methanol	10	0	2270	67-56-1	Methyl alcohol
1704	Golf Course Maintenance	Starter Fertilizer	Local Purchase	1993	NS	NS			urea			1000	759-73-9	Urea, N-ethyl-N-nitroso-
				1991	NS	NS			urea			1000	759-73-9	Urea, N-ethyl-N-nitroso-
				1990	NS	NS			urea			1000	759-73-9	Urea, N-ethyl-N-nitroso-
				1989	NS	NS			urea			1000	759-73-9	Urea, N-ethyl-N-nitroso-
				1988	NS	NS			urea			1000	759-73-9	Urea, N-ethyl-N-nitroso-
1609	Arts and Crafts	Clear Matte/Clear Gloss	Local Purchase	1991	NS	NS			acetone			2270	67-64-1	2-Propanone
					NS	NS			methylene chloride			1000	75-09-2	Dichloromethane
					NS	NS			toluene			1000	108-88-3	Benzene, methyl-
				1988	NS	NS			acetone			2270	67-64-1	2-Propanone

Facility ID	Workplace Storage Area	Product	NSN [1]	Year	Qty.	Units	lbs.	kg.	Constituent [2]	Const. %	Mass (kg)	RQ(kg) [2]	CASRN	Regulatory Synonyms [3]
5756	Integrated Munitions Maintenance Shop	Lacquer, Gray	8010-00-141-2956	1992	2	pt/yr	2	1	toluene			1000	108-88-3	Benzene, methyl-
				1991	2	pt/yr	2	1	acetone			2270	67-64-1	2-Propanone
					2	pt/yr	2	1	chromium			2270	7440-47-3	NL
					2	pt/yr	2	1	lead			1000	7439-92-1	NL
					2	pt/yr	2	1	methyl ethyl ketone			2270	78-93-3	2-Butanone
					2	pt/yr	2	1	methylene chloride			1000	75-09-2	Dichloromethane
					2	pt/yr	2	1	n-butyl acetate			2270	123-86-4	NL
					2	pt/yr	2	1	toluene			1000	108-88-3	Benzene, methyl-
		Solid Film Lubricant	9150-00-188-2000	1988	0.5	can/yr	1		toluene			1000	108-88-3	Benzene, methyl-
		Toluene	8010-00-290-0048		20	gal/yr	167	76	toluene	100	76	1000	108-88-3	Benzene, methyl-
		Trichloroethylene	6810-00-924-7107*	1985	12	qt/yr	25	11	trichloroethylene			1000	79-01-6	Ethane, trichloro-; Trichloroethane
5020	Laboratory	Ammonium Hydroxide	Local Purchase	1993	1	btl/yr	10	5	ammonium hydroxide			1000	1336-21-6	NL
		Chloroform			1	btl/yr	10	5	chloroform	100	5	1000	67-66-3	Methane, trichloro-
		Ethyl Acetate			4	btl/yr	40	18	ethyl acetate			2270	141-78-6	Acetic acid, ethyl ester
		Nitric Acid			1	btl/yr	10	5	nitric acid	61	3	1000	7697-37-2	NL
		Toluene			4	btl/yr	40	18	toluene	100	18	1000	108-88-3	Benzene, methyl-
		Xylene			2	btl/yr	20	9	ethyl benzene	15	1	1000	100-41-4	NL
					2	btl/yr	20	9	xylene (o,m,p isomers)	85	8	1000	1330-20-7	Benzene, dimethyl
5026	Radiology	Developer/Replenisher (Part B)	6525-L3-321-01*	1992	2400	gal/yr	20,029	9,085	acetic acid	40	3,634	2270	64-19-7	NL
				1991	2400	gal/yr	20,029	9,085	acetic acid	40	3,634	2270	64-19-7	NL
				1987	2400	gal/yr	20,029	9,085	acetic acid	40	3,634	2270	64-19-7	NL
				1984	2400	gal/yr	20,029	9,085	acetic acid	40	3,634	2270	64-19-7	NL
		Film Fixer	6525-L332100*		1800	gal/yr	15,022	6,814	acetic acid			2270	64-19-7	NL
					1800	gal/yr	15,022	6,814	aluminum sulfate	75	5,110	2270	10043-01-3	NL
					1800	gal/yr	15,022	6,814	sodium bisulfite	10	681	2270	7631-90-5	NL
			6850-00-F00-1020*	1992	416	kit/yr	416	189	acetic acid			2270	64-19-7	NL
					416	kit/yr	416	189	aluminum sulfate	75	142	2270	10043-01-3	NL
					416	kit/yr	416	189	sodium bisulfite	10	19	2270	7631-90-5	NL
				1991	416	kit/yr	416	189	acetic acid			2270	64-19-7	NL
					416	kit/yr	416	189	aluminum sulfate	75	142	2270	10043-01-3	NL
					416	kit/yr	416	189	sodium bisulfite	10	19	2270	7631-90-5	NL
				1987	416	kit/yr	416	189	acetic acid			2270	64-19-7	NL

Facility ID	Workplace Storage Area	Product	NSN [1]	Year	Qty.	Units	lbs.	kg.	Constituent [2]	Const. %	Mass (kg)	RQ(kg) [2]	CASRN	Regulatory Synonyms [3]
5020	Radiology	Film Fixer	6850-00-F00-1020*	1987	416	kit/yr	416	189	aluminum sulfate	75	142	2270	10043-01-3	NL
					416	kit/yr	416	189	sodium bisulfite	10	19	2270	7631-90-5	NL
5020	Surgical Suite	Formaldehyde Solution (15, 120)	6505-01-246-8233*	1993	3	ampules/yr			formaldehyde	37	0	1000	50-00-0	NL
				1990	3	ampules/yr			formaldehyde	37	0	1000	50-00-0	NL
		Mercury	6505-00-128-3005*	1988	2	lb/yr	2	1	mercury	100	1	1000	7439-97-6	NL
				1987	2	lb/yr	2	1	mercury	100	1	1000	7439-97-6	NL
				1986	2	lb/yr	2	1	mercury	100	1	1000	7439-97-6	NL
				1985	2	lb/yr	2	1	mercury	100	1	1000	7439-97-6	NL
				1984	2	lb/yr	2	1	mercury	100	1	1000	7439-97-6	NL

Notes: 1 National Stock Numbers (NSN) which are starred are not recognized on the CD-ROM database of hazardous materials used by the Air Force. The starred NSNs in this table are those given on the original AF Form 2761, Hazardous Materials Inventory data sheets.

2 The constituents and the reportable quantities shown in the table include only those that are hazardous substances as defined under 40CFR Part 373 and listed in 40 CFR Part 302.4.

3 Regulatory synonyms include only those listed in 40 CFR Part 302.4. NL indicates that no synonyms were listed in Table 302.4 of the regulation.

Table G-3

Miscellaneous Environmental Factors

ID No.	Study Area	Description	Comments	Old Cat	New Cat
OTH-406	1	Cadet Quarters 380/DAR Reprographics (Building 406). The reprographics shop is responsible for supporting the printing requirements onbase. Chemicals used in this shop include a blanket wash (perchloroethane solution) that is generally used up in process (any remaining solution is stored), and an electrostatic solution (containing ferrocyanide and hydrogen cyanide) that is used to clean the press process and any unused portion is disposed in the sink. Acetone is placed on a rag and used to clean the press, and then disposed in the dumpster. This process does not take place here anymore. Building 406 is now closed.	No signs of contamination from this process were evident during the April 1994 visual site inspection. However, the boiler room of this building was very dirty with possible contamination by fuel oil.	2	2
~~OTH-509~~	2	Automotive Hobby Shop, Spray Paint Booth (Building 509). This facility has an automotive spray painting booth. The spray booth is a Binks Model AARC550. A permit has been obtained to operate a process, exhaust, or ventilation system and expires March 18, 1996. The spray painting booth does not have a waterfall.	During the May 1994 visual site inspection, the booth was observed to be closed and used for storage only. No signs of contamination were observed.	1	1
~~OTH-1480-1~~	11	D&H Railroad Right-of-Way	No spills or concerns documented or observed		2
~~OTH-1480-2~~	11	D&H Railroad Inactive Base Railroad Spurs.	No spills or concerns documented or observed		1
~~OTH-1500~~	11	Former Dump, North of Golf Course Club House.	Investigation & IR program (Project 96-7018) ECD December 1998.		1
~~OTH-2007~~	11	Garden Plots (Located north of Building 2007). These are gardening plots used by military families. The site active during the growing season.	Minor quantities of pesticides were used here in accordance with manufacturer instructions	7	1
~~OTH-2009~~	8	Target Intelligence Training Unit Incinerator (Building 2009). The incinerator is located outside Building 2009 on northeast corner. It is used to destroy classified documents. Incinerator is still in use.	During the April 1994 visual site inspection, this facility was observed to be clean with no signs of contamination.	1	1
~~OTH-2293~~	11	Contractor Storage Yard (Facility 2293). This is a storage area used by a contractor working on base housing. Stored materials include construction materials, debris, and locked trailers.	During the April 1994 visual site inspection, area was observed to be very messy, but no sign of contamination was observed. During the July site inspection, most of the construction trailers were removed and the site was partially cleaned. The area was observed to be completely cleaned during the July 1995 walkover.	7	2
~~OTH-2385~~	7	Communications Facility Incinerators (Building 2385). Two incinerators are used for burning documents.	Incinerators are now sealed and inactive.	2	1
~~OTH-2390~~	6	Historic Plattsburgh Barracks Training Range. This historic training range was used for small arms training between 1900 to 1956. The firing abutment was approximately 1,000 feet long and located between the existing Buildings 5404 and 2390. The backstop was demolished in 1958 for construction of base housing.	No signs of contamination were observed during the April 1994 Visual Site Inspection. However, further investigation will be required. The area surrounding the historic training range was designated and investigated as IRP Site SS-040 in 1994. The results of a lead study indicate that concentrations in the soils were well below EPA standards. No Further Action was recommended and the site closed out.	7	3

Atch 4

NOTICE OF PETROLEUM AND MISCELLANEOUS NONHAZARDOUS PRODUCT SPILLS AND RELEASES

Notice is hereby provided that the information set out below from the Basewide EBS provide notice of petroleum and miscellaneous nonhazardous products that are known to have been released on Parcel A2.3 and the dates the releases took place.

NOTE: Circled ID Numbers indicate spills applicable to this FOST; lined-out ID Numbers indicate locations not applicable.

Table G-2

Reportable Spill/Release Incidents

ID No.	Study Area	Description	Comments	Old Cat	New Cat
SPL-108	1	On May 3, 1990, a spill of approximately 10 gallons of No. 2 fuel oil occurred at Building 108 on the U.S. Oval.	This is spill 9001294 on the New York State Department of Environmental Conservation (NYSDEC) Oil and Hazardous Material Spill Register; its status is listed as closed.	1	3
SPL-134	1	On March 7, 1990, a spill of approximately 1 gallon of No. 2 fuel oil occurred at Building 134-A on the U.S. Oval.	This is spill 8911532 on the NYSDEC Oil and Hazardous Material Spill Register; its status is listed as closed.	1	3
SPL-146	1	On December 31, 1992, a spill of approximately 1 gallon of No. 2 fuel oil occurred at Building 146 on the U.S. Oval as a result of back splash while filling a fuel tank.	This spill was contained and cleaned up using absorbent material.	1	3
SPL-160	1	On May 6, 1994, a spill of approximately 1 gallon of No. 2 fuel oil occurred at Building 160 as a result of an equipment failure.	This is spill 9401781 on the NYSDEC Oil and Hazardous Material Spill Register; its status is listed as closed.	[illegible]	3
SPL-164-1	1	On October 7, 1993, a spill of approximately 10 gallons of heating fuel occurred at Building 164 as a result of a malfunction which allowed two 275-gallon fuel tanks to expand and overflow.	The documentation does not indicate how this spill was contained and cleaned up. It does indicate the spilled fuel was prevented from entering the drain system through the use of a rug.	1	3
SPL-164-2	1	On July 14, 1994, a spill of approximately 10 to 15 gallons of No. 2 fuel oil occurred at Building 164 as a result of a tank failure.	This is spill 9405141 on the NYSDEC Oil and Hazardous Material Spill Register; its status is listed as closed.	[illegible]	3
SPL-205-1	1	On September 1, 1992, an unknown amount of No. 2 fuel oil was discovered to have spilled from a 500-gallon capacity underground fuel tank at Building 205-A on New Jersey Road. The discovery was made during a tank removal and replacement operation.	The spill was cleaned up by excavating and containing the contaminated soil in 55-gallon drums. The documentation indicates that tests were planned to determine if the local groundwater had been effected by this spill. This is spill 9206331 on the NYSDEC Oil and Hazardous Material Spill Register; its status is listed as closed.	4	4
SPL-205-2	1	On January 7, 1992, a spill of an unknown amount of No. 2 fuel oil occurred at Building 205 B as a result of a heating oil tank leak.	This is spill 9110485 on the NYSDEC Oil and Hazardous Material Spill Register; its status is listed as closed.	4	4
SPL-209-1	1	On September 2, 1992, a spill of an unknown quantity of No. 2 fuel oil occurred at Building 209-A on New Jersey Street.	This is spill 9206406 on the NYSDEC Oil and Hazardous Material Spill Register; its status is listed as closed.	4	4
SPL-209-2	1	On November 10, 1994, a spill of approximately 2 gallons of No. 2 fuel oil occurred at Building 209 as a result of human error.	This is spill 9410874 on the NYSDEC Oil and Hazardous Material Spill Register; its status is listed as closed.	[illegible]	3
SPL-224	1	On April 11, 1993, a spill of approximately 2 to 4 gallons of gasoline occurred at Building 224A on New Jersey Street as a result of a gas tank leak on a privately owned vehicle.	This spill was cleaned up using soil as an absorbent. The contaminated soil was collected and removed.	1	3
SPL-377-1	1	On August 26, 1993, a spill of approximately 125 gallons of No. 2 fuel oil occurred at Building 377 as a result of human error. A tank slipped, fell, and leaked while being loaded onto a trailer for transport.	This spill was cleaned up using absorbent pads. The documentation indicates that "the petroleum-stained pavement should be removed from the parking lot adjacent to Building 377 to determine if the underlying soil has been contaminated and to prevent contaminated runoff/leachate from contacting surrounding soils/groundwater." Site inspection and characterization to be done (Project 96 0008 Phase 2); ECD: December 1998.	7	7
SPL-377-2	1	On August 2, 1993, a spill of approximately 20 gallons of No. 2 fuel oil occurred at the Officers' Club, Building 337, when an underground fuel tank was ruptured during its excavation for replacement.	This is spill 9305435 on the NYSDEC Oil and Hazardous Material Spill Register; its status is listed as closed.	4	4

