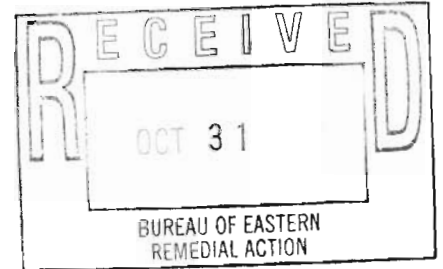




DEPARTMENT OF THE AIR FORCE  
AIR FORCE REAL PROPERTY AGENCY

October 30, 2002

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: AFRPA/DA Plattsburgh  
22 US Oval Suite 2200  
Plattsburgh NY 12903

SUBJECT: Land Use Controls/Institutional Controls (LUC/ICs) Plans

Attached for your information and use are the Plattsburgh Air Force Base (AFB) LUC/IC Layering Strategy Worksheet, the Plattsburgh AFB LUC/IC Management Plan, and the Plattsburgh AFB LUC/IC Communications Plan. These LUC/IC documents are based on model document templates that were previously provided and are being utilized for all AFBCA-managed property.

The LUC/IC Layering Strategy Worksheet, Management Plan, and Communications Plan will be updated routinely as the Environmental Cleanup Program at Plattsburgh continues to mature.

We do not consider the Layering Strategy Worksheet, Management Plan, and Communications Plan "primary" documents subject to the CERCLA Federal Facilities Agreement for Plattsburgh AFB. However, we welcome any feedback or questions you may have on these documents.

Our POC is Dave Farnsworth @ 518-563-2871, extension 15.

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

Attachments:

1. LUC/Layering Strategy Worksheet
2. LUC/IC Management Plan
3. LUC/IC Communications Plan

cc:

USEPA (Mr. Robert Morse) (Atch under sep cover)

**LUC/IC LAYERING STRATEGY WORKSHEET  
FORMER PLATTSBURGH AFB, NY**

**1. Purpose**

The environmental cleanup documents for the Former Plattsburgh AFB have identified land use controls/institutional controls (LUC/ICs) that support the remedial action. The goal of the LUC/ICs is to either protect the integrity of the remedial action or to prevent or manage exposure to the contamination through establishing use restrictions or controls on the property.

The purpose of this layering strategy worksheet is to identify the combination of mutually reinforcing mechanisms used to implement and establish the LUC/ICs needed to ensure that residual contamination at the sites under consideration do not present an unreasonable threat to human health and the environment until unrestricted use is appropriate. Identifying the layers of overlapping mechanisms or vehicles that implement or establish the LUC/ICs can increase the number of parties involved, strengthen the network that maintains the remedy, strengthen the overall integrity of the system of the controls, and, ultimately, ensure the protectiveness of the remedy. Once documented, the Air Force will use this information to develop the LUC/IC Management Plan for the Former Plattsburgh AFB.

This worksheet will identify planned reuses and characterize residual contamination above levels enabling unrestricted use as a first step in determining the risk factors that need to be specifically controlled (e.g., exposure to contaminated soil). Once the risk factors have been identified, a strategy of mutually reinforcing mechanisms to establish the LUC/ICs for each parcel at the installation (e.g., a combination of use restrictions in deeds, physical barriers, and notice to interested parties) will be designed and described. The mechanisms that have been selected will be incorporated into an LUC/IC Management Plan, which will summarize the implementation, monitoring, and enforcement needed for each control.

Note: This Layering Strategy Worksheet is a living document that should be reevaluated periodically when information indicates the existing controls are not effective or changes in site conditions would lead to new or different controls.

**2. Planned Reuses**

Table 1 identifies the planned reuses at Former Plattsburgh AFB. Table 1 also identifies the sponsoring Federal agencies if any of the parcels are to be conveyed using a public benefit conveyance.

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**Table 1: Reuse Selection for Former Plattsburgh AFB**

All Planned Reuses for Installation		Y/N	Public Benefit Conveyance Responsible Agency* (If Any)
Residential			
	Housing	Y	
	Daycare	Y	
	Hospitals	N	
	Schools	N	
	Other	N	
Commercial		Y	
Industrial		Y	
Recreation		Y	<b>Department of Interior</b>
Agriculture		N	
Airport		Y	<b>Federal Aviation Administration</b>

\* Responsible Agency is only identified for public benefit conveyances

### 3. Site Description

Former Plattsburgh AFB is comprised of 41 Installation Restoration Program (IRP) sites. Investigations and decision documents have been completed for 32 sites; responses have been completed at 27 sites and cleanup is in progress at five sites. Investigations and/or decision documents are in progress at 9 IRP sites. In addition, investigation, cleanup and/or closeout activities are being conducted at 12 locations initially identified as requiring further evaluation in the Basewide Environmental Baseline Survey (EBS) and are designated EBS Factors.