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ID No.	Study Area	Description	Comments	Old Cat	New Cat
SPL-379	1	On December 13, 1991, a spill of approximately 5 gallons of gasoline from a passenger vehicle occurred on the north side of the parking lot of Building 379 as a result of equipment failure.	This is spill 9109821 on the NYSDEC Oil and Hazardous Material Spill Register; its status is listed as closed.	1	1
SPL-408-1	1	On January 11, 1989, two onbase oil spills derived from two drainage lines which originate in the mechanical rooms of Buildings 408 and 414 and terminate about 20 feet west of the Delaware and Hudson Railroad line were discussed with NYSDEC.	NYSDEC indicated that the oil should be soaked up with absorbent pads and that the contaminated soil should be removed. A follow-up visit to the Mechanical Room of Building 414 found signs of poor housekeeping. Dark stains in the lower half of the sink and the presence of oil and dirty machine parts just inches away from the sink indicated that parts were being cleaned in the sink. The sink's drain was found to lead to a sump pump which [illegible] water to what was presumed to be an old fuel tank system which discharges to the vicinity of the railroad tracks. Evaluation was in progress at the time of the EBS update (Project 96-6001); ECD: December 1996.	7	7
SPL-408-2	1	On April 18, 1995, a spill of approximately 1 pint of transformer oil (< 50 ppm PCB) occurred near Building 408 as a result of a transformer leak.	This is spill 9500736 on the NYSDEC Oil and Hazardous Material Spill Register; its status is listed as closed.	[illegible]	3
SPL-414-1	1	On March 8, 1989, a spill of approximately 250 gallons of No. 2 and No. 4 heating oils occurred north of Building 414 as the result of a "bad pipe." This spill was contained and cleaned up by pumping the oil into a tank and by removing and containerizing the contaminated soil.	The documentation does not indicate how the contaminated soil was ultimately disposed of. Site Inspection and Characterization to be done (Project 95-6009 Phase 2); ECD: December 1996.	7	7
SPL-414-2	1	According to a letter dated March 20, 1990, from NYSDEC, a fuel oil spill of undetermined quantity occurred at Building 414 on U.S. Oval East as a result of leakage from a failed gasket on the manhole of the fuel tank and from a port on attached plumbing.	The letter further indicated that ground surface contamination by tank overfills and/or careless filling procedures was evident adjacent to Building 414 and under the temporary aboveground 500-gallon storage tank. It further stated that the contaminated material was to be excavated and properly disposed of as soon as practical to prevent the unnecessary spread of contaminants and additional environmental problems. Site Inspection and Characterization to be done (Project 95-6009 Phase 2); ECD: December 1996.	7	7
SPL-414-3	1	On February 26, 1989, a spill of approximately 250 gallons of No. 2 fuel oil occurred at Building 414.	This is spill 8808301 on the NYSDEC Oil and Hazardous Material Spill Register; its status is listed as closed.	4	4
SPL-414-4	1	On March 13, 1990, a spill of approximately 150 gallons of No. 2 fuel oil occurred at Building 414.	This is spill 8911749 on the NYSDEC Oil and Hazardous Material Spill Register; its status is listed as closed.	4	4
~~SPL-406-1~~	2	On June 11, 1991, a spill of approximately 1 pint of motor oil occurred near Building 426 on the U.S. Oval as a result of a container falling from the back of a truck.	This is spill 9102826 on the NYSDEC Oil and Hazardous Material Spill Register; its status is listed as closed.	3	3
~~SPL-426-2~~	2	On August 8, 1993, a spill of approximately 20 gallons of No. 2 fuel oil occurred at Building 426 when a private contractor backhoe operator accidentally broke the building's water line, creating a water pool which exposed and partially flooded an old fuel tank which still contained about 20 gallons of fuel.	The documentation does not indicate how this spill was contained and cleaned up. Site Inspection and Characterization are in progress (Project 95-6009 Phase 2); ECD: December 1996.	7	7
~~SPL-426-3~~	2	On August 12, 1993, a spill of approximately 20 gallons of No. 2 fuel oil occurred at Building 426 on the U.S. Oval as a result of a fiberglass tank breaking open while being removed from the ground. Tank sludge and water released into the hole was pumped out by the contractor working on the project.	The documentation does not indicate how this spill was contained and cleaned up. Site Inspection and Characterization are in progress (Project 95-6009 Phase 2); ECD: December 1996.	7	7
~~SPL-426-4~~	1	On April 13, 1995, a spill of approximately 1 gallon of diesel fuel occurred at Building 426 as a result of the tipping of a 5-gallon container containing diesel.	This is spill 9500519 on the NYSDEC Oil and Hazardous Material Spill Register; its status is listed as active.	-	3

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ID No.	Study Area	Description	Comments	Old Cat	New Cat
~~SPL-428-5~~	1	On February 1, 1994, a spill of approximately 1 quart of motor oil occurred at Building 428 as a result of an oil leak from a motor vehicle.	This is spill 9312889 on the NYSDEC Oil and Hazardous Material Spill Register; its status is listed as closed.	[illegible]	3
~~SPL-428-1~~	2	On December 6, 1990, a spill of approximately 10 to 25 gallons of diesel fuel occurred at a 275-gallon aboveground storage tank at the Pole Barn (Building 428). The tank was being drained to remove it from service. After about 10 gallons of diesel fuel had been drained out, any further flow stopped. The tank was then shaken and assessed as being empty. The drain valve was left open. When the tank was examined the following morning, the spill of diesel (from the open valve) was discovered. Some of the diesel fuel (5 to 10+ gallons) had drained via the storm drainage system into Lake Champlain. This is part of SPL-428-1 on page 19. According to the NYSDEC form, this spill affected surface water, namely Lake Champlain (an oily sheen of about 500 square feet was visible in the lake; the base was informed of the spill by the New York Captain of the Port).	Documentation indicated that floating containment booms were going to be procured and the spill would be cleaned up by base personnel. RCRA Facility Assessment was in progress at the time of the EBS update (Project 96-6001); ECD: December 1996.	7	[illegible]
~~SPL-428-2~~	2	On July 20, 1992, a spill of approximately 4 gallons of hydraulic fluid occurred at Building 428 on Wisconsin Street when a refuse collection truck blew a seal on a hydraulic oil filter.	This is spill 9204493 on the NYSDEC Oil and Hazardous Material Spill Register; its status is listed as closed.	3	3
SPL-489	2	On December 19, 1994, a spill of approximately 30 gallons of No. 2 fuel oil occurred at Building 489 as a result of an elbow joint break on a fuel pump.	This is spill 9412648 on the NYSDEC Oil and Hazardous Material Spill Register; its status is listed as closed.	[illegible]	3
~~SPL-495~~	2	On March 1, 1995, a spill of approximately 0.5 gallons of No. 2 fuel oil occurred at Building 495 as a result of a snow plow striking a UST filler pipe.	This is spill 9515861 on the NYSDEC Oil and Hazardous Material Spill Register; its status is listed as closed.	[illegible]	3
~~SPL-505~~	2	On September 22, 1989, a spill of approximately 10 to 15 gallons of No. 2 fuel oil occurred in the ground at Building 505 as the result of a disconnected pipe.	This is spill 8906350 on the NYSDEC Oil and Hazardous Material Spill Register; its status is listed as closed. UST removed December 1995; Site Inspection and Characterization Completed (Project 95-6009 Phase 1).	7	4
~~SPL-508-1~~	2	In 1989, a survey and sampling program of stormwater discharge points into Lake Champlain indicated that Storm Drain No. 8 contained chloroform, chloromethane, and 1,1,1-trichloroethane. This storm drain drains an area which includes the Auto Hobby Shop (Building 509) and the Paint Shop (Building 508). Further investigation indicated that the Paint Shop was the primary source of contamination. The documentation indicates that Paint Shop personnel had the habit of cleaning out excess paint from road-stripping equipment and disposing of residual paint thinner from spray nozzles and storage tanks by pouring it out on the ground next to the Paint Shop building.	Follow-up soil sampling was not performed at the time because it was expected that the site would be added to the Installation Restoration Program (IRP) Phase II Remedial Investigation/Feasibility Study (RI/FS); IRP Site SS-019; Site Investigation Report and Health Risk Assessment recommended No Further Action; regulatory concurrence received.	7	3
~~SPL-508-2~~	2	On December 6, 1990, a spill of approximately 200+ gallons of diesel fuel occurred at Building 508 as a result of a valve being left open on a 275-gallon tank (human error). According to the NYSDEC form, this spill affected land, surface water, and sewers.	This is spill 9009711 on the NYSDEC Oil and Hazardous Material Spill Register; its status is listed as closed.	4	4
~~SPL-509~~	2	At the Auto Hobby Shop (Building 509) (Study Area 2), waste motor oil, other petroleum-based automotive fluids, and waste PD-680 solvent are stored in fifteen to twenty 55-gallon drums situated on pallets on the north side of the parking lot, which is located on the north side of Building 509. A storm drain is located in the parking lot in close proximity to this waste oil storage area. Significant oil spillage has occurred in the past and runoff from the parking lot carries oil contaminants directly into Lake Champlain.	A 1987 memo in the Industrial Hygiene workplace file maintained by the Bioenvironmental Engineering Office indicates that absorbent materials were being used to soak up oil spills in the parking lot. IRP Site SS-018 Remedial Investigation has been completed, and a No Further Action Record of Decision is in progress; AST has been removed (Project 95-6009).	7	3
SPL-609	2	On September 20, 1989, a spill of approximately 4 gallons of diesel fuel occurred in the	This is spill 8906096 on the NYSDEC Oil and Hazardous Material Spill Register; its	1	3

Table G-2, Page 4 of 27

ID No.	Study Area	Description	Comments	Old Cat	New Cat
		parking lot of Building 809 as the result of a fuel nozzle not shutting off properly and overfilling the fuel tank of a refueling forklift.	status is listed as closed.		
SPL-613B	3	On November 17, 1994, a spill of approximately 1 gallon of No. 2 fuel oil occurred at Building 613B as a result of tank failure.	This is spill 9411054 on the NYSDEC Oil and Hazardous Material Spill Register; its status is listed as closed.		3
SPL-703	2	On June 6, 1988, a spill of approximately 2 to 3 gallons of gasoline occurred in the vicinity of the guard shack at the Old Base gate entrance as a result of a gas can falling from a truck.	This small spill was cleaned up with Speedy-Dry.	1	3
SPL-855	3	On July 7, 1992, a spill of approximately 5 gallons of transformer mineral oil (non-PCB containing oil) occurred near Building 855 as a result of an equipment failure. The transformer mineral oil spilled on the ground and into a storm sewer.	This is spill 9203987 on the NYSDEC Oil and Hazardous Material Spill Register; its status is listed as closed.	1	3
SPL-861-1	3	On February 10, 1994, a spill of approximately 5 gallons of No. 2 fuel oil occurred at Building 861 as a result of the overfilling of a fuel tank.	This is spill 9314299 on the NYSDEC Oil and Hazardous Material Spill Register; its status is listed as closed.	3	3
SPL-861-2	3	On January 10, 1995, a spill of approximately 4 ounces of No. 2 fuel oil occurred at Building 861 as a result of a furnace failure.	This is spill 9413530 on the NYSDEC Oil and Hazardous Material Spill Register; its status is listed as closed.	3	3
SPL-869	3	On March 11, 1993, a spill of approximately 1 gallon of No. 2 fuel oil occurred at Building 869-B on the Nevada Oval as a result of a pump seal rupture on a fuel delivery truck.	This spill was cleaned up using absorbent materials.	1	3
SPL-892	3	On March 28, 1994, a spill of approximately 1 gallon of No. 2 fuel oil occurred at Building 829 as a result of the overfilling of a fuel tank.	This is spill 9315283 on the NYSDEC Oil and Hazardous Material Spill Register; its status is listed as closed.	3	3
SPL-901	3	On September 22, 1992, an unknown quantity of diesel fuel spilled from a 500-gallon fuel tank at Building 901 on the Nevada Oval as a result of an unspecified tank failure.	This is spill 9207193 on the NYSDEC Oil and Hazardous Material Spill Register; its status is listed as closed.	4	4
SPL-902-1	3	On December 9, 1991, a spill of approximately 7,200 gallons of raw sewage into Lake Champlain occurred as a result of an equipment failure in Lift Station 902 on the Nevada Oval. Wastewater was pumped from the dry well to a concrete wastewater pipe box. When the level of the wastewater was lowered below the tops of the lift station motors, the check valves on one of the pumps were open. This allowed the pump to prime itself and resume the pumping of wastewater from the wet well. It was hypothesized that the lift station's float switch failed to lower as the wet well was pumping down. After the wastewater was emptied, the pumps started to cavitate, causing excessive vibration and a buildup of heat. It is further hypothesized that the vibrations broke a 0.5-inch brass nipple on a cooling line. The leak, coupled with an unusually heavy surface runoff into the lift station (from melting snow), caused the dry well to flood. The combination of surface runoff and wastewater submerged the pumps, shutting them off, overflowing the wet well, and causing discharge into Lake Champlain.	This is spill 9109597 on the NYSDEC Oil and Hazardous Material Spill Register; its status is listed as closed.	1	3
SPL-902-2	3	On January 18, 1990, a spill of an unknown quantity of sanitary waste occurred at Sanitary Sewage Lift Station at Building 902.	This is spill 8909889 on the NYSDEC Oil and Hazardous Material Spill Register; its status is listed as closed.	1	3
SPL-902-3	3	On July 24, 1993, a spill of approximately 100 to 200 gallons of sewage from the pumphose (Building 902) occurred.	The documentation does not indicate the cause of this spill or how it was contained and cleaned up.	1	3

Table G-2, Page 24 of 27

ID No.	Study Area	Description	Comments	Old Cat	New Cat
~~SPL-3285~~	21	On February 9, 1995, a spill of approximately 30 gallons of diesel fuel occurred near Building 3285 (Pump House No. 6) as a result of the overfilling of a waste tank.	This is spill 9414713 on the NYSDEC Oil and Hazardous Material Spill Register; its status is listed as closed.	.	3
~~SPL-3306~~	25	On January 4, 1995, a spill of approximately 5 gallons of No. 2 fuel oil occurred at Building 3306 as a result of a pipe break.	This is spill 9413206 on the NYSDEC Oil and Hazardous Material Spill Register; its status is listed as closed.	.	3
~~SPL-3520-1~~	30	On September 15, 1987, a spill of approximately 130 gallons of waste oil occurred at the west side of the Fire Training Pits.	This is spill 8705048 on the NYSDEC Oil and Hazardous Material Spill Register; its status is listed as closed.	4	4
~~SPL-3520-2~~	30	On December 30, 1985, a spill of an unknown quantity of kerosene occurred at the Fire Training Pits.	This is spill 8807912 on the NYSDEC Oil and Hazardous Material Spill Register; its status is listed as closed.	4	4
~~SPL-3583~~	28	On February 4, 1992, a spill of approximately 1 gallon of unknown petroleum product occurred at Building 3583.	This is spill 9111389 on the NYSDEC Oil and Hazardous Material Spill Register; its status is listed as closed.	3	3
~~SPL-3592-1~~	29	On October 3, 1989, a representative from the Atlantic Testing Company reported that a spill of unknown amount, extent, and cause was associated with an underground storage tank located at Building 3592.	The documentation indicates that there were plans to expose the tank and investigate the leak. Site Inspection and Characterization of the former UST location are in progress under contract (Project 95-6009 Phase 1); ECD: December 1998.	7	6
~~SPL-3592-2~~	29	On October 2, 1989, a spill of an unknown quantity of No. 2 fuel oil occurred at Building 3592.	This is spill 8906622 on the NYSDEC Oil and Hazardous Material Spill Register; its status is listed as active. Site Inspection and Characterization of the former UST location are in progress under contract (Project 95-6009 Phase 1); ECD: December 1998.	7	6
SPL-5017	6	On February 25, 1991, a spill of approximately 1 gallon of petroleum occurred at the Main Gate on New York Road as a result of a tank overfilling on a heater.	This is spill 9012220 on the NYSDEC Oil and Hazardous Material Spill Register; its status is listed as closed.	1	3
SPL-5020-1	4	On August 10, 1992, a spill of approximately 1.5 gallons of gasoline occurred in the parking lot of the Base Hospital (Building 5020) as a result of a broken fuel line on a privately-owned vehicle.	This is spill 9205342 on the NYSDEC Oil and Hazardous Material Spill Register; its status is listed as closed.	3	3
SPL-5020-2	4	On October 7, 1990, a spill of approximately 0.5 gallon of gasoline occurred at the Hospital (Building 5020) parking lot.	This is spill 9007481 on the NYSDEC Oil and Hazardous Material Spill Register; its status is listed as closed.	3	3
SPL-5020-3	4	On October 2, 1992, a spill of approximately 1 pint of gasoline occurred near Building 5020, the Base Hospital.	This is spill 9207700 on the NYSDEC Oil and Hazardous Material Spill Register; its status is listed as closed.	3	3
~~SPL-5029~~	6	On May 20, 1993, a spill of approximately 2 gallons of hydraulic fluid occurred between Buildings 5029 and 5033 as a result of a broken hydraulic line on an unspecified vehicle.	This spill was cleaned up using Speedy-Dry absorbent.	1	3
~~SPL-5070~~	6	On April 19, 1990, a spill of approximately 1 gallon of gasoline occurred at Building 5070.	This is spill 9000835 on the NYSDEC Oil and Hazardous Material Spill Register; its status is listed as closed.	1	3
~~SPL-5309-1~~	5	On August 7, 1991, a spill of less than 1 pint of oil-based paint occurred in the vicinity of Building 5309 when a private contractor purposefully dumped a paint tray into a storm drain.	The spill apparently was confined to the drain basin. The contractor dipped out the paint using a bucket.	1	3
~~SPL-5309-2~~	6	On August 7, 1992, a spill of approximately 0.25 gallon of oil-based paint occurred at Building 5309.	This is spill 9205295 on the NYSDEC Oil and Hazardous Material Spill Register; its status is listed as closed.	1	3

Atch. 4 Page 5 of 5

New York State Department of Environmental Conservation
Division of Environmental Remediation
Bureau of Eastern Remedial Action, Room 242
50 Wolf Road, Albany, New York 12233-7010
Phone: (518) 457-4349 • **FAX:** (518) 457-4198
Website: www.dec.state.ny.us

Erin M. Crotty
Commissioner

May 25, 2001

Mr. Michael Sorel, P.E.
AFBCA/DAE
426 U.S. Oval, Suite 2210
Plattsburgh Air Force Base, NY 12903

Dear Mr. Sorel:

Re: Old Base and Medical Facilities; Parcel A2.3
Draft SEBS and FOST
Plattsburgh Air Force Base, ID No. 510003

The New York State Departments of Health and Environmental Conservation have received and reviewed the Draft Supplemental Environmental Baseline Survey (SEBS) and Draft Finding of Suitability to Transfer (FOST) for the Old Base and Medical Facilities (Parcel A2.3) and offer the following:

- Section 2.2 of the SEBS and Section 1.2 of the FOST should inform the reader where the listed reports may be obtained for review. It should be noted whether or not all of the documents are in the Administrative Record for the PAFB IRP project. NYSDEC believes that several reports listed in these sections have not been forwarded to this office as of this date, and therefore it cannot determine or provide comment on whether the information listed in all reports has been correctly reflected in the SEBS and FOST documents.

- It is not clear from language in Section 3.2.1 of the SEBS and 5.2 of the FOST whether the spills/releases listed in Table 3.2.1B of the SEBS and Table 5.2 of the FOST were either not included in the Basewide EBS or they were not "of petroleum products and were cleaned up and reported to the NYSDEC Spill Response Office, where there status is listed as 'Closed' on the Oil and Hazardous Material Spill Register." Please clarify.

- Please re-examine the discussion in Table 3.2.1B of the SEBS regarding location 406. Is it true that BCA is awaiting DEC Region 5 concurrence on the NFA recommendation in the Draft Final Supplemental EBS Report?

- The meaning and implication of the last two paragraphs of Section 5.3.3 of the FOST is not clear. Perhaps they are misplaced in the document. Alternatively, it is not clear what deed restrictions are referenced as being "identified below" that will alleviate risks associated with the IRP sites discussed in this section of the FOST. It seems proper to include some deed language which

cc: Mike Steve (Craig)

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AFBCA/DA PBG

would prevent extraction and use or disposal of the contaminated ground water discussed in Section 5.3.

- It appears that the first sentence of the second paragraph on page 23 of the FOST is incomplete.
- In general, the figures attached to the SEBS and FOST are not sufficiently clear. The scale is too large for easy correlation with the information being presented, and building numbers and other relevant information are difficult or impossible to decipher.
- Please provide an explanation why certain site ID numbers are circled and some are crossed with a line on Attachment 3 of the FOST. The "New Cat" numbers in the same attachment should be presented more formally. Attachment 4 of the FOST also includes site IDs crossed with a line without explanation.
- A discussion of the groundwater contamination originating in the Skyway Plaza Parking Lot (NYSDEC Spill #9501712), as discussed in the draft SEBS and FOST for Parcel A2.2, should be included in the SEBS and FOST for this parcel. Although the contamination may not be emanating from an property immediately adjacent to the medical facility, the parcel separating the Skyway Plaza from Parcel A2.3 is thin, and groundwater flow may carry contamination through the separating parcel to impact the parcel discussed in this SEBS and FOST.
- The AF should obtain formal closure from the NYSDEC of all petroleum spill sites on property related to this FOST prior to property transfer. The relevant portions of the SEBS and FOST should be updated to reflect the spill site closures, when appropriate.
- Please provide the state a draft copy of the deed restriction language for this parcel upon its development.

Please note that the NYSDEC's comments are limited to the information presented, since we do not have the capacity nor authority to conduct an independent FOST survey. If you have any questions, please contact me at (518) 457-3976 or jaquinn@gw.dec.state.ny.us.

Sincerely,

James A. Quinn
Bureau of Eastern Remedial Action
Division of Environmental Remediation

c: R. Morse, USEPA
R. Fedigan, NYSDOH
R. Wagner, NYSDEC
A. Stemp, NYSDEC

To: Stephen Gagnier@PLATTSBURGH@AFBDA.OL3
From: <Morse.Bob@epamail.epa.gov>
Cc:
Subject: Re: Old Base FOST
Attachment:
Date: 6/5/01 12:51 PM

as i told dave, i discussed this with mike yesterday. he told me both draft final fosts were going out yesterday and/or today. mike asked me to hold comments and comment on the draft finals.
bob

sgagnier@afbda1
.hq.af.mil
05/30/01 11:18 AM
Please respond to sgagnier

To: Bob Morse/R2/USEPA/US@EPA
cc:
Subject: Old Base FOST

Bob,

I know you are away this week, but I need to make the offer that if you are checking your e-mail and/or voice mail and can get me any comments to the subject FOST in the next day or two, we will get them incorporated in the Draft Final. We need to turn this around for PARC pretty soon, so again if you have any comments you can get me, that would be great, but if not, we'll get them addressed in the Final documents.

Thanks..Steve

UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION 2
290 BROADWAY
NEW YORK, NY 10007-1866

JUN 11 2001

Via Facsimile

Mr. Michael D. Sorel, P.E.
BRAC Environmental Coordinator
AFBCA/DA
426 US Oval, Suite 2200
Plattsburgh, New York 12903

Re: Draft Final Supplemental Environmental Baseline Survey (SEBS) and Finding Of Suitability To Transfer (FOST) for the Old Base and Medical Facilities Area (Parcel A2.3)

Dear Mr. Sorel:

EPA has reviewed the Draft Final Supplemental Environmental Baseline Survey (SEBS) and Finding Of Suitability To Transfer (FOST) for the Old Base and Medical Facilities Area (Parcel A2.3).

1. The documents need to state that the public will be notified, within 14 days of the signing of the FOST, of the existence of the FOST. It is requested that a copy of the notification be forwarded to EPA once it is published. Copies of both documents need to be placed in the Administrative Record for Plattsburgh AFB.

2. In accordance with CERCLA 120 h (3) (A) ii, the Air Force will need to provide a covenant in the deed warranting that: (I) all remedial action necessary to protect human health and the environment with respect to any such substance remaining on the property has been taken before the date of such transfer, and (II) any additional remedial action found to be necessary after the date of such transfer shall be conducted by the United States. Also, please inform the appropriate party(ies) that EPA requests a copy of the deed once the transfer is completed.

3. If the Air Force chooses to transfer this parcel, and if at some time sampling data establishes that remedial action, including action relating to LBP risks, is found to be necessary after the date of property transfer, EPA believes that such action is the responsibility of the Department of Defense.

4. The signatory for the FOST needs to be added.

5. The figures attached to the FOST and SEBS need to be labelled, and the figures need to be revised to reflect the exclusion of areas associated with IRP sites SS-018, SS-019, SS-020, SS-025, and SS-028 from the property to be transferred, as per my discussion with Steve Gagnier of your staff and Mr Gagnier's email to EPA and NYSDEC of today. Text also needs to be added to the documents to adequately describe the exclusion.

6. Are the "closures" listed in Table 5.1 of the FOST closed or concurred with by NYSDEC?

7. The discussions of AOCs in Section 5.3.2 need to include information on groundwater contaminant levels onbase and within the parcel to be transferred.

Please note that EPA review of the above-referenced documents was performed without any independent investigation or verification of the information contained therein. EPA reserves all rights and authorities relating to information not contained in these documents whether or not such information was known when the SEBS was issued or is discovered after such issuance. Note also that EPA is not in receipt of all of the documents referenced in the SEBS and FOST. Last, without a legal description of the property, EPA cannot be responsible for providing an endorsement of the property as a whole.

If you have any questions regarding this letter, please feel free to call me at (212) 637-4331.

Sincerely,

Robert D. Morse
Remedial Project Manager

cc: J. Quinn, NYSDEC

Atch 6

PLATTSBURGH AIR FORCE BASE
FINDING OF SUITABILITY TO TRANSFER (FOST)
PARCEL A2.3
OLD BASAE AND MEDICAL FACILITIES
AFBCA RESPONSE TO REGULATORY KCOMMENTS

1. The New York State Department of Environmental Conservation (NYSDEC) submitted comments (see May 25, 2001, NYSDEC letter, Atch 5A to the FOST) in response to the April 2001 Draft FOST and Draft Supplemental Environmental Baseline Survey (SEBS). Comments from the United States Environmental Protection Agency (USEPA) were solicited but deferred (Atch 5B). NYSDEC comments are addressed below as follows:

a. Comment #1, SEBS Section 2.2 and FOST Section 1.2 (Referenced Documents): A note has been added to the above referenced sections of the documents.

b. Comment #2, SEBS Section 3.2.1 and FOST Section 5.2 (Spills & Releases): Language has been added to the above-referenced sections to clarify the ambiguity.

c. Comment #3, SEBS Table 3.2.1B (Location 406): The language in the referenced table has been changed to reflect the current status.

d. Comment #4, FOST Section 5.3.3 (IRP Site Restrictions): The language in the referenced section has been changed to clarify that the restrictions refer to all sites in Section 5.3. To add the prohibition on groundwater withdrawal at this point may be premature since investigations are in progress in the areas of concern and levels are decreasing or at non-detect on base property.

e. Comment #5, FOST page 2.3: The paragraphs have been corrected.

f. Comment #6, FOST/SEBS figures (Atch 1): The scale of the figures has been changed.

g. Comment #7, FOST Atch 3 & 4 (ID Numbers): The circled IDs are applicable to this FOST and the lined-out IDs are not. An explanation has been added to the first page of the attachments. The "New Cat" numbers have been pencil-changed where appropriate for a future update of the Basewide EBS.

h. Comment #8, (NYSDEC Spill 9501712): This spill is discussed in the first paragraph of FOST Section 5.3.2 and SEBS Section 3.2.2.2. Language will be added to clarify the discussion.

i. Comment #9, (Petroleum Sites): The AFBCA will continue to work with NYSDEC Region 5 Spill Response office to obtain formal closure of all unresolved petroleum tank issues and spill sites. The appropriate records, tables, and documents will be updated as appropriate. It should be noted, however, that property with petroleum releases is considered as Environmental Condition Category 2, which is suitable for transfer by deed. Proper disclosure will be provided to the Transferee.

j. Comment #10,(Deed Restriction Language): Agreed.

2. The NYSDEC submitted comments (via telephone on June 8, 2001) and the USEPA submitted comments (see June 11, 2001, USEPA letter, Atch 5C to the FOST) in response to the June 2001 Draft Final FOST and Draft Final SEBS. Regulatory comments are addressed below as follows:

a. NYSDEC Comment #1, SEBS/FOST Atch 1 (Drawings): The appropriate drawings have been labeled as requested.

b. NYSDEC Comment #2, FOST Section 5.11 (LBP): The requested punctuation correction has been made.

c. USEPA Comment #1, FOST Notification: A copy of the public notice will be placed in the local paper within 14 days of the signing of the FOST, and a copy of this notice will be forwarded to the regulatory agencies. Copies of the Final FOST, SEBS, and Public Notice will be placed in the Administrative Record.

d. USEPA Comment #2, Deed Covenants: Requirement for covenants is specified in the last two paragraphs of FOST Section 5.3.

e. USEPA Comment #3, Future Action: Comment noted.

f. USEPA Comment #4, FOST Signatory: Signatory for the FOST has been added.

g. USEPA Comment #5, SEBS/FOST Atch 1 (Drawings): See Response 2a above. The noted IRP areas have been shown to be excluded from this FSOT (Parcel A2.3) and are now included in another, future FOST (Parcel A2.9).

h. USEPA Comment #6, FOST Table 5.1 (Closures): All hazardous waste storage areas received regulatory concurrence as part of the RCRA Facility Assessment and Part B Permit closure in January 1998.

i. USEPA Comment #7, FOST Section 5.3.2 and SEBS Section 3.2.2.2 (AOCs): The referenced discussions have been modified to include the requested information.

FINAL SUPPLEMENTAL ENVIRONMENTAL BASELINE SURVEY (SEBS)
FOR
PARCEL A2.3
OLD BASE AND MEDICAL FACILITIES
Former Plattsburgh Air Force Base, New York
June 2001

CHAPTER 1: PURPOSE OF THE SUPPLEMENTAL ENVIORNMENTAL BASELINE SURVEY

1.1 Introduction. This Supplemental Environmental Baseline Survey (SEBS) has been prepared to document changes in the environmental conditions of 148 buildings and 19 support structures since publication of the Plattsburgh AFB Basewide Environmental Baseline Survey (EBS).

1.2 Description. The area encompassed in this document includes a major portion of the Old Base (aka "Plattsburgh Barracks") as well as the area containing the former base hospital and related medical support facilities. The entire parcel contains 148 buildings and 19 miscellaneous support structures which are currently owned by the federal government and is approximately 216 acres in size. The buildings and structures with their sizes and construction dates are listed in Table 1.2 below. The property also includes roads and automobile parking areas supporting the buildings. The area was consistently used for military family housing, administration, recreation, and medical functions since construction of this portion of the base. Detailed historic land use for this area can be found on pages 1 and 2 of Table B-1 in the Basewide EBS. The area is shown on attachments 1A through 1D.