Table 2 identifies residual contamination remaining at the Former Plattsburgh AFB, and the LUC/IC goals and objectives that must be achieved to prevent exposure to that residual contamination. A map of Plattsburgh AFB showing the LUC/ICs and the environmental parcels (used for preparing individual Findings of Suitability to Transfer) is provided at Attachment A; maps showing the restrictive boundaries for each LUC/IC area are provided at Attachment B.

**Table 2: Former Plattsburgh AFB Environmental Conditions and LUC/ICs\***

Site(s)/ AOC(s)	Affected Parcel(s)**	Residual Contamination	LUC/IC Objective/Goal
FT-002 Source O/U	A1	Chlorinated solvents and petroleum compounds in the soil and residual /floating free product.	Prohibition of the installation of any wells for drinking water or any other purposes which could result in the use of the underlying groundwater. Prohibition of development or land use which interferes with remedial operations.

**FORMER PLATTSBURGH AFB NY - LAYERING STRATEGY WORKSHEET**

Site(s)/ AOC(s)	Affected Parcel(s)**	Residual Contamination	LUC/IC Objective/Goal
FT-002 Groundwater O/U	A1, A2.7	Chlorinated solvent and petroleum contamination in the groundwater.	Prohibition of the installation of any wells for drinking water or any other purposes which could result in the use of the underlying groundwater.
			Prohibition of discharge of groundwater withdrawn during construction dewatering to the ground or surface water, without prior approval of the New York State Department of Environmental Conservation (NYSDEC).
			Prohibition of development or land use which interferes with remedial operations.
SS-005	A1	Semi volatile organic compounds (SVOCs) and metals in the surface soil; volatile organic compounds (VOCs), SVOCs and metals in the subsurface soil; groundwater from upgradient site (FT-002).	Limit development to non-residential use .
			Prohibition of the installation of any wells for drinking water or any other purposes which could result in the use of the underlying groundwater.
SS-006	A1	SVOCs and Metals in the surface and subsurface soil; groundwater from upgradient site (FT-002).	Limit development to non-residential use .
			Prohibition of the installation of any wells for drinking water or any other purposes which could result in the use of the underlying groundwater.
SS-018	A2.9, K-2	Polycyclic aromatic hydrocarbons (PAHs) and metals in the soil; VOCs and methyl tert-butyl ether (MTBE) in the groundwater	Restriction on development to facilities that support only non-residential use.
			Prohibition of the installation of any wells for drinking water or any other purposes which could result in the use of the underlying groundwater.
			Prohibition of discharge of groundwater withdrawn during construction dewatering to the ground or surface water, without prior approval of the New York State Department of Environmental Conservation.
LF-021	A1	Landfill closed with waste in place, including PAHs, PCBs, pesticides and metals in the soil, and PAHs and pesticides in the groundwater.	Prohibition of excavation of the landfill cap without prior approval of the New York State Department of Environmental Conservation.
			Groundwater use restriction and prohibition of installation of any wells for drinking water or any other purposes which could result in the use of the underlying groundwater.
LF-022	A1, A2.12	Landfill closed with waste in place, including pesticides and metals.	Protection of the landfill cover integrity and all components, including the groundwater monitoring wells.
LF-023	A1	Landfill closed with waste	Protection of the landfill cover integrity and

**FORMER PLATTSBURGH AFB NY - LAYERING STRATEGY WORKSHEET**

Site(s)/ AOC(s)	Affected Parcel(s)**	Residual Contamination	LUC/IC Objective/Goal
Source O/U		in place, including PAHs and metals.	all components, including the groundwater monitoring wells.
LF-023 Groundwater O/U	A1	VOCs, SVOCs and metals contamination in the groundwater.	Prohibition of groundwater withdrawal for all potable uses.
LF-024	A1	Landfill closed with waste in place, including metals in the soil and groundwater.	Prohibition of excavation of the landfill cap without prior approval of the New York State Department of Environmental Conservation. Groundwater use restriction and prohibition of installation of any wells for drinking water or any other purposes which could result in the use of the underlying groundwater.
SS-028	A2.9, K-2	Polycyclic aromatic hydrocarbons (PAHs) and metals in the soil; VOCs and methyl tert-butyl ether (MTBE) in the groundwater	Restriction on development to facilities that support only non-residential use. Prohibition of the installation of any wells for drinking water or any other purposes which could result in the use of the underlying groundwater. Prohibition of discharge of groundwater withdrawn during construction dewatering to the ground or surface water, without prior approval of the New York State Department of Environmental Conservation.

\*Only sites with residual contamination that prevent unrestricted use are to be listed in Table 2

\*\*Parcels referred to are "Environmental Parcels" developed for purposes of evaluating the environmental condition of the property and development of Findings of Suitability to Transfer.