Table 1.2, Facility Information

Building (B) or Support Structure (S) Number	Usage	Size (SF) or Quantity (Ea)	Year Constructed
100 (B)	Group Headquarters	30,945	1893
101, 103, 109 (S)	Flag Poles	1/12/1	1964/1974/ 1893
102 (B)	Group Headquarters	1,030	1945
104 (B)	Wing Headquarters (includes child care center annex)	37,144	1893
108 (B)	Retail Warehouse	5,747	1893
112 (B)	Wing Headquarters	6,356	1946
114, 118, 122, 126, 130, 134, 142, 146, 150 (B)	Office Housing (Duplex)	10,067	1893
125 (B)	Water Meter	100	1973
121, 129 (B)	Garage (6-vehicle)	1,744	1956
138 (B)	Officer Housing (Duplex)	11,745	1893
145 (B)	Garage (7-vehicle)	2,032	1956
147 (B)	Garage (3-vehicle)	880	1956

154, 168, 172 (B)	Officer Housing (Duplex)	9,965	1893/1896/ 1896
160 (B)	Officer Housing	9,808	1893
161 (S)	Gazebo	1	1897
162 (S)	Rec Court	2	1936
163 (B)	Garage (5-vehicle)	1,456	1956
164 (B)	Temporary Living Facility	13,271	1894
171 (B)	Garage (10-vehicle)	2,896	1956
176 (B)	Officer Housing (Duplex)	7,642	1905
177 (B)	Chapel	3,473	1933
180 (B)	Officer Housing (4-plex)	10,428	1911
184, 188, 192 (B)	Officer Housing (5-plex)	12,387	1939
185, 189, 193 (B)	Garage (5-vehicle)	1,337	1947
200, 201 (B)	Housing (Duplex)	3,845	1959
204, 205, 208, 209, 212, 213, 216, 217, 220, 221, 224, 225, 229, 233, 237, 241 (B)	Housing (Duplex)	3,205	1959
228 (S)	Playground	1	1986
377 (B)	Officers' Club	23,422	1956
379, 381 (B)	Visiting Officers' Quarters	23,980	1956
402 (S)	Tennis Courts	6	1940
404 (S)	Training Aid	1	1985
406 (B)	NCO/ROTC Training/Dormitory and Base Admin Support Center	71,804	1934
408 (B)	Storage Building	320	1956
414 (B)	Gymnasium	49,554	1932
416 (B)	Housing (Single Family)	1,851	1903
420 (B)	Personnel Office	33,709	1895
422, 424 (S)	Recreation Fields	1/1	1985/1940
465 (B)	Garage (1-vehicle)	388	1938
469 (B)	Religious Education	9,456	1931
476 (B)	Group Headquarters	3,695	1894
512 (B)	Warehouse	5,000	1993
601 (B)	Fire Station	3,887	1895
609 (B)	Civil Eng Shops	9,035	1939
610 (B)	Wing Headquarters	8,172	1905
611 (B)	Garage (6-vehicle)	1,796	1986
612 (B)	Garage (1-vehicle)	314	1986
613 (B)	Family Housing (4-plex)	12,255	1939
614 (B)	Family Housing (single)	2,924	1910
615 (B)	Family Housing (4-plex)	12,255	1939
618 (S)	Recreation Field	1	1961
625 (B)	Family Support Center	15,492	1838

631 (B)	Warehouse	1,198	1941
651 (B)	Museum	1,502	1904
652 (B)	Recreation Equipment Storage	9,877	1922
653 (B)	Entomology Shop	960	1897
656 (B)	Garage (6-vehicle)	1,796	1986
657 (B)	Recreation Equipment Storage	3,272	1897
666 (B)	Office/Admin	259	1898
701 (B)	Office/Admin	8,000	1895
703 (B)	Traffic Check House	75	1962
704 (S)	Billboard	2	1987
710 (S)	Recreation Field	1	1980
746 (S)	Cemetery	1	UNK
751 (B)	Family Support Center	3,990	1905
817, 821, 824, 828, 832, 833, 836, 837, 840, 841, 844, 845, 848, 851, 852, 855, 856, 859, 860, 865, 868, 869, 871, 872, 876, 879, 880, 881, 885, 888, 896, 904, 908, 912, 916, 920, 924, 928, 932, 936, 940 (B)	Housing (Duplex)	3,205	1959
825, 829, 849, 861, 864, 875, 884, 892, 900 (B)	Housing (Duplex)	3,845	1959
815 (S)	Playground	1	1986
890 (S)	Support Pad	1	1962
901 (B)	Emer Gen Bldg	274	1980
902 (B)	Sewage Pumphouse	144	1959
944, 948, 952, 956 (B)	Housing (single-plex)	1,890	1959
4990 (S)	Acft Display	1	1992
4991 (S)	Monument & Memorials	6	1978
5019 (B)	Material Services	240	1986
5020 (B)	Comp Med Fac	94,055	1959
5023 (S)	Acft Display	1	1966
5025 (B)	Amb Shelter	1092	1959
5026 (B)	Water Supply PH	100	1973
5030 (B)	Elect Power Sta Bldg	150	1986

CHAPTER 2: SURVEY METHODOLOGY

2.1 Approach and Rationale. The data used in preparing this SEBS were obtained from the Plattsburgh AFB Basewide EBS revised May 1997 (data updated to September 1996). The EBS was based on record searches, interviews, and visual site inspections (VSIs). The data and information contained in the EBS were prepared in accordance with department of Defense

policies and guidance as they pertain to the procedures for conducting an EBS. VSIs were conducted during preparation of the Economic Development Conveyance (EDC) application and additional data collected in March and April 2001 to verify the condition of the facilities and structures.

2.2 Description of Documents Reviewed. A list of documentation reviewed is provided in the Plattsburgh AFB Basewide EBS. Additional documentation used included the May 1997 Base Realignment and Closure Cleanup Plan (BCP); the November 1995 Environmental Impact Statement (EIS) for Disposal and Reuse of Plattsburgh AFB prepared by Tetra Tech Inc.; the January 1996 Lead-Based Paint Survey of High Priority Facilities, prepared by Earth Tech, Inc.; the June 1994 ITIR documenting LBP inspections, prepared by EA Engineering Science, and Technology; the December 1995 Asbestos Survey of Plattsburgh Air Force Base prepared by EA Science, Engineering and Technology; the January 1996 Background Surface Soil and Groundwater Survey performed by URS Consultants, Inc.; the April 1997 Closure Report for the Removal of Underground storage Tanks, Oil/Water Separators, Septic Tanks and Aboveground Storage Tanks (6 volumes) prepared by OHM Remediation Services Corporation; the April 1999 Site Characterization Report prepared by Fanning Phillips and Molnar; the November 1997 Site Assessment Report for the Plattsburgh Agway Facility prepared by EIV Technical Services; the June 2001 Final Report on the Supplemental Evaluation to the Environmental Baseline Survey prepared by URS Consultants, Inc; and the March 2001 Lead-Based Paint Risk Assessment/Inspection of Selected Housing at Plattsburgh Air Force Base prepared by Parsons Engineering Science, Inc. All documentation used for the preparation of this SEBS and FOST is available for review in the Air Force Base Conversion Agency office at Plattsburgh, New York.

2.3 Inspection of Properties Conducted. Additional VSIs were conducted during March and April 2001 to determine if any change in property condition had occurred subsequent to the Basewide EBS being published. The purpose of these VSIs was to identify any stained soils, stressed vegetation, leachate seepages, unusual odors, condition of asbestos-containing materials (ACM), paint condition, etc., which might indicate environmental concern.

CHAPTER 3: FINDINGS FOR THE OLD BASE AND MEDICAL FACILITIES

3.1 Environmental Setting. A description of the area's climate, topography, hydrology, geology, and utilities is contained in Section 3.1 of the Plattsburgh AFB Basewide EBS.

3.2 Property Categorization Factors. Environmental factors which are not applicable to this property include radioactive/mixed wastes. Applicable environmental factors are discussed below.

3.2.1 Hazardous Substance, Petroleum, and Miscellaneous Material Spills/Release Incidents. The Basewide EBS (Tables C-1 and C-2) lists several hazardous materials/waste storage areas on this property. These areas are described in Table 3.2.1A, below.

Table 3.2.1A, Hazardous Material/Waste Storage

Location	Comments
406	OTH-406. A photographic/reprographic shop operated in this building which used perchloroethane, acetone, and an electrostatic solution. This shop was closed in 1993. The VSI indicated no evidence of concern or residual contamination.
609	STW-609. This was a satellite accumulation point for the storage of spent paint remover and other hazardous materials. This area is now closed and the VSI indicated no evidence of residual contamination.
652	STW-652. This area served as an accumulation point for storage of spent motor oil and petroleum spill cleanup materials. The area is now closed and the VSI noted no evidence of residual contamination.
5020	STW-5020. This area served as a satellite accumulation point for the storage of hazardous wastes generated within the hospital. The area has been cleaned and is now closed. The VSI noted no evidence of residual contamination.

The Basewide EBS (Table G-2) lists thirty-seven (37) spills/release incidents associated with this property. The following 25 releases were all of petroleum products and were cleaned up and reported to the NYSDEC Spill Response Office, where their status is listed as "Closed" on the Oil and Hazardous Material Spill Register: SPL-108, SPL-134, SPL-150, SPL-164-2, SPL-205-1/2, SPL-209-1/2, SPL-377-2, SPL-379, SPL-406-2, SPL-414-3/4, SPL-469, SPL-609, SPL-613B, SPL-855, SPL-861-1/2, SPL-892, SPL-901, SPL-5017, and SPL-5020-1/2/3. Information on the remaining 12 spill/release incidents is given in Table 3.2.1B below.

Table 3.2.1B, Spills/Releases

Location	Comments
146	SPL-146. A 1-gallon No. 2 fuel oil spill on December 31, 1992. It was contained and cleaned with absorbents. The VSI noted no residual contamination.
164	SPL-164-1. A 10-gallon heating fuel spill on October 7, 1993. It was contained and cleaned up. The VSI noted no residual contamination.
224	SPL-224. A 2- to 4-gallon gasoline spill on April 11, 1993. The spill was contained and cleaned with absorbents. The VSI noted no residual contamination.
377	SPL-377. A 125-gallon No. 2 fuel oil spill which occurred during a tank removal on August 26, 1993. The spill was cleaned up, and stained pavement and soils were excavated, removed off base, and replaced. The 1999 Site Characterization Report concluded no further action is required at this site. NYSDEC Region 5 concurrence with the NFA recommendation is anticipated and pending.
406	SPL-406-1. On January 11, 1989, oil spillage associated with the mechanical room floor drains supporting Buildings 406 and 414 was found. Evidence of spillage and contaminated soil was removed at the direction of the NYSDEC Spill Response Office. The NYSDEC closed the spill on April 5, 1993. The Final Supplemental EBS Report recommends

	no further action and regulatory concurrence with this recommendation was received as part of a previous FOST action (Parcels K-1 and K-3, November 1999).
414	SPL-414-1. A 250-gallon heating oil spill on March 8, 1989. The spill was contained, cleaned up, and stained soil was excavated and removed. The 1999 Site Characterization Report concluded no further action is required at this site. NYSDEC Region 5 concurrence with the NFA recommendation is anticipated and pending.. SPL-414-2. A spill of an unknown quality of fuel oil on March 20, 1990. The spill was contained, cleaned up, and stained soil was excavated and removed. The 1999 Site Characterization Report concluded no further actions is required at this site. NYSDEC Region 5 concurrence with the NFA recommendation is anticipated and pending.
703	SPL-703. A 2- to 3-gallon spill of gasoline on June 6, 1988. The spill was cleaned up with absorbent. The VSI noted no evidence of residual contamination.
869	SPL-869. A 1-gallon spill of gasoline on March 11, 1993. The spill was cleaned up with absorbent. The VSI noted no evidence of residual contamination.
902	SPL-902-1/2/3. Sanitary sewage overflows at Sewage Lift Station 902 occurred on December 9, 1991/January 18, 1990/July 24, 1993, respectively. The first two spills are listed as closed on the NYSDEC Spill Register. The third spill was contained and cleaned up, but documentation is unavailable. The VSI noted no evidence of any residual contamination.

In addition to the above comments, the VSIs noted minor staining associated with vehicle garages stalls and paved parking areas associated with housing units. In addition, there is evidence of petroleum spills/releases resulting from the operation of on- and off-base storage tanks which is discussed in Sections 3.2.2 and 3.2.3 below.

3.2.2 Installation Restoration Program (IRP) Sites and Areas of Concern (AOC).

3.2.2.1 There is one IRP site located within the boundaries of the property. It is discussed below, and additional information can be found in Appendix D of the Basewide EBS.

SS-003 is the Building 205 fuel oil spill, located on New Jersey Street, and is subject to the Resource Conservation and Recovery Act (RCRA), with oversight being provided by the NYSDEC Region 5 Spill Response Office. In 1982, approximately 1,000 gallons of No. 2 heating oil leaked from an underground storage tank (UST). The UST and contaminated soil were removed and replaced. A site investigation (SI) report was completed in 1989 and an Air Force Decision Document, recommending no further action, was signed in 1990. NYSDEC has requested additional sampling and a risk assessment, which was conducted as part of the April 1999 Site Characterization Report. The results indicated that risks appear to be limited to the indoor vapor inhalation pathway for Building 205. Additional indoor air monitoring has been conducted and the results indicate that levels of airborne VOCs and SVOCs are below regulatory

limits. Concurrence with a No Further Action decision document was received from NYSDEC Region 5 on May 16, 2001. In addition, the local reuse agency (Plattsburgh Airbase Redevelopment Corporation) has indicated that the entire 200 area of housing units (including Building 205) will be demolished and not reused for residences.

3.2.2.2 There are two AOCs located within the boundaries of the property. They are discussed below.

Investigation of on-base IRP sites SS-018 and SS-028 (not included in this FOST) indicated that there was possible upgradient source of methyl tert-butyl ether (MTBE), which is believed to have been a former gasoline station located in Skyway Plaza. An investigation into the upgradient source of the MTBE contamination is currently being undertaken under the supervision of NYSDEC Region 5, Division of Environmental Remediation, Bureau of Spill Prevention and Response (Spill No. 9501712). (The approximate area of influence is shown in Attachment 1B.) Sampling and analysis have been performed quarterly since February 1997 and the results have shown a general downward trend in contaminant levels. The latest sampling results (April 2000) show total BTEX at 5730 ppb and MTBE at 300 ppb at a monitoring well located just off base across U.S. Avenue from Building 100. The same sampling event shows on-base concentrations of MTBE at 5.6 ppb and non-detections of BTEX.

The other AOC also involves a possible off-base source. A Characterization Report prepared for Agway Petroleum Corp by EIV Technical Services, LLC, originally indicated that contamination from the Agway Plattsburgh facility had migrated onto Plattsburgh AFB and impacted Buildings 841, 845, 864, and 875. (The area in question is shown on Atch 1C.) The Site Assessment indicates off-base total volatile organic compound levels in excess of 8,000 parts per billion, and resampling done in June 1998 indicates levels of 24,500 ppb. The Air Force has reviewed the Site Assessment and requested, through the NYSDEC Region 5 Spill Response Office, that the responsible party perform any additional evaluation or remediation necessary to address the contamination on and facilitate any future reuse of the impacted property. An off-base geoprobe survey and installation of two well points was done in August 1998 to further delineate the site. Sampling and analysis have been performed quarterly since that time and the results have continued to show a trend of contaminant reduction, and indicate that there is no longer a continued source of contamination on the off-base (Agway) property. Latest available sampling results show nondetections of total VOCs and MTBE at on-base monitoring wells adjacent to Building 864.

3.2.3 Medical/Biohazardous Wastes.

Building 420: Building 420 was used, until 1960, as the base hospital and is assumed to have generated medical/biohazardous wastes; the type, quantity, and method of disposal are unknown. No medical/biohazardous wastes are known to have been stored at other buildings or on other portions of this property.

Building 5020: While in full scale operation, the medical facilities on base, including the hospital and separate dental and veterinary clinics, generated approximately 1200 pounds of medical/biohazardous waste per month. Up until 1986, this waste was disposed of in a medical

waste incinerator located adjacent to the elevator penthouse on the third floor of the hospital. In 1986, a new, separate facility (Building 5019) was constructed to house a new medical waste incinerator. Operational problems resulted with this new unit, and a review of hospital records indicate that it was never used for the incineration of medical/biohazardous wastes. From 1986 until base closure, all such wastes were staged in the hospital basement accumulation area and transported off site for proper disposal by a private contractor. The VSIs indicated that both incinerator units were clean with no evidence of residual contamination. The NYSDEC Environmental Quality, Region 5 (Air Division) has indicated that no additional documentation is required for closeout of these incineration units.

3.2.4 Oil/Water Separators. The Basewide EBS (Tables F-1 and F-3) lists several oil/water separators and other waste water/sanitary system-related components (OWS: Oil/Water Separator, GT: Grease Trap, SRU: Silver Recovery Unit), as being associated with buildings included on this property: Building 377 (GT-377), Building 406 (GT-406), Building 408 (OWS-408), and Building 5020 (SRU-5020-1/2 and GT-5020). The oil/water separator at Building 408 has been removed. The grease traps at Buildings 377 and 406 are still present. The two SRUs are located in the Radiology Lab and dental clinic area, and the accumulated silver was processed through DRMO for off-site disposal. These units were cleaned as part of base closure. The grease trap is indicated on drawings to be located adjacent to the area which served as the hospital kitchen. This grease trap was not located during any of the VSIs.

Further information on all these units can be found in Appendix F, Tables F-1 and F-3, of the Basewide EBS. No concerns were noted in the EBS. The VSI noted no evidence of any contamination associated with any of these units.