**4. Objectives and Layering Strategy**

Column A of Table 3 is a list of potential vehicles for establishing or implementing the LUC/ICs. Column B identifies those that are potentially available at the former Plattsburgh AFB given the environmental condition of the site. Column C identifies those that can actually be implemented at Former Plattsburgh AFB. (Note: Mechanisms establishing or implementing LUC/ICs identified in Column C will be carried forward to Table 4). Column D identifies Points of Contact (POC) for the federal, state, local, and private entities that will be involved in the design, implementation, operation, and/or enforcement of the LUC/ICs to be implemented at Former Plattsburgh AFB (Detailed Point of Contact information, including addresses, is contained in Appendix E of the Land Use Control/Institutional Control Management Plan).

*ENGINEER IS  
LIST OF  
F, S, L, P  
ENTITIES  
INVOLVED.*

*DO WE HAVE MORE  
OF THESE POCs?  
(Per AF 6122002)*

**FORMER PLATTSBURGH AFB NY - LAYERING STRATEGY WORKSHEET**

**Table 3: Former Plattsburgh AFB LUC/IC Layering Strategy Checklist**

*NAMES SHOULD BE OMITTED*

COLUMN A	B	C	D
Property Law /Proprietary Controls	Potential	Confirmed	Points of Contact (Organization, Personnel, Phone Number) Type designator (G=Grantee, K=Govt. or Key Stakeholder)
Use Restrictions in Deed - Easements - Covenants - Reversionary Interests (e.g., public benefit conveyance for parks, education, airports, etc.)	<b>X</b>	<b>X</b>	<ul style="list-style-type: none"> <li>Clinton County Clerk's Office, (518) 565-4700, K</li> <li>Federal Aviation Administration, NY Airports District Office, Mr. Robert Lanuza (516) 227-3805, K</li> <li>County of Clinton Industrial Development Agency, Ms. Adore' Kurtz, (518) 563-3100, G</li> <li>Plattsburgh Airbase Redevelopment Corporation, Mr. Daniel Wieneke (518) 561-0232, G</li> <li>Clinton County Airport, Mr. Ralph Hensel, (518) 565-4795, G</li> <li>Air Force Real Property Agency, Mr. Michael Sorel, (518) 563-2871, K</li> </ul>
Lease Restrictions	<b>X</b>	<b>X</b>	<ul style="list-style-type: none"> <li>County of Clinton Industrial Development Agency, Ms. Adore' Kurtz, (518) 563-3100, G</li> <li>Plattsburgh Airbase Redevelopment Corporation, Mr. Daniel Wieneke (518) 561-0232, G</li> <li>Clinton County Airport, Mr. Ralph Hensel, (518) 565-4795, G</li> <li>Air Force Real Property Agency, Mr. Michael Sorel, (518) 563-2871, K</li> </ul>
Governmental Controls	Potential	Confirmed	Points of Contact (Organization, Personnel, Phone Number) Type designator (G=Grantee, K=Govt. or Key Stakeholder)
Zoning restrictions/ requirements	<b>X</b>	<b>X</b>	<ul style="list-style-type: none"> <li>City of Plattsburgh Engineering and Planning Department, Mr. Kevin Farrington, (518) 563-7730, K</li> <li>Town of Plattsburgh Planning Office, Mr. Phil VonBargen, (518) 563-8103, K</li> <li>Clinton County Planning Department, Mr. Rodney Brown, (518) 565-4709, K</li> </ul>
Local Ordinances/Master Plans restricting use	<b>X</b>	<b>X</b>	<ul style="list-style-type: none"> <li>City of Plattsburgh Engineering and Planning Department, Mr. Kevin Farrington, (518) 563-7730, K</li> <li>Town of Plattsburgh Planning Office, Mr. Phil VonBargen, (518) 563-8103, K</li> <li>Clinton County Planning Department, Mr. Rodney Brown, (518) 565-4709, K</li> <li>Federal Aviation Administration, NY Airports District Office, Mr. Robert Lanuza, (516) 227-3805, K</li> </ul>
State Environmental Land Use Restriction Covenants			
State NEPA Laws (e.g., State Environmental Quality Review – SEQRR)	<b>X</b>	<b>X</b>	<ul style="list-style-type: none"> <li>City of Plattsburgh Engineering and Planning Department, Mr. Kevin Farrington, (518) 563-7730, K</li> <li>Town of Plattsburgh Planning Office, Mr. Phil VonBargen, (518) 563-8103, K</li> <li>Clinton County Planning Department, Mr. Rodney Brown, (518) 565-4709, K</li> <li>New York State Department of Environmental Conservation Region V (point of contact to be determined), K</li> </ul>
Groundwater use restrictions	<b>X</b>	<b>X</b>	<ul style="list-style-type: none"> <li>Air Force Real Property Agency, Mr. Michael Sorel, (518) 563-2871, K</li> <li>New York State Department of Environmental Conservation Bureau of Eastern Remedial Action, Mr. James Quinn, (518) 402-9697, K</li> <li>United States Environmental Protection Agency, Federal Facilities Section, Mr. Robert Morse, (212) 637-4331, K</li> </ul>