3.2.5 Ordnance-Related Sites. Historical research cited in the Basewide EBS has identified a former machine gun range and skeet range (Environmental Factor ORD-951) on and adjacent to this property (Atch 1C). A supplemental evaluation to the Basewide EBS has been performed to assess the presence of lead contamination in the soil. Further review (during the Supplemental Evaluation) of base historic maps and photographs indicate the range was not likely to have been located on this property, but was located immediately to the southeast. Both locations were sampled for lead in the soil and found to contain lead concentrations well below 400 parts per million (ppm), the USEPA's lead screening value for soil (the area on this property contained lead ranging between 27.9 and 142.8 ppm). In response to regulatory comments/concerns, the U.S. Army Engineering and Support Center in Huntsville (the Department of Defense's designated agency for unexploded ordnance issues) has been contacted on the need to safe the area, and they have responded with a fax indicating that since ammunition usage was most likely limited to .50 caliber which does not contain high explosive projectiles, the hazard severity is low. An unexploded ordnance survey is not necessary, as there is no evidence that other types of weapon systems were also used there.

3.2.6 Storage Tanks. There are several hundred underground (UST), aboveground (AST), and other (OST), storage tanks that are associated with the buildings on this property. All current and previously removed storage tanks associated with this property are listed and discussed in Appendix E, Tables E-1, E-2, and E-4 of the Basewide EBS. There are no current or historical storage tanks associated with Buildings 121, 125, 129, 145, 147, 163, 171, 185, 189, 193, 408,

416, 420, 465, 611, 612, 631, 651, 656, 657, 666, 703, 902, 5020, and 5026, or with structures 101, 103, 109, 161, 162, 228, 402, 404, 422, 424, 618, 704, 710, 746, 815, 8890, 4990, 4991, and 5023. All closure and site characterizations reports for tank removals have been submitted to, and reviewed by, the NYSDEC Region 5 Spill Response Office. A summary of storage tank locations, site evaluations, and VSI results is presented in Table 3.2.6 below.

Table 3.2.2, Storage Tanks

Location	Comments
Building 100	A 2,000-gallon UST (UST-100-A-2) installed 1993; 1996 site characterization found exceedances (of the NYSDEC action levels) for seven Semi-Volatile Organic Compounds (SVOC) in groundwater at 1 or 2 parts per billion (ppb) each. Total SVOC contamination (all detections) was less than 50 ppb; no contamination or other concerns were noted during the VSI
Building 102	No tanks present; UST removed 1996; soil sampling results indicate minor contamination (below NYSDEC action levels); no contamination or other concerns noted during VSI
Building 104	An 8,000-gallon UST (UST-104-C-2) installed 1993; 1996 site characterization found benzene and naphthalene in the groundwater at 2 ppb and 37 ppb respectively; no contamination or other concerns noted during VSI
Building 108	Two 275-gallon ASTs (AST-108-A/B); staining on top of tanks and on floor.
Building 112	A 550-gallon AST (AST-112); no contamination/concerns noted during VSI.
Building 114	Two 275-gallon ASTs (AST-114A-A/B); minor staining on the top of the tanks and on the floor.
Building 118	Two 275-gallon ASTs (AST-118A-A/B); minor staining on top jof the tanks and near fill port.
Building 122	Two 275-gallon ASTs (AST-122A-A/B); minor staining on the top of the tanks and around the fill port
Building 126	Two 275-gallon ASTs (AST-126A-A/B); minor staining noted on top of tanks
Building 130	Two 275-gallon ASTs (AST-130A-A/B); minor staining noted on top of tanks.
Building 134	Two 275-gallon ASTs (AST-134A-A/B); minor staining noted around fill port, on tank tops and on floor.
Building 138	Two 275-gallon ASTs (AST-138A-A/B); minor staining noted on tank top and near fill port.
Building 142	Two 275-gallon ASTs (AST-142A-A/B); minor staining noted on top of tanks.
Building 146	Two 275-gallon ASTs (AST-146A-A/B); only minor staining on tank and floor (and absorbent powder residue) was noted during VSI.
Building 150	Two 275-gallon ASTs (AST-150A-A/B); minor staining noted on top of tanks and on floor.
Building 154	Two 275-gallon ASTs (AST-154A-A/B); no contamination or concerns noted.
Building 160	Two 275-gallon ASTs (AST-160-A/B); minor staining noted on top of tanks.
Building 164	Two 275-gallon ASTs (AST-164-A/B); no contamination noted during VSI.
Building 168	Two 275-gallon ASTs (AST-168A-A/B); minor staining noted on top of tanks.
Building 172	Two 275-gallon ASTs (AST-172A-A/B); minor staining noted on tank tops and near fill port.

Building 176	Two 275-gallon ASTs (AST-176A-A/B); tanks replaced in 1998; no contamination/concerns noted during VSI.
Building 177	A 500-gallon AST (AST-177-2); no contamination noted during VSI.
Building 180	Two 275-gallon ASTs (AST-180-A/B); a UST was removed in 1995; no contamination detected; no contamination/concerns noted during VSIs
Building 184	Two 275-gallon ASTs (AST-184-A/B); minor staining noted on top of tanks.
Building 188	Two 275-gallon ASTs (AST-188-A/B); staining was noted on the tanks but not on the floors.
Building 192	Two 275-gallon ASTs (AST-192-A/B); minor staining noted on top of tanks.
Buildings 200, 201, 204, 205, 208, 212, 213, 217, 220, 221, 225, 229, 233, 237, 241	No tanks remaining; 1997 closure reports found minor exceedances (of NYSDEC action levels) for PAHs in soil and PAH/VOC in groundwater. NYSDEC Region 5 concurrence is pending. No contamination or other concerns noted during VSI.
Buildings 209, 216, 224	No tanks remaining; 1997 closure reports found; no exceedances of NYSDEC soil/groundwater action levels. NYSDEC Region 5 concurrence is pending. No contamination or other concerns noted during VSI.
Building 377	A 20,000-gallon UST (UST-377-A-2); site characterization of previous USTs and spills has been completed (see discussion of SPL-377-1 in Section 3.2.1 above); no other concerns noted during VSI.
Building 379	A 10,000-gallon UST (UST-379-A-2); no contamination noted during VSI.
Building 381	A 10,000-gallon UST (UST-381-A-2); no contamination noted during VSI.
Building 406	A 10,000-gallon UST (UST-406-A-3); no contamination noted during VSI.
Building 414	A 10,000-gallon UST (UST-414-A-3) and a 275-gallon propane tank (OST-414-1); a site characterization of spills associated with this UST/location has been completed (see discussion of SPL-414-1/2 in Section 3.2.1 above); no other concerns noted during the VSI.
Building 469	A 12,000-gallon UST (UST-469-A-3); no contamination noted during VSI.
Building 476	A 550-gallon heating fuel UST was removed in 1995. Soil sampling results show the only exceedance of NYSDEC STARS Memo #1 Guidance Values was Indeno (1, 2, 3c, d) pyrene at 562 ppb. No further action is being planned. Concurrence from NYSDEC Region 5 Spill Response Office is pending. No contamination or concerns were noted during the VSIs.
Building 601	A 500-gallon AST (AST-601); a UST was removed in 1996; soil sampling results indicate minor contamination (below NYSDEC action levels); no contamination or other concerns noted during VSI.
Building 609	A 1,000-gallon UST (UST-609); tank was installed in 1980 and removed in 1996. No evidence of contamination was noted during the closure report or VSI.
Building 610	A 550-gallon heating fuel UST (UST-610) was removed in 1995. Initial soil sampling indicated elevated VOCs and SVOCs at the bottom of the excavation; follow-up sampling (after removal of approximately 63 cubic yards of soil) shows no contamination. No contamination or concerns were noted during the VSIs.

Building 613	There are two 275-gallon heating fuel ASTs (AST-613B-A/B) located in the basement. No contamination or concerns were noted during the VSIs.
Building 614	A heating fuel AST (unknown size) in the basement reportedly leaked, and was replaced by a 550-gallon UST (outside the building) in approximately 1981. The UST was removed in 1995 and replaced with two 275-gallon ASTs (AST-614-A/B), in the basement. Soil sampling indicated no contamination. No contamination or concerns were noted during the VSIs.
Building 615	There are two 275-gallon heating fuel ASTs (AST-615B-A/B) in the basement. Minor staining was noted on the tank tops.
Building 625	A heating fuel UST (size unknown) was removed in 1994. Soil sampling indicated no contamination. No contamination/concerns noted during the VSIs.
Building 652	A 1,000-gallon heating fuel UST was removed in 1995. The only soil contamination found was Phenanthrene 97 ppb, below action levels. No contamination or concerns were noted during the VSIs.
Building 653	A 1,000-gallon heating fuel oil UST was removed in 1996 and replaced with a 1,000-gallon AST. Soil sampling indicated no contamination. No contamination or concerns were noted during the VSIs.
Building 701	A 550-gallon heating fuel oil/UST (UST-701) was removed in 1995. Soil sampling found no contamination. An aboveground expansion tank (AST-701) was removed in 1996. No contamination or concerns noted during the VSI.
Building 751	No tanks present; UST removed in 1996; soil sampling results indicate minor contamination (below NYSDEC action levels); no contamination or other concerns noted during VSI.
Buildings 817, 821, 825, 832, 848, 889, 891, 952	One tank existing at each building (UST-XXX). The 1997 closure reports and/or 1997 site characterization reports noted no detections of PAH/VOCs. NYSDEC Region 5 concurrence received 6/18/98. No contamination or other concerns noted during VSI.
Buildings 824, 828, 840, 956	One tank existing at each building (UST-XXX). The 1997 closure reports and/or 1997 site characterization reports noted detections of PAH/VOCs in soil or groundwater, but below NYSDEC action levels. NYSDEC Region 5 concurrence received 6/18/98. No contamination or other concerns noted during VSI.
Buildings 829, 852, 861, 865, 868, 872, 880, 881, 885, 892, 896, 908, 920, 944	One tank existing at each building (UST-XXX). The 1997 closure reports and/or 1997 site characterization reports noted no detections of PAH/VOCs. NYSDEC Region 5 concurrence is pending. No contamination or other concerns noted during VSI.
Buildings 833, 849, 855, 856, 859, 860, 871, 876, 884, 904, 912, 916, 924, 928, 936, 940	One tank existing at each building (UST-XXX). The 1997 closure reports and/or 1997 site characterization reports noted detections of PAH/VOCs in soil or groundwater, but below NYSDEC action levels. NYSDEC Region 5 concurrence is pending. No contamination or other concerns noted during VSI.
Buildings 836,	One tank existing at each building (UST-XXX). The 1997 closure reports

844	noted minor exceedances of PAHs in soil above NYSDEC action levels. NYSDEC Region 5 concurrence received 6/18/98. No contamination or other concerns noted during VSI.
Buildings 837, 841, 845, 851, 864, 869, 875, 879, 888, 900, 932, 948, 960	One tank existing at each building (UST-XXX). The 1997 closure reports and/or 1997 site characterization reports noted minor exceedances of PAH/VOCs in soil and groundwater above NYSDEC action levels. NYSDEC Region 5 concurrence is pending. No contamination or other concerns noted during VSI.
Building 901	AST-901 removed. Tank UST-901A-2 is a 550-gallon double-walled, fiberglass tank with leak detection which stores diesel fuel for the emergency generator serving sewage lift station Bldg 902. The 1997 site characterization reports noted detections of VOCs in groundwater, but below NYSDEC action levels. NYSDEC Region 5 concurrence is pending. No contamination or other concerns noted during VSI.
Building 5019	An aboveground propane storage tank which was located adjacent to the building and has been removed. No concerns were noted during the VSI.
Building 5025	A 600-gallon UST (UST-5025) which supplied diesel fuel to the emergency generator in Building 5030. It was removed in 1996, along with 80 CY of PAH-contaminated soil. No additional concerns were noted during the VSI.
Building 5030	Two aboveground tanks (AST-5030-1/2) were used to supply the generator. AST-5030-1 was removed in 1990 and replaced with UST-5025 (see above). AST-5030-2 is an existing 50-gallon day tank. No concerns were noted during the VSI.

3.2.7 Pesticides. Pesticides were applied in accordance with manufacturers' guidance, and no release above action levels is known to have occurred on this property, and no threat is posed to human health or the environment. Although the entomology shop was located in Building 653 after 1993, there was no storage of pesticides located there; all storage was located on the New Base in Building 2566. Chapter 3, paragraph 3.3.5, and Table 3-2 of the Basewide EBS should be referred to for a further description of the pesticides which may have been used in this area.

3.3 Disclosure Factors. Disclosure factors are defined and described in the Basewide EBS. Applicable disclosure resources are discussed below.

3.3.1 Asbestos. A Basewide Asbestos Survey has been completed and is summarized in Appendix H, Tables H-1a, H-1b and H-1c of the Basewide EBS. All non-housing buildings on this property were sampled, unless indicated below. Due to similarity of individual housing units, sampling was conducted only for selected housing units, representative of the different types of housing. A summary of ACM in the sampled housing is presented in Table H-1b of the Basewide EBS; a summary of suspect ACM for unsampled housing units is presented in Table H-1c of the Basewide EBS. Results of this survey as they pertain to the individual buildings and structures on this property are discussed below.

Table 3.3.1, Asbestos-Containing Materials (ACM)

Location	Comments
Building 100	Thirty-nine homogeneous areas contain ACM: floor tile and mastic, ceiling tile and mastic, pipe insulation and mudded fittings. No damaged or deteriorated ACM was noted during the VSI.
Building 102	Two homogeneous areas contain ACM: floor tile mastic and transite board. No damaged or deteriorated ACM was noted during the VSI.
Building 104	Five homogeneous areas contain ACM: floor tile and mastic. No damaged or deteriorated ACM was noted during the VSI.
Building 108	Nine homogeneous areas contain ACM: floor tile, transite board, pipe insulation, and mudded fittings. Deteriorated pipe insulation was noted, in the basement, during the VSI.
Building 112	Three homogeneous areas contain ACM: floor tile and mastic. No deteriorated or damaged ACM was noted during the VSI.
Buildings 114, 118, 122, 126, 130, 134, 138, 142, 146, 150, 154, 168, 172	Suspect ACM (based on representative sampling of Buildings 122A, 126B, 130A, 134B, 138B, 142A and 146A) includes floor tile, gold vinyl sheeting, transite board and mudded fittings. No damaged or deteriorated ACM (or suspect ACM) was noted during the VSIs.
Building 125	Not surveyed; is constructed of concrete, wood and metal; no ACM present.
Buildings 121, 129, 145, 147, 163, 171, 185, 189, 193	Suspect ACM (based on representative sampling of Building 121A/D/E) is limited to expansion joints. No damaged or deteriorated ACM (or suspect ACM) was noted during the VSIs.
Building 160	Only ACM present is simulated wood floor, which was observed to be in good condition during the VSIs.
Building 164	Five homogeneous areas contain ACM: floor tile, linoleum, ceramic wall tile grout, and mastic for floor tile/linoleum. No damaged or deteriorated ACM was noted during the VSI.
Buildings 176, 180	No ACM was detected during sampling of these buildings. No concerns noted during the VSIs.
Buildings 184, 188, 192	Suspect ACM (based on representative sampling of Buildings 184A and 192B/C) includes floor tile and mastic. No damaged or deteriorated ACM (or suspect ACM) was noted during the VSIs.
Building 177	Twelve homogeneous areas contain ACM: floor tile, pipe insulation, and mudded fittings. During the VSI, no deteriorated ACM was noted.
Buildings 200, 221, 825, 829, 849, 861, 864, 875, 884, 892, 900	Based on representative sampling of units 829B, 849A, 861A&B, 875A, and 884A, 6 of 31 homogeneous areas have been confirmed to contain asbestos: floor tile, mastic, sheet vinyl, transite, and fitting and pipe insulation. No areas of damaged or deteriorated ACM were noted during VSIs of the sampled units.
Buildings 201, 204, 205, 208, 209, 212, 213, 216, 217, 220,	Based on representative sampling of units 201A&B, 204A, 209A, 216A, 217A, 224A&B, 225A, 241A, 821A, 824A, 841B, 845A, 859A, 869B, 904B, and 928A, 15 of 51 homogeneous areas have been confirmed to contain asbestos: window caulk, floor tile, mastic for cove base, floor tile, and sheet vinyl, transite, and

224, 225, 229, 233, 237, 241, 817, 821, 824, 828, 832, 833, 836, 837, 840, 841, 844, 845, 848, 851, 852, 855, 856, 859, 860, 865, 868, 869, 871, 872, 876, 879, 880, 881, 885, 888, 896, 904, 908, 912, 916, 920, 924, 928, 932, 936, 940	fitting and pipe insulation. No areas of damaged or deteriorated ACM were noted during VSIs of the sampled units.
Buildings 801, 889, 891, 944, 948, 952, 956	All buildings were surveyed. Based on the survey, 5 of 25 homogeneous areas have been confirmed to contain asbestos: floor tile, gypsum, cove base mastic, and fitting and pipe insulation. No areas of damaged or deteriorated ACM noted during the VSIs of these buildings.
Building 377	Fifteen homogeneous areas contain ACM: floor tile, floor tile mastic, grout, and mudded fittings. No damaged or deteriorated ACM was noted during the VSI.
Building 379, 381	Two homogeneous areas contain ACM: pipe insulation and mudded fittings. K No deteriorated ACM was noted during the VSI conducted for the EDC.
Building 406	Forty-one homogeneous areas contain ACM: floor tile, floor tile mastic, sheet floor mastic, ceiling tile mastic, transite board, pipe insulation, mudded fittings, and duct/tank insulation. During the VSI, deteriorated pipe insulation was noted in the attic areas of "A" and "D" bays and in the mechanical room. Duct insulation in the mechanical room was also noted as deteriorated.
Building 408	Two homogeneous areas contain ACM: window putty and transite board. No damaged or deteriorated ACM was noted during the VSI.
Building 414	Thirty-two homogeneous areas contain ACM: floor tile, floor tile mastic, ceiling tile mastic, pipe insulation, mudded fittings, and window putty. During the VSI, deteriorated floor tile was noted in the former bowling alley area; deteriorated pipe insulation was noted in the office area immediately north of the former bowling alley area and in the office area immediately northwest of the racquetball courts.
Building 416	Floor tile was the only ACM identified. No damage or deterioration noted.
Building 420	Six homogeneous areas contain ACM: pipe insulation, mudded fittings, and expansion tank insulation. No damaged or deteriorated ACM was noted during the VSI.
Building 465	This building was not surveyed but is of similar construction to Buildings 163 and 408; expansion joint material and window putty are likely to contain ACM. No damage or deterioration noted.
Building 469	Ten homogeneous areas contain ACM: floor tile, floor tile mastic, pipe insulation, mudded fittings, and expansion tank insulation. During the VSI,

	deteriorated pipe insulation was noted in the mechanical room.
Building 476	Nine homogeneous areas contain ACM: floor tile and mastic, and pipe insulation. No damaged or deteriorated ACM was noted during the VSIs.
Building 512	Not surveyed; building (lumber storage shed) is constructed of metal and concrete; no ACM present; no concerns noted during the VSIs.
Building 601	Twelve homogeneous areas contain ACM: floor tile and mastic, pipe insulation, and water tank insulation. No damaged or deteriorated ACM was noted during the VSI.
Building 609	Three homogeneous areas contain ACM: floor tile, tile mastic, and mudded fittings. No damaged or deteriorated ACM was noted during the VSI for the EDC.
Building 610	Five homogeneous areas contain ACM: floor tile and mastic, sheet flooring, and plaster. No damaged or deteriorated ACM was noted during the VSIs.
Building 611, 612, 656	Not surveyed; these buildings (garages) are constructed of wood, vinyl, and concrete; no ACM present; no concerns noted during VSIs.
Buildings 613 & 615	Suspect ACM (based on representative sampling of Buildings 613A/615A) is limited to floor tile and caulking. No damaged/deteriorated ACM noted during VSIs.
Building 614	Building was surveyed and no areas of ACM were found. Building is ACM free.
Building 625	Building originally (at time of survey in March 1994) contained six homogeneous areas with ACM (floor tile and mastic, pipe insulation, mudded fittings, and fire proofing). All ACM was abated in 1994. No concerns were noted during VSIs.
Building 651	Only ACM present is floor tile. No damaged/deteriorated ACM noted during VSIs.
Building 652	Nine homogeneous areas contain ACM: floor tile and mastic, transite board, and mudded fittings. No damaged or deteriorated ACM was noted during the VSIs.
Building 653	Seven homogeneous areas contain ACM, all of which are floor tile or mastic. No damaged or deteriorated ACM was noted during the VSIs.
Building 657	Three homogeneous areas contain ACM: floor tile and carpet/floor tile mastic. No damaged or deteriorated ACM was noted during the VSIs.
Building 701	Twelve homogeneous areas contain ACM: floor tiles, tile mastics, pipe and fitting insulation. Deteriorated ACM on fittings abated in 1995. No additional damaged or deteriorated ACM was noted during the VSIs.
Building 751	Sixteen homogeneous areas contain ACM: floor tile and mastic, pipe insulation, and mudded fittings. No damaged or deteriorated ACM was noted during the VSI.
Building 5019	No areas of suspected ACM noted during survey or VSIs. Building is considered ACM-free.
Building 5020	Seventy-two homogeneous areas contain ACM of one hundred thirty-seven tested: floor tile, sheet flooring, mastic, grout, transite board, thermal system insulation, breeching insulation. Areas of deteriorated floor tile noted in the basement.
Building 5025	One homogeneous area contains ACM of two tested: 3-inch mudded fittings. No damaged or deteriorated ACM noted during the VSIs.

Building 5026	Not inspected during survey. No areas of suspect ACM noted during VSI. Building is considered asbestos-free.
Buildings 614, 631, 656, 666, 703, 901, 902	All buildings were surveyed and no ACM was found. No areas of suspected ACM were noted during the VSIs.
Structures 101, 103, 109, 161, 162, 228, 402, 404, 422, 424, 618, 704, 710, 746, 815, 890, 4990, 4991, 5023	There are no areas of ACM or suspected ACM associated with these support structures.

3.3.2 Drinking Water Quality. All buildings (except 121, 129, 145, 147, 163, 171, 185, 189, 193, 408, 465, 611, 612, 656, 703, and the listed support structures) are provided with potable water by the City of Plattsburgh (via the on-base water system). Water quality is regularly tested by the Plattsburgh Airbase Redevelopment Corporation (PARC) Caretaker staff, and measures are taken to maintain potable quality.

3.3.3 Indoor Air Quality. Additional investigation at IRP Site SS-003, Building 205, which included soil, soil gas, and groundwater sampling, was conducted for a Risk-Based Corrective Action (RBCA) Evaluation in 1996, 1997, and 1998. Comparison of the sampling results to Risk-Based Screening levels and Site-Specific Target levels indicated no significant risk to human health. However, indoor air monitoring conducted in 1998 found exceedances of allowable air concentrations of benzene, 1-2-4-trimethyl benzene, and 1-3-5-trimethyl benzene. The evaluation recommended that confirmatory sampling be conducted for these analytes. This sampling is being accomplished and it is anticipated that the results will show no exceedances.

3.3.4 Lead-Based Paint (LBP), High-Priority Facilities. The Air Fore has classified the buildings listed in Table 3.3.4 as high-priority facilities because they were constructed prior to 1978 and may be used for residential occupancy, or children under the age of seven may commonly occupy these facilities. Only the portion of Building 104 (2,680 square feet, located on the first floor) that was used as a Child Care Center annex is considered as a high-priority facility (the remainder of Building 104 is discussed in Section 3.3.5). Although the garage buildings are not high-priority facilities, they were built prior to 1978, may have one or more coats of such paint, and are in close proximity to and would be used in conjunction with adjacent housing units where children may be present. Most buildings that were constructed prior to the implementation of the DoD ban on the use of lead-based paint in 1978 are likely to contain one or more coats of such paint. The Air Force has conducted several surveys of high-priority facilities for LBP: 1994, 1996, and 2001. Due to similarity of individual housing units, the surveys were conducted only for selected housing units, representative of the different types of housing. A summary of LBP survey results for sampled housing units, and a summary of likely LBP surfaces for nonsampled housing units, is presented in Table H-3 of the Basewide EBS and is summarized in Table 3.3.4 below. The Child Care Center annex portion of Building 104 was also surveyed; the garage buildings were not surveyed.

Table 3.3.4, Lead-Based Paint, High-Priority Facilities

Location	Comments
Building 104 (Child Care Annex Area)	LBP present only on wood chalkboards and exterior door components. No deteriorated paint noted during the VSI.
Buildings 114, 118, 122, 126, 130, 134, 138, 142, 146, 150, 154, 160, 168, 172, 176	Based on sampling of 22 of 29 units, LBP is present on interior walls, ceilings, and trim and exterior porch and window trim. The VSIs noted chipping, peeling, and flaking on various interior and exterior surfaces.
Buildings 121, 129, 145, 147, 163, 171, 185, 189, 193, 465 (Garages)	All garages except 465 were surveyed. LBP was noted on exterior doors, trim, and painted surfaces. Interior surfaces were unpainted or in good condition. The VSIs noted minor peeling and chipping on exterior surfaces.
Building 164	LBP noted on exterior wood trim. The VSI noted no deteriorated paint on these surfaces.
Building 180	LBP noted on 3rd floor walls, ceilings, trim, and exterior porch surfaces. The VSI noted minor cracking, chipping, and peeling throughout.
Buildings 184, 188, 192	LBP is present throughout the interior and on the exterior trim. During the VSIs, deteriorated paint was noted in the following locations of each building: basements, bathrooms, front vestibule/closet, and on the exterior trim.
All 200/800/ 900 series housing units	LBP present on interior door components, wood baseboards, ceilings, window trim, and components; exterior door, window, and porch components, siding, and trim. The VSIs noted multiple areas of peeling paint on exterior trim surfaces, interior ceilings and walls, and boiler room surfaces.
Buildings 379, 381	LBP present on bathroom ceilings and walls, stair components, window frames and trim. VSIs noted various areas of cracked paint and dust on window sills and troughs.
Building 416	LBP present on basement walls, floor, and radiators, and on interior walls and wood door components. VSI noted cracked paint in 2nd floor back and basement walls.
Building 611, 612, 656	Were not surveyed for LBP. Were constructed in 1986. During the VSIs, deteriorated paint was noted on exterior garage doors.
Building 613	LBP present on interior and exterior wooden door and window components and stairs. During the VSIs, deteriorated paint was noted in the basement of the "A" and "B"units, the porch of the "C" unit, and the upstairs main bathroom and basement of the "D" unit.
Building 614	LBP present on interior wood door components and window components, exterior wood door components, porch components, trim, and window components. During the VSI, deteriorated paint was noted on the exterior trim and basement floors.
Building 615	LBP present on interior concrete window header, metal door components, wood attic access components, baseboards, bookcase, stairway, door and window

	components. LBP is also present on exterior wood door components, stairs, trim, and window components. During the VSIs, deteriorated paint was noted in the basement, 2nd floor main bathroom, and porch areas of all the units.
Structures 228, 815	Playground equipment at 228 was not tested. Paint on the merry-go-round at 815 tested positive for lead, as did the adjacent soil, at 29 ppm. Soil at 228 also tested positive, at 51 ppm.

3.3.5 Lead-Based Paint (LBP), Other Facilities. A lead-based Paint (LBP) Survey has not been performed for any of the buildings or structures not listed in Section 3.3.4 above. The following facilities were constructed prior to the DoD ban on the use of LBP in 1978 and are likely to contain, or be coated with, one or more coats of such paint: Buildings 100, 102, 104 (other than in 3.3.4 above), 108, 112, 125, 177, 377, 406, 408, 414, 420, 469, 476, 601, 609, 610, 625, 631, 651, 652, 653, 657, 666, 701, 703, 751, 902, 5020, 5025, 5026, and Structures 101, 103, 109, 161, 162, 402, 422, 424, 618, 704, 710, 746, 890, and 5023. The VSIs noted the condition of the painted surfaces for each facility as follows:

Table 3.3.5, Lead-Based Paint, Other Facilities

Location	Comments
Building 100	Deteriorated paint noted throughout the basement, the south hallway and bathroom, and throughout the exterior.
Building 102	Deteriorated paint was noted on the exterior trim only.
Building 104	Deteriorated paint was noted in the 2nd floor offices at northern end of the building and on the exterior trim and porches.
Building 108	Deteriorated paint was noted throughout the basement and exterior trim.
Building 112	Deteriorated paint was noted on the exterior trim, doors, windows, and porch.
Building 125	Deteriorated paint was noted on exterior wood trim only.
Building 177	Deteriorated paint in offices, hallway, and exterior trim.
Building 377	Deteriorated paint in kitchen (ceiling), mechanical room, and exterior trim.
Building 406	Deteriorated paint noted throughout interior and exterior trim.
Building 408	Deteriorated paint on exterior trim only.
Building 469	Deteriorated paint in basement areas and exterior trim.
Building 476	Deteriorated paint was noted in the mechanical room, interior window trim, and inside the north office.
Building 601	Deteriorated paint was noted on the exterior trim, doors, and windows.
Building 609	No deteriorated paint noted during VSI.
Building 610	Deteriorated and peeling paint noted throughout the 2nd floor.
Building 625	Small areas of peeling paint noted on exterior porch and door trim.
Building 631	Deteriorated paint noted on exterior trim, doors, and metal component surfaces.
Building 651	No deteriorated paint was noted during the VSI.
Building 652	Deteriorated and peeling paint was noted in the mechanical room and the NW interior offices and rooms.
Building 653	No deteriorated paint noted during the VSI.
Building 657	No deteriorated paint was noted during the VSI.
Building 666	Deteriorated paint noted on exterior trim, doors, and metal component surfaces.
Building 701	Deteriorated paint noted in stairways, on metal trim, and on 2nd floor walls and

	ceilings.
Building 703	No deteriorated paint noted during the VSIs.
Building 751	Deteriorated paint throughout the basement, in the bathroom, most interior/exterior windows and doors, and on the exterior trim and porch.
Building 902	Deteriorated paint noted on exterior trim, doors, and metal component surfaces.
Building 5020	Painted surfaces in generally good condition except for first floor, C-wing (commander's office and latrine) and 2nd floor, C-wing stairway, where there was extensive peeling paint.
Building 5025	Minor paint deterioration on exterior trim and metal overhead doors.
Building 5026	Deteriorated paint on exterior trim and walls.
Structures 101, 103, 109, 161, 162, 402, 422, 424, 618, 704, 710, 746, 810, 5023	An LBP survey was not performed for these structures; however, they were all constructed prior to 1978; LBP may be present. It should also be noted that there are limited components on these properties with painted surfaces (ball field foul line markers, scoreboard, picnic tables, and storage shed). Based on the VSIs, the painted surfaces appear to be in fair to good condition.

3.3.6 Polychlorinated Biphenyls (PCBs). The Basewide EBS (Table H-2) indicates that there are five locations within the property to be transferred that required additional investigation due to PCBs. All areas were evaluated during the Supplemental EBS Factor investigation and it was determined that no further action is required. The VSIs noted no additional concerns or residue contamination. The locations of PCB concerns and investigation results are summarized below:

Table 3.3.6, Polychlorinated Biphenyls (PCBs)

Location	Comments
Building 205	Pole-mounted transformers reportedly existed near this building, which were removed in 1994. Soil sampling found only one PCB, Aroclor 1260, at a concentration of 112 ppb.
Building 217	A pole-mounted current regulator was reportedly removed in 1989. No PCB detections was found in soil sampling done at this location.
Building 377	Platform-mounted transformers exist adjacent to this building. Soil sampling found only one PCB, Aroclor 1260, at a concentration of 117 ppb.
Building 406	Two areas of pad-mounted transformers at this building (TF-406N and TF-406S) were investigated in connection with a transformer oil spill which occurred in 1995 (#9500738 on the NYSDEC Oil and Hazardous Material Spill Registry). This spill is listed in a closed status. A surface wipe sample, concrete chip sample, and several soil samples were taken from these locations. Aroclor 1260 was detected in the concrete chip sample (247 ppb) and two soil samples (167 ppb and 90 ppb), all at levels below the cleanup guideline of 1,000 ppb.