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Governmental Controls	Potential	Confirmed	Points of Contact (Organization, Personnel, Phone Number) Type designator (G=Grantee, K=Govt. or Key Stakeholder)
Well installation restrictions in zone of contamination	<b>X</b>	<b>X</b>	<ul style="list-style-type: none"> <li>• Air Force Real Property Agency, Mr. Michael Sorel, (518) 563-2871, K</li> <li>• New York State Department of Environmental Conservation Bureau of Eastern Remedial Action, Mr. James Quinn (518) 402-9697, K</li> <li>• United States Environmental Protection Agency, Federal Facilities Section, Mr. Robert Morse, (212) 637-4331, K</li> </ul>
Well installation restrictions in areas that may influence the remedial system	<b>X</b>	<b>X</b>	<ul style="list-style-type: none"> <li>• Air Force Real Property Agency, Mr. Michael Sorel, (518) 563-2871, K</li> <li>• New York State Department of Environmental Conservation Bureau of Eastern Remedial Action, Mr. James Quinn, (518) 402-9697, K</li> <li>• United States Environmental Protection Agency, Federal Facilities Section, Mr. Robert Morse, (212) 637-4331, K</li> </ul>
Water use restrictions (e.g., irrigation, watering, livestock, recreational uses, including fishing)			
Permitting to prohibit excavation, construction, drilling, or disturbance of soil in impacted areas. May consider depth depending on residual contamination.	<b>X</b>	<b>X</b>	<ul style="list-style-type: none"> <li>• Air Force Real Property Agency, Mr. Michael Sorel, (518) 563-2871, K</li> <li>• County of Clinton Industrial Development Agency, Ms. Adore' Kurtz, (518) 563-3100, G</li> <li>• Plattsburgh Airbase Redevelopment Corporation, Mr. Daniel Wieneke, (518) 561-0232, G</li> <li>• Clinton County Airport, Mr. Ralph Hensel, (518) 565-4795, G</li> <li>• New York State Department of Environmental Conservation Bureau of Eastern Remedial Action, Mr. James Quinn, (518) 402-9697, K</li> <li>• United States Environmental Protection Agency, Federal Facilities Section, Mr. Robert Morse, (212) 637-4331, K</li> <li>• Dig Safely New York, Ms. Theresa Benjack, (800) 309-8289, K</li> <li>• City of Plattsburgh Engineering and Planning Department, Mr. Kevin Farrington, (518) 563-7730, K</li> <li>• Town of Plattsburgh Planning Office, Mr. Phil VonBargen, (518) 563-8103, K</li> </ul>
Permitting to prevent reuse of impacted soil.			
Local/State ordinances requiring notice before disturbance of surface cover			
Permitting to prevent construction activities (i.e., utility lines, sewers, etc) in areas of contaminated groundwater that may impact the remedial strategy			
Discharge of contaminated groundwater	<b>X</b>	<b>X</b>	<ul style="list-style-type: none"> <li>• Air Force Real Property Agency, Mr. Michael Sorel, (518) 563-1968, K</li> <li>• New York State Department of Environmental Conservation Region V, Environmental Quality Division, Mr. Vincent Kavanaugh, (518) 897-1243, K</li> <li>• City of Plattsburgh Water Pollution Control Plant, Mr. David Powell, (518) 566-7172, K</li> <li>• County of Clinton Industrial Development Agency, Ms. Adore' Kurtz, (518) 563-3100, G</li> <li>• Plattsburgh Airbase Redevelopment Corporation, Mr. Daniel Wieneke, (518) 561-0232, G</li> <li>• Clinton County Airport, Mr. Ralph Hensel, (518) 565-4795, G</li> </ul>

**FORMER PLATTSBURGH AFB NY - LAYERING STRATEGY WORKSHEET**

Site Controls	Potential	Confirmed	Points of Contact (Organization, Personnel, Phone Number) Type designator (G=Grantee, K=Govt. or Key Stakeholder)
Install fence or other physical barriers to restrict site access	<b>X</b>	<b>X</b>	<ul style="list-style-type: none"> <li>• Air Force Real Property Agency, Mr. Michael Sorel, (518) 563-2871,K</li> <li>• County of Clinton Industrial Development Agency, Ms. Adore' Kurtz, (518) 563-3100, G</li> <li>• Plattsburgh Airbase Redevelopment Corporation, Mr. Daniel Wieneke, (518) 561-0232, G</li> <li>• Clinton County Airport, Mr. Ralph Hensel, (518) 565-4795, G</li> <li>• Deed Recipients, G</li> </ul>
Maintain security (guards, monitoring/surveillance system) to restrict site access			
Install signage and warnings regarding residual contamination	<b>X</b>	<b>X</b>	<ul style="list-style-type: none"> <li>• Air Force Real Property Agency, Mr. Michael Sorel, (518) 563-2871,K</li> <li>• County of Clinton Industrial Development Agency, Ms. Adore' Kurtz, (518) 563-3100, G</li> <li>• Plattsburgh Airbase Redevelopment Corporation, Mr. Daniel Wieneke, (518) 561-0232, G</li> <li>• Clinton County Airport, Mr. Ralph Hensel, (518) 565-4795, G</li> <li>• Deed Recipients, G</li> </ul>
Monitor and inspect wells in impacted area regularly	<b>X</b>	<b>X</b>	<ul style="list-style-type: none"> <li>• Air Force Real Property Agency, Mr. Michael Sorel, (518) 563-2871,K</li> <li>• County of Clinton Industrial Development Agency, Ms. Adore' Kurtz, (518) 563-3100, G</li> <li>• Plattsburgh Airbase Redevelopment Corporation, Mr. Daniel Wieneke, (518) 561-0232, G</li> <li>• Clinton County Airport, Mr. Ralph Hensel, (518) 565-4795, G</li> <li>• Deed Recipients, G</li> </ul>

Other	Potential	Confirmed	Points of Contact (Organization, Personnel, Phone Number) Type designator (G=Grantee, K=Govt. or Key Stakeholder)
Inspect and monitor remedial systems (i.e., water treatment systems, SVE systems, landfill caps, etc.)	<b>X</b>	<b>X</b>	<ul style="list-style-type: none"> <li>• Air Force Real Property Agency, Mr. Michael Sorel, (518) 563-2871,K</li> <li>• County of Clinton Industrial Development Agency, Ms. Adore' Kurtz, (518) 563-3100, G</li> <li>• Plattsburgh Airbase Redevelopment Corporation, Mr. Daniel Wieneke, (518) 561-0232, G</li> <li>• Clinton County Airport, Mr. Ralph Hensel, (518) 565-4795, G</li> <li>• Deed Recipients, G</li> </ul>
Deed Notices	<b>X</b>	<b>X</b>	<ul style="list-style-type: none"> <li>• Clinton County Clerk's Office, (518) 565-4700, K</li> <li>• Air Force Real Property Agency, Mr. Michael Sorel, (518) 563-2871,K</li> </ul>
Incorporate use restrictions into Airport Layout Plan	<b>X</b>	<b>X</b>	<ul style="list-style-type: none"> <li>• County of Clinton Industrial Development Agency, Ms. Adore' Kurtz, (518) 563-3100, G</li> <li>• Plattsburgh Airbase Redevelopment Corporation, Mr. Daniel Wieneke, (518) 561-0232, G</li> <li>• Clinton County Airport, Mr. Ralph Hensel, (518) 565-4795, G</li> <li>• Federal Aviation Administration, NY Airports District Office, Mr. Robert Lanuza, (516) 227-3805, K</li> </ul>



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Other	Potential	Confirmed	Points of Contact (Organization, Personnel, Phone Number) Type designator (G=Grantee, K=Govt. or Key Stakeholder)
Health and Safety Program, PPE for any construction activities	<b>X</b>	<b>X</b>	<ul style="list-style-type: none"> <li>• County of Clinton Industrial Development Agency, Ms. Adore' Kurtz, (518) 563-3100, G</li> <li>• Plattsburgh Airbase Redevelopment Corporation, Mr. Daniel Wieneke, (518) 561-0232, G</li> <li>• Clinton County Airport, Mr. Ralph Hensel, (518) 565-4795, G</li> <li>• Deed Recipients, G</li> </ul>
State hazardous waste site registries and other registry databases	<b>X</b>	<b>X</b>	<ul style="list-style-type: none"> <li>• Air Force Real Property Agency, Mr. Michael Sorel, (518) 563-2871, K</li> <li>• New York State Department of Environmental Conservation (POC to be determined), K</li> </ul>
Provide Public Notices/Advisories (e.g., fishing advisories)			
Notify utility purveyors and join "Dig-Safe" type programs	<b>X</b>	<b>X</b>	<ul style="list-style-type: none"> <li>• Air Force Real Property Agency, Mr. Michael Sorel, (518) 563-2871, K</li> <li>• County of Clinton Industrial Development Agency, Ms. Adore' Kurtz, (518) 563-3100, G</li> <li>• Plattsburgh Airbase Redevelopment Corporation, Mr. Daniel Wieneke, (518) 561-0232, G</li> <li>• Clinton County Airport, Mr. Ralph Hensel, (518) 565-4795, G</li> <li>• Dig Safely New York, Ms. Theresa Benjack, 1-800-309-7962, K</li> </ul>
Co-op, Condo Association, and Homeowner Association use restrictions			