3.3.7 Radon. In accordance with Air Force policy and guidance, the Plattsburgh AFB Bioenvironmental Engineering Section conducted an initial assessment for radon contamination between December 1987 and March 1988. Plattsburgh AFB has been identified as a "low probability" installation (no reading higher than 4pCi/l), based on a three-month initial screening sampling period. Although the sampling did not include all the subject living quarters, it can be

assumed that similar readings would be found throughout the base and on base property in the immediate vicinity of the installation.

3.4 Other Factors/Resources. Other factors or resources which could impact or be impacted, but are not present or have no environmental impacts, include energy (utilities), flood plains, hazardous waste management (by Lessee), historic property, Occupational Safety and Health Administration issues, outdoor air quality, prime/unique farmlands, sensitive habitat, septic tanks, solid waste, threatened and endangered species, transportation, and wetlands. Other factors present on the property are discussed below.

3.4.1 Air Conformity/Permits. The incinerators in Buildings 5019 and 5020 were previously used by the Air Force under permits obtained through the NYSDEC, although 5019 was never used for medical waste incineration. They have been cleaned and the VSIs indicated no evidence of residue or contamination.

3.4.2 Historic Property. US Oval is a Registered Historic and is listed in the National Register of Historic Places (NRHP). This registry also includes all buildings and structures within the boundaries of the US Oval Historic District, as shown on Atch 1D. In addition, adjacent buildings, structures, and acreage line within the boundaries of the US Oval Historic District-Expansion Area are also shown on Atch 1E. All NRHP-listed or-eligible buildings, structures, and property have been included in a Programmatic Agreement negotiated with the New York State Historic Preservation Office (NYSHPO). This agreement specifies protective covenants for all included facilities in accordance with Section 106 of the National Historic Preservation Act.

3.4.3 Sanitary Sewer Systems. All buildings (except 121, 125, 129, 145, 147, 163, 171, 185, 189, 193, 408, 465, 611, 612, 631, 656, 666, 703, 901, 5019, 5025, 5026, 5030, and the support structures) are connected to a sanitary sewer system which discharges into the City of Plattsburgh treatment facility. The other buildings and structures on this property have no sanitary sewer systems or connections.

3.4.4 Septic Tanks. The Basewide EBS (Table F-2 indicates a septic tank associated with Building 614 (based on historic real property records). This tank was used for collection of sanitary wastes from training camp activities that took place in the Nevada Oval area prior to activation/construction of the Air Force base and was identified from 1941 Army Quartermaster Corps building records and maps. According to the records and maps, this tank was actually located south of this property on the east edge of the Nevada Oval housing area. This VSIs identified no concerns associated with this historic tank.

CHAPTER 4: PROPERTY TRANSFER CATEGORY

Based on a review of the Basewide EBS, the data used to develop this Supplemental EBS, and VSIs of the property, the buildings and structures are considered Department of Defense Environmental Condition Category (ECC) 1, 2 or 3 as indicated in Table 4 below. Category 1 areas are those where no release or disposal of hazardous substances or petroleum products has

occurred (including no migration of those substances from adjacent areas); Category 2 areas are those where only release or disposal of petroleum products has occurred; Category 3 are those where release, disposal, and/or migration of hazardous substances has occurred, but at concentrations that do not require a removal or remedial action. Properties in these categories are suitable for transfer by deed.

The Category 1 rating is a result of there being no documented spills or releases, or signs of contamination (as noted during the VSIs), for the facilities as shown in Table 4 below. The Category 2 rating is a result of spills, releases, or disposal of petroleum product at facilities as listed in Table 4 below. The Category 3 rating is a result of contamination from PCB spills, leaks, or releases. Changes in the condition category of these facilities, since publication of the Basewide EBS, are presented in Table 4 below. Condition categories have changed to Category 1 and 2 for several facilities as a result of revised DoD guidance (which allows Category 1 designation for hazardous or petroleum storage locations if here have been no spills or releases, and allows Category 2 designation for areas where only petroleum disposal/releases have occurred.

Table 4, Property Transfer Category

Location	Old ECC	New ECC	Comments
100	2	2	Minor contamination (petroleum) present from former UST.
101/103/109	1	1	No concerns noted.
102	3	2	Minor contamination (petroleum) present from former UST.
104	2	2	Minor contamination (petroleum) present from former USTs.
108	7	2	SPL-108 – minor staining noted on/around ASTs.
112	2	1	No contamination/concerns noted with AST or building area.
114	2	2	Minor staining on/around ASTs.
118	2	2	Minor staining on/around ASTs.
121	-	2	Minor staining on garage floors.
122	2	2	Minor staining on top of ASTs and around fill ports.
125	1	1	No environmental factors/concerns associated with this structure.
126	2	2	Minor staining noted on top of ASTs.
129	-	2	Minor staining on garage floors.
130	2	2	Minor staining noted on top of ASTs.
134	3	2	SPL-134 – Minor staining noted on/around ASTs and fill ports.
138	2	2	Minor staining noted on/around ASTs.
142	2	2	Staining noted in the parking area for the "A" unit; minor staining noted on top of ASTs.
145	-	2	Minor staining on garage floors.
146	3	2	SPL-146 – minor staining on/around AST.
147	-	2	Minor staining on garage floors.
150	3	2	SPL-150 – minor staining on/around ASTs.
154	2	1	No contamination/concerns noted with ASTs or building area.

160	2	2	Minor staining noted on top of ASTs.
161	1	1	No concerns noted.
162	1	1	No concerns noted.
163	-	2	Minor staining on garage floors.
164	3	2	SPL-164 – minor staining noted.
168	2	2	Minor staining noted on top of ASTs.
171	-	2	Minor staining on garage floors.
172	2	2	Minor staining noted on/around ASTs.
176	2	2	Minor staining noted from former AST.
177/180	2	1	No contamination noted/associated with ASTs/UST or building.
184	2	2	Minor staining noted on top of ASTs.
185	-	2	Minor staining on garage floors.
188	2	2	Staining noted on AST only.
189	-	2	Minor staining on garage floors.
192	2	1	Minor staining noted on top of ASTs.
193	-	2	Minor staining on garage floors.
200, 201, 204, 212, 217, 220, 221, 224, 225, 229, 233, 237, 828, 833, 836, 840, 844, 849, 851, 855, 856, 861, 869, 875, 884, 892, 900, 901, 916, 924, 928, 932, 936, 948, 956	5	2	Evidence of petroleum product release detected during tank removals, closure, or characterization reports, or documented release (SPL-224, SPL-861-1/2, SPL-869, SPL-892, SPL-901). No additional contamination or concerns noted during VSIs.
205	2	3	TF-205 – PCB release.
208, 213, 216, 241, 855, 871	3	2	Evidence of petroleum product release detected during tank removal, closure, or characterization reports, or documented release (SPL-855). No additional contamination or concerns noted during VSIs.
209, 960	4	2	Evidence of petroleum product release detected during tank removals, closure, or characterization reports, or documented release (SPL-209-1/2). No additional contamination or concerns noted during VSIs.
377	7	3	TF-377 – PCB release.
379	3	2	SPL-379 – no additional concerns noted.
381	1	1	No concerns noted.
402/404	1	1	No concerns noted.
406	7	3	TF-406N/S – PCB releases.
408	2	1	No concerns noted.
414	2	2	SPL-414 – no additional concerns noted.

416/420	2	1	No concerns noted.
422/424	1	1	No concerns noted.
465	1	2	Minor staining on garage floor.
469	2	2	SPL-469 – no additional concerns noted.
476	3	2	Minor petroleum contamination present from UST.
512	5	2	Within area of petroleum contamination from off-base source.
601	2	2	Minor staining in vehicle stalls; minor contamination (petroleum) present from former UST.
609	3	2	SPL-609 – no additional concerns noted.
610	3	2	Petroleum contamination from UST; cleaned up; this site is within area of possible petroleum contamination from off-base source.
611	-	2	No spills, releases, or contamination associated with this facility; this site is within area of possible petroleum contamination from off-base source.
612	-	1	No spills, releases, or contamination associated with this facility.
613	3	2	Minor petroleum spill; closed out. SPL-613
614	5	2	Minor petroleum contamination present from UST.
615	2	2	Minor petroleum contamination/staining from leaking AST; cleaned up.
618, 631, 666, 710, 746, 815, 890, 228	1	1	No contamination or concerns noted or detected (228 not listed in Basewide EBS).
625	2	1	No spills, releases, or contamination associated with this facility.
651	1	2	No spills, releases, or contamination associated with this facility; this site is within area of possible petroleum contamination from off-base source.,
652	2	2	Minor petroleum contamination present from UST.
653	2	1	No spills, releases, or contamination associated with this facility.
656	-	1	No spills, releases, or contamination associated with this facility.
657	1	1	No spills, releases, or contamination associated with this facility.
701	2	1	No concerns noted.
703	3	2	Minor petroleum spill; cleaned up. SPL-703
704	1	1	No spills, releases, or contamination associated with this facility.
751	3	2	Minor contamination (petroleum) present from former UST.
817, 829, 865, 920	2	1	No contamination or concerns noted or detected.
821, 832, 848, 852, 865, 868,	5	1	No contamination or concerns noted or detected.

872, 880, 881, 889, 891, 896, 908, 944, 952			
824, 837, 841, 845, 859, 860, 864, 876, 879, 888, 904, 912, 940	2	2	Evidence of petroleum product release detected during tank removals/closure or characterization reports. No additional contamination or concerns noted during VSIs.
825, 902	3	1	No contamination or concerns noted or detected. Release SPL-902-1/2/3 involved miscellaneous, nonhazardous materials (sewage).
4990	1	1	No environmental factors/concerns associated with this structure.
4991	1	1	No environmental factors/concerns associated with this structure.
5019	7	1	Review of hospital records and discussion with NYSDEC Region 5, Environmental Quality (Air) indicates no further investigation or closeout documentation is necessary.
5020	3	2	Three spills associated with this building all involved petroleum products. All spills closed.
5023	1	1	No environmental factors/concerns associated with this structure.
5025	2	2	Soil exhibited evidence of staining and PAH contamination during removal of UST-5025. Soil was removed and replaced. No groundwater was encountered.
5026	1	1	No environmental factors/concerns associated with this structure.
5030	2	1	No documentation of spill/disposal/release of petroleum products could be found. VSI indicated no evidence of residual contamination.

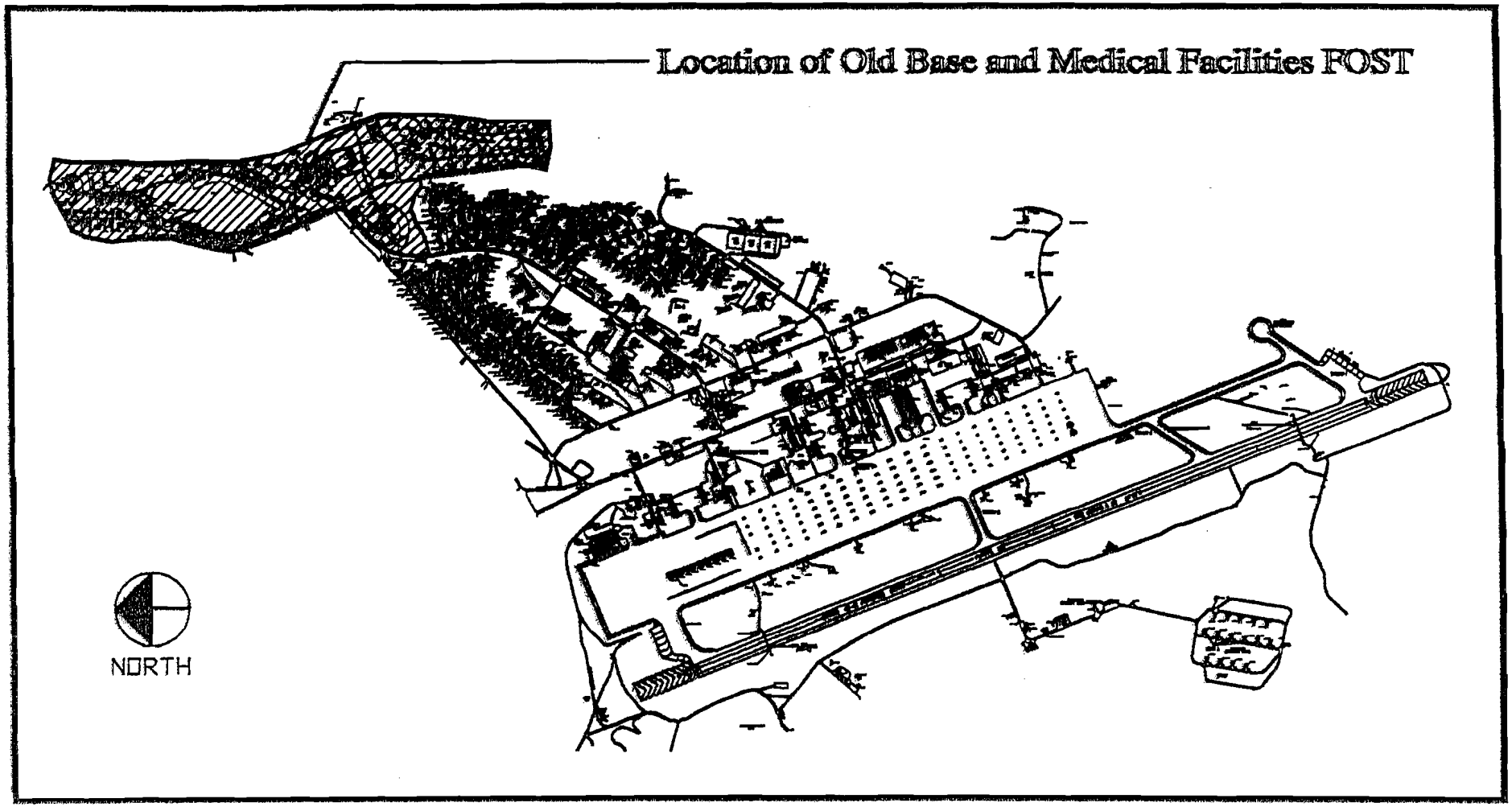
CHAPTER 5: CERTIFICATION

I certify that the property conditions stated in this report are based on a thorough review of available records, visual inspections, and sampling and analysis as noted and are true and correct to the best of my knowledge and belief.