**LUC/IC Layering Mechanism Prioritization Criteria:**

Some mechanisms available to help establish and ensure compliance with the use restriction or land use control will be more effective than others and should receive more attention in order to ensure their usefulness is optimized. For example, if the use restriction is intended to prevent the development of wells and there is an active well permitting program, obtaining the cooperation of the well permitting agency would substantially improve the probability the use restriction would remain effective. In such cases, the Air Force may not only provide initial information to the well permitting agency but may choose to periodically reinforce the need for the agency's cooperation and regularly verify their notice of the restrictions affecting the property. The Air Force through this evaluation and prioritization process can design a program of reinforcement notices and information which focuses on the most effective mechanisms.

**Priority 1:** Strong correlation between the mechanism's effectiveness and the specific activity the use restriction is intended to address. Initial communication of appropriate materials (see communication strategy), followed by direct contact to ensure the appropriate office and /or individual received the information and understands their role in ensuring the continued effectiveness of the use restriction and /or land use control. Recommendation: Reinforcing notice and materials should be sent at least annually.

**Priority 2:** Moderate correlation between the mechanism's effectiveness and the types of activity the use restriction is intended to address. Initial communication of appropriate materials. Recommendation: Reinforcing notice sent every two years.

**Priority 3:** Some correlation between the mechanism's effectiveness and the types of activity the use restriction is intended to address. Initial communication of appropriate materials. Recommendation: Reinforcing notice sent every three years.

TO  
LUC/IC?

**FORMER PLATTSBURGH AFB NY - LAYERING STRATEGY WORKSHEET**

**Table 4 – Former Plattsburgh AFB Layering Table**

		F						
		LUC/IC LAYERS (LAYERING MECHANISMS)/PRIORITIES						
A	B	C	D	E	F			
Affected Parcels	IRP Site(s)/ AOC(s)	Media Affected	Goals/ Objectives of LUC/IC	Use Restriction(s)				
					F.1 Real Property/ Legal			
					F.2 Government/ Administrative			
					F.3 Site Controls			
					F.4 Other			
A1	FT-002 Source O/U	Groundwater	Prevent use of contaminated groundwater	Prohibition of the installation of any wells for drinking water or any other purposes which could result in the use of the underlying groundwater	Use Restrictions in Deed <b>Priority 1</b>  Lease Restrictions <b>Priority 1</b>	Local Ordinances/Master Plans restricting use <b>Priority 2</b>  Groundwater use restrictions <b>Priority 1</b>  Well installation restrictions (in the zone of contamination and in areas that may influence the remedial systems) <b>Priority 1</b>  Discharge of contaminated groundwater <b>Priority 1</b>  Permitting to prohibit excavation, construction, drilling, or disturbance of soil in impacted area <b>Priority 1</b>	Monitor and inspect wells in impacted area regularly <b>Priority 1</b>	<b>All Priority 2</b>  Incorporate use restrictions into Airport Layout Plan  Health and Safety Program, PPE for any construction activities  Register site in NYS Hazardous Waste Site Registry  Deed Notices  Notify utility purveyors and "Dig Safe"

**FORMER PLATTSBURGH AFB NY - LAYERING STRATEGY WORKSHEET**

		<b>F</b>						
		<b>LUC/IC LAYERS (LAYERING MECHANISMS)/PRIORITIES</b>						
<b>A</b> Affected Parcels	<b>B</b> IRP Site(s)/ AOC(s)	<b>C</b> Media Affected	<b>D</b> Goals/ Objectives of LUC/IC	<b>E</b> Use Restriction(s)	<b>F.1</b> Real Property/ Legal	<b>F.2</b> Government/ Administrative	<b>F.3</b> Site Controls	<b>F.4</b> Other
A1	FT-002 Source O/U	Soil & Groundwater	Protect remedial action system and associated monitoring wells	Prohibition of development or land use which interferes with remedial operations	Use Restrictions in Deed <b>Priority 1</b>  Lease Restrictions <b>Priority 1</b>	Zoning restrictions/ requirements <b>Priority 2</b>  Local Ordinances/Master Plans restricting use <b>Priority 2</b>  Well installation restrictions in the zone of contamination and areas that may influence the remedial system <b>Priority 1</b>  Permitting to prohibit excavation, construction, drilling, or disturbance of soil in impacted area <b>Priority 1</b>  Discharge of contaminated groundwater <b>Priority 1</b>  State NEPA laws (e.g. SEQR) <b>Priority 2</b>	Install fence or other physical barriers to restrict site access <b>Priority 1</b>  Install signage and warnings <b>Priority 1</b>  Monitor and inspect wells, in impacted area, and remedial systems regularly <b>Priority 1</b>	<b>All Priority 2</b>  Incorporate use restrictions into Airport Layout Plan  Health and Safety Program, PPE for any construction activities  Register site in NYS Hazardous Waste Site Registry  Deed Notices  Notify utility purveyors and "Dig Safe"

**FORMER PLATTSBURGH AFB NY – LAYERING STRATEGY WORKSHEET**

		<b>F</b>						
		<b>LUC/IC LAYERS (LAYERING MECHANISMS)/PRIORITIES</b>						
<b>A</b> Affected Parcels	<b>B</b> IRP Site(s)/ AOC(s)	<b>C</b> Media Affected	<b>D</b> Goals/ Objectives of LUC/IC	<b>E</b> Use Restriction(s)	<b>F</b>			
		<b>F.1</b> Real Property/ Legal	<b>F.2</b> Government/ Administrative	<b>F.3</b> Site Controls	<b>F.4</b> Other			
A1	FT-002 GW O/U	Groundwater	Prevent use of contaminated groundwater	Prohibition of the installation of any wells for drinking water or any other purposes which could result in the use of the underlying groundwater	Use Restrictions in Deed <b>Priority 1</b>  Lease Restrictions <b>Priority 1</b>	Local Ordinances/Master Plans restricting use <b>Priority 2</b>  Groundwater use restrictions <b>Priority 1</b>  Well installation restrictions in the zone of contamination <b>Priority 1</b>	Monitor and inspect wells in impacted area regularly <b>Priority 1</b>	<b>All Priority 2</b>  Incorporate use restrictions into Airport Layout Plan  Health and Safety Program, PPE for any construction activities
			Prevent exposure to contaminated groundwater without proper treatment	Prohibition of discharge of groundwater withdrawn during construction dewatering to the ground or surface water, without prior approval of the NYSDEC	Discharge of contaminated groundwater <b>Priority 1</b>  Permitting to prohibit excavation, construction, drilling, or disturbance of soil in impacted area <b>Priority 1</b>	Register site in NYS Hazardous Waste Site Registry  Deed Notices  Notify utility purveyors and "Dig Safe"		

**FORMER PLATTSBURGH AFB NY - LAYERING STRATEGY WORKSHEET**

		<b>F</b>			
		<b>LUC/IC LAYERS (LAYERING MECHANISMS)/PRIORITIES</b>			
<b>A</b> Affected Parcels	<b>B</b> IRP Site(s)/ AOC(s)	<b>C</b> Media Affected	<b>D</b> Goals/ Objectives of LUC/IC	<b>E</b> Use Restriction(s)	<b>F</b> F.1 Real Property/ Legal F.2 Government/ Administrative F.3 Site Controls F.4 Other
A1	FT-002 GW O/U	Groundwater	Protect remedial action system and associated monitoring wells	Prohibition of development or land use which interferes with remedial operations	<p>Use Restrictions in Deed <b>Priority 1</b></p> <p>Lease Restrictions <b>Priority 1</b></p> <p>Zoning restrictions/ requirements <b>Priority 2</b></p> <p>Local Ordinances/Master Plans restricting use <b>Priority 2</b></p> <p>Well installation restrictions in the zone of contamination and areas that may influence the remedial system <b>Priority 1</b></p> <p>Permitting to prohibit excavation, construction, drilling, or disturbance of soil in impacted area <b>Priority 1</b></p> <p>Discharge of contaminated groundwater <b>Priority 1</b></p> <p>State NEPA Laws (e.g. SEQR) <b>Priority 2</b></p>
					<p><b>All Priority 2</b></p> <p>Incorporate use restrictions into Airport Layout Plan</p> <p>Health and Safety Program, PPE for any construction activities</p> <p>Register site in NYS Hazardous Waste Site Registry</p> <p>Deed Notices</p> <p>Notify utility purveyors and "Dig Safe"</p>