6-14-01

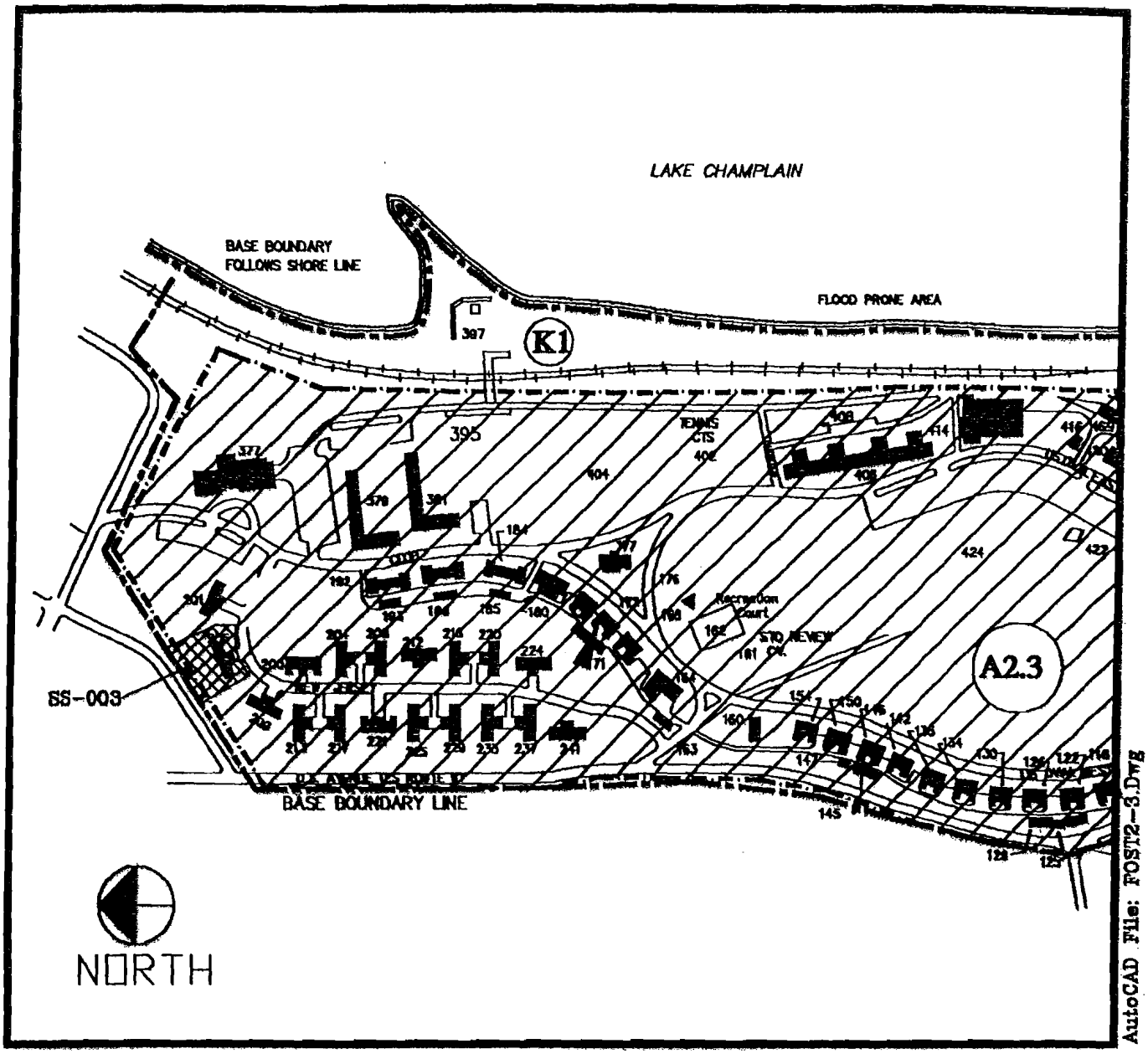
MICHAEL D. SOREL, PE
Site Manager/BRAC Environmental Coordinator
AFBCA/DA Plattsburgh

Date



Location of Old Base and Medical Facilities FOST (A2.3)

Scale: 1" = 2500" Sheet 1 Of 5 Plattsburgh AFB, NY

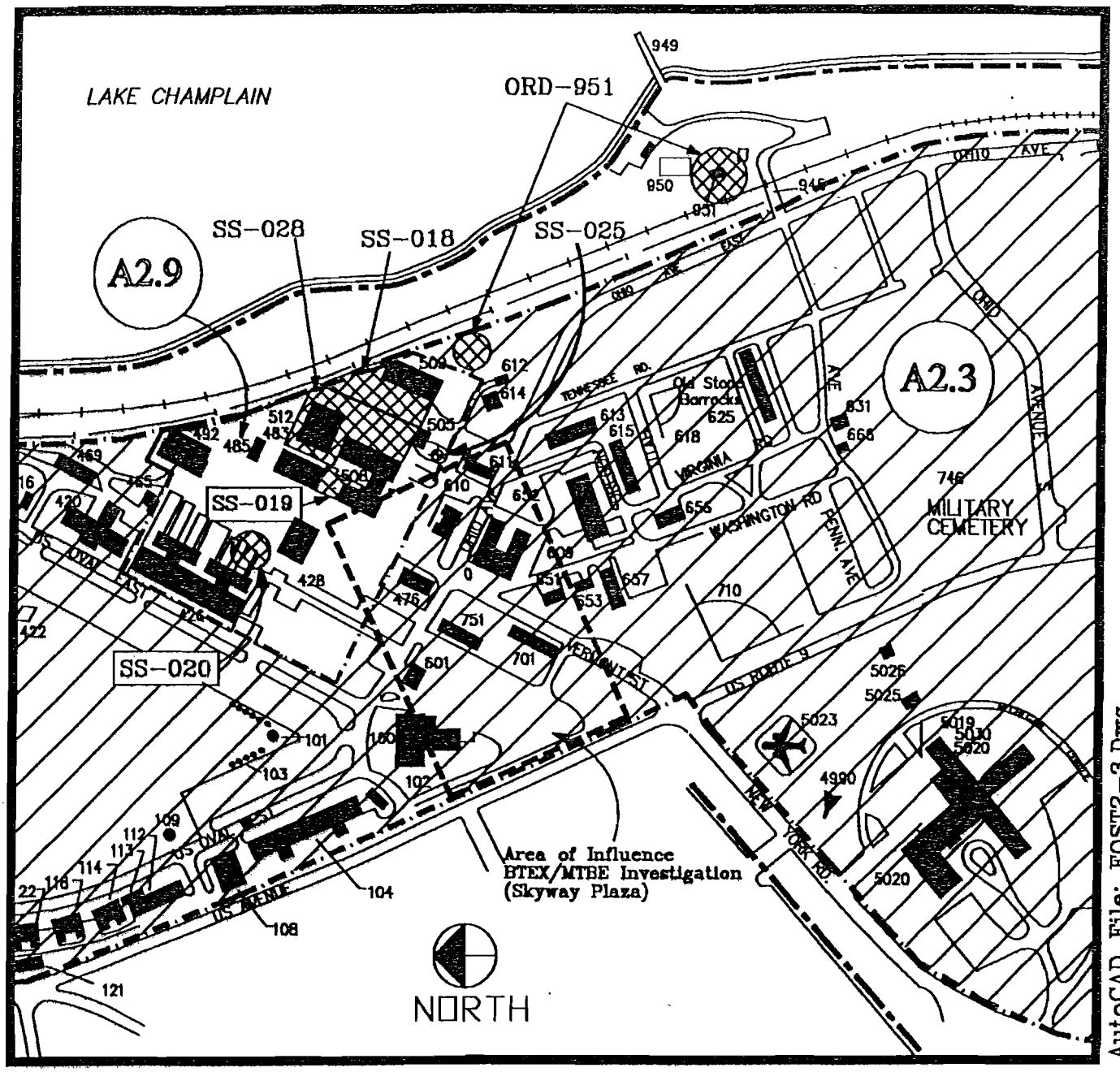


Area of Old Base and Medical Facilities FOST (A2.3)
(Former Use: Shops, Hsg., Admin., Recreation)
(Area= 289.00 Acres)

and IRP Sites and
Environmental Factors

Old Base and Medical Facilities FOST (A2.3)

Scale: 1"=500' **Sheet 2 Of 5** **Plattsburgh AFB, NY**

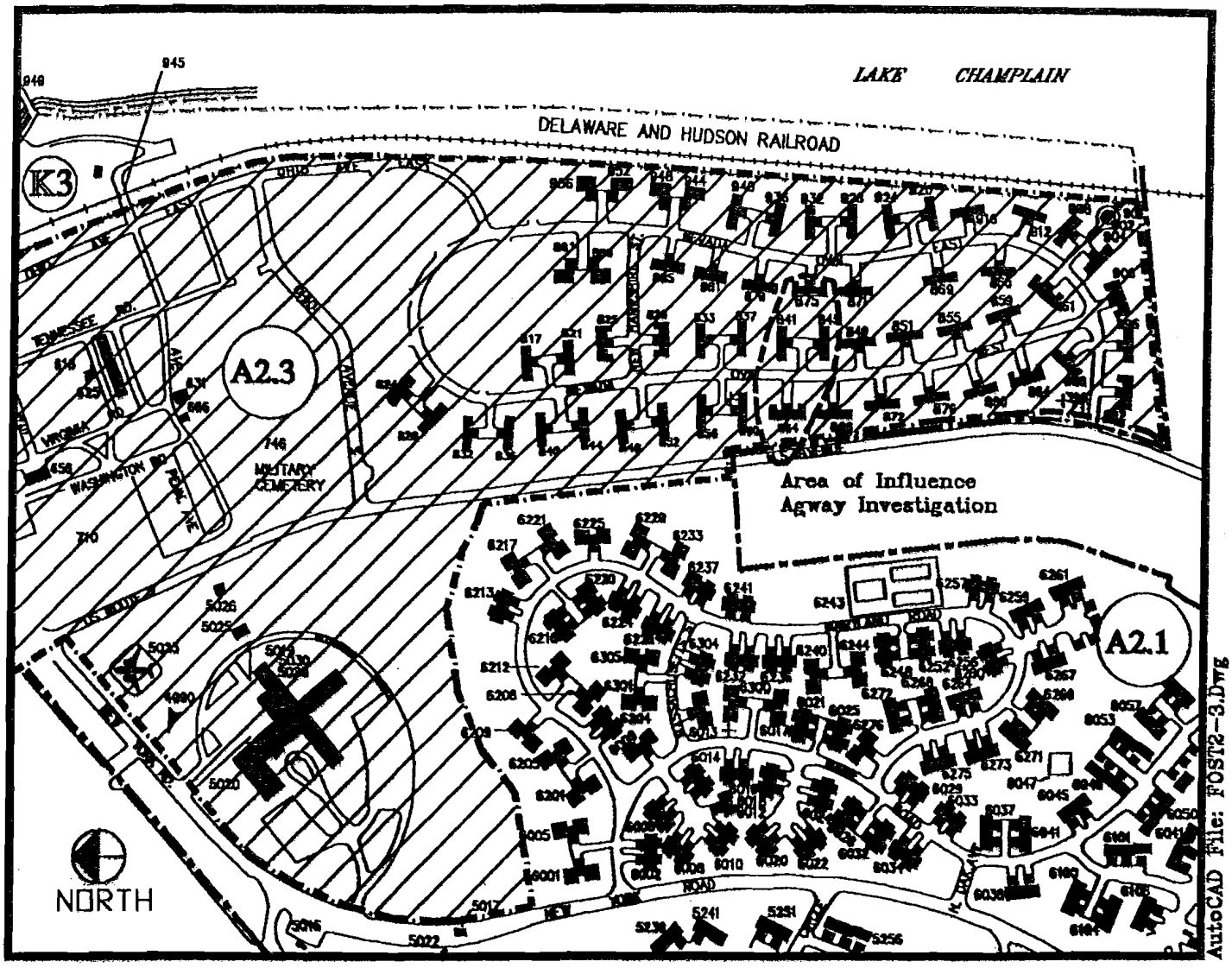


Area of Old Base and Medical Facilities FOST (A2.3)
(Former Use: Shops, Hsg., Admin., Recreation)
(Area= 289.00 Acres)

and IRP Sites and Environmental Factors

Old Base and Medical Facilities FOST (A2.3)

Scale: 1"=400' **Sheet 3 Of 5** **Plattsburgh AFB, NY**

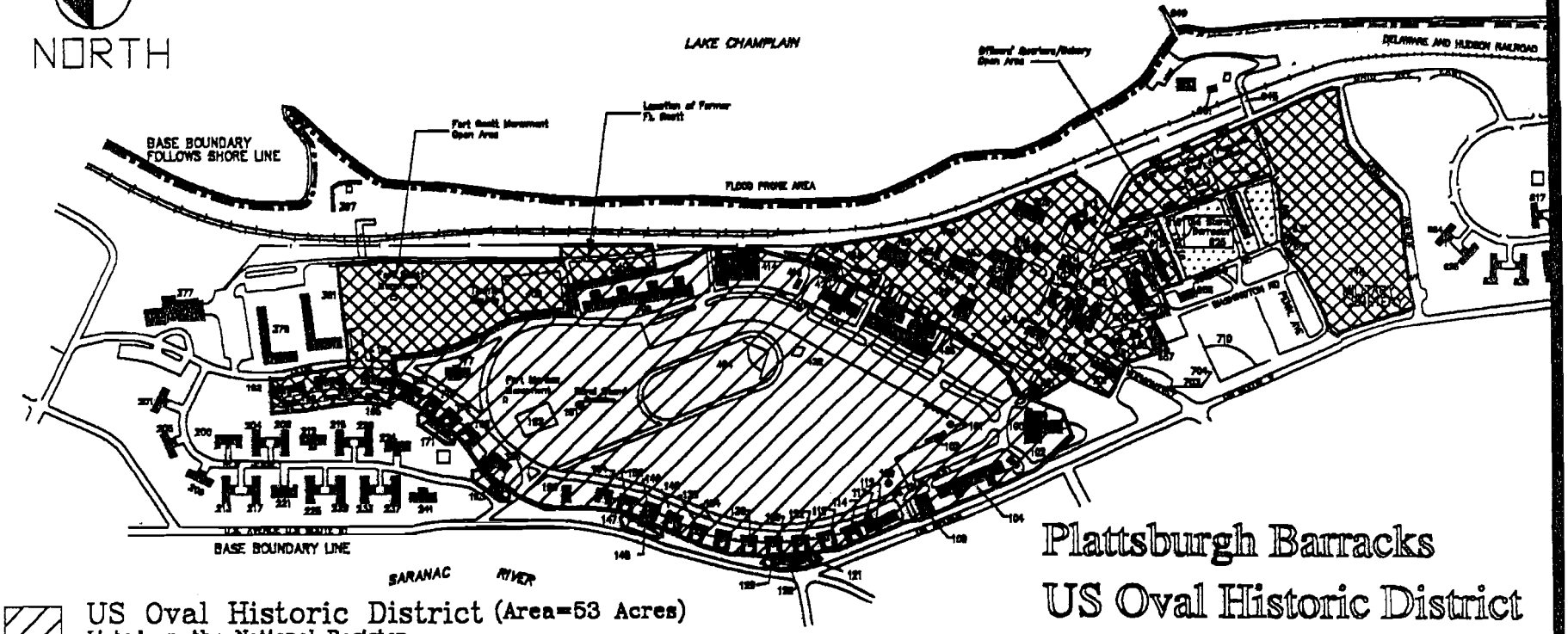


Area of Old Base and Medical Facilities FOST (A2.3)
(Former Use: Shops, Hsg., Admin., Recreation)
(Area= 289.00 Acres)

and IRP Sites and Environmental Factors

Old Base and Medical Facilities FOST (A2.3)

Scale: 1"=500' **Sheet 4 Of 5** **Plattsburgh AFB, NY**



US Oval Historic District (Area=53 Acres)
Listed on the National Register
of Historic Places on 8/30/89

Facilities Adjacent to US Oval Historic District
(Facilities with Preservation Covenants) (Area=39 Acres)

Old Stone Barracks/Drill Area
Listed on the National Register
of Historic Places on 2/18/71

Plattsburgh Barracks
US Oval Historic District
& Facilities with
& Preservation Covenants
Clinton County, NY

SCALE: 1" = 700'

SHEET 3 of 5

THURSDAY
October 4, 2001
Partly sunny, high 70 to 75. Page A2

PRESS-REPUBLICAN

The Hometown Newspaper of Clinton, Essex and Franklin Counties

Vol. 108-No. 224 Plattsburgh, N.Y. 12901 50 cents 32 Page

PUBLIC NOTICE
FINDING OF SUITABILITY TO TRANSFER (FOST)

The United States Air Force Base Conversion Agency (AFBCA) announces it has completed a Finding of Suitability to Transfer (FOST) for approximately 216 acres of land (Parcel A2.3, Old Base and Medical Facilities) at Plattsburgh Air Force Base. The FOST is based on extensive review of the environmental condition of the property and was signed on September 30, 2001. The environmental review and documentation which led to the FOST were accomplished under the National Environmental Policy Act (NEPA) and done in consultation with federal and state environmental regulatory agencies.

The property became available as a result of Public Law 101-510, 10 United States Code (USC) Defense Base Closure and Realignment Act of 1990 and the subsequent closure of Plattsburgh Air Force Base.

A copy of the FOST and Supplemental Environmental Baseline Survey (SEBS), including regulatory comments and responses, will be maintained at the local AFBCA office. Individuals interested in reviewing the information should contact:

Mr. Michael D. Sorel, PE
Site Manager/BRAC Environmental Coordinator
Air Force Base Conversion Agency
22 US Oval Suite 2200
Plattsburgh, New York 12903
518-563-2871

Tab 2