**FORMER PLATTSBURGH AFB NY – LAYERING STRATEGY WORKSHEET**

		<b>F</b>						
		<b>LUC/IC LAYERS (LAYERING MECHANISMS)/PRIORITIES</b>						
<b>A</b> Affected Parcels	<b>B</b> IRP Site(s)/ AOC(s)	<b>C</b> Media Affected	<b>D</b> Goals/ Objectives of LUC/IC	<b>E</b> Use Restriction(s)	<b>F.1</b> Real Property/ Legal	<b>F.2</b> Government/ Administrative	<b>F.3</b> Site Controls	<b>F.4</b> Other
A1	SS-005, SS-006	Soil	Prevent exposure by residents to contaminated soil	Limit development to non-residential use	Use restrictions in Deed <b>Priority 1</b>  Lease Restrictions <b>Priority 1</b>	Zoning restrictions/ requirements <b>Priority 2</b>  Local Ordinances/Master Plans restricting use <b>Priority 2</b>  State NEPA Laws (e.g. SEQR) <b>Priority 2</b>  Local Ordinances/Master Plans restricting use <b>Priority 2</b>  Groundwater use restrictions <b>Priority 1</b>  Well installation restrictions in the zone of contamination <b>Priority 1</b>  Discharge of contaminated groundwater <b>Priority 1</b>  Permitting to prohibit excavation, construction, drilling, or disturbance of soil in impacted area <b>Priority 1</b>	Monitor and inspect wells in impacted area regularly <b>Priority 1</b>	<b>All Priority 2</b>  Incorporate use restrictions into Airport Layout Plan  Health and Safety Program, PPE for any construction activities  Register site in NYS Hazardous Waste Site Registry  Deed Notices  Notify utility purveyors and "Dig Safe"
		Groundwater	Prevent use of contaminated groundwater	Prohibition of the installation of any wells for drinking water or any other purposes which could result in the use of the underlying groundwater	Use restrictions in Deed <b>Priority 1</b>  Lease Restrictions <b>Priority 1</b>			

**FORMER PLATTSBURGH AFB NY – LAYERING STRATEGY WORKSHEET**

F LUC/IC LAYERS (LAYERING MECHANISMS)/PRIORITIES							
A	B	C	D	E	F.1 Real Property/ Legal	F.2 Government/ Administrative	
Affected Parcels	IRP Site(s)/ AOC(s)	Media Affected	Goals/ Objectives of LUC/IC	Use Restriction(s)	F.3 Site Controls	F.4 Other	
A1	LF-021	Soil	Protect remedial action system and associated monitoring wells	Prohibition of excavation of the landfill cap without prior approval of the New York State Department of Environmental Conservation	Use restrictions in Deed <b>Priority 1</b>  Lease Restrictions <b>Priority 1</b>	Zoning restrictions/requirements <b>Priority 2</b>  Local Ordinances/Master Plans restricting use <b>Priority 2</b>  Permitting to prohibit excavation, construction, drilling, or disturbance of soil in impacted areas <b>Priority 1</b>	<b>All Priority 2</b>  Incorporate use restrictions into Airport Layout Plan  Health and Safety Program, PPE for any construction activities  Register site in NYS Hazardous Waste Site Registry  Deed Notices  Notify utility purveyors and "Dig Safe"
		Groundwater	Prevent use of contaminated groundwater	Groundwater use restriction and prohibition of the installation of any well for drinking water or any other purposes which could result in the use of the underlying groundwater	Use restrictions in Deed <b>Priority 1</b>  Lease Restrictions <b>Priority 1</b>	Local Ordinances/Master Plans restricting use <b>Priority 2</b>  Groundwater use restrictions <b>Priority 1</b>  Well installation restrictions in the zone of contamination <b>Priority 1</b>  Discharge of contaminated groundwater <b>Priority 1</b>  Permitting to prohibit excavation, construction, drilling, or disturbance of soil in impacted areas <b>Priority 1</b>	Install fence or other physical barriers to restrict site access <b>Priority 1</b>  Install signage and warnings <b>Priority 1</b>  Monitor and inspect wells and remedial system regularly <b>Priority 1</b>  Monitor and inspect wells in impacted area regularly <b>Priority 1</b>



**FORMER PLATTSBURGH AFB NY – LAYERING STRATEGY WORKSHEET**

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<b>LUC/IC LAYERS (LAYERING MECHANISMS)/PRIORITIES</b>								
<b>A</b> Affected Parcels	<b>B</b> IRP Site(s)/ AOC(s)	<b>C</b> Media Affected	<b>D</b> Goals/ Objectives of LUC/IC	<b>E</b> Use Restriction(s)	<b>F</b>			
				<b>F.1</b> Real Property/ Legal	<b>F.2</b> Government/ Administrative	<b>F.3</b> Site Controls	<b>F.4</b> Other	
A1	LF-022	Soil	Protect remedial action system and associated monitoring wells	Protection of the landfill cover integrity and all components, including the groundwater monitoring wells	Use restrictions in Deed <b>Priority 1</b>  Lease Restrictions <b>Priority 1</b>	Zoning restrictions/ requirements <b>Priority 2</b>  Local Ordinances/Master Plans restricting use <b>Priority 2</b>  Permitting to prohibit excavation, construction, drilling, or disturbance of soil in impacted areas <b>Priority 1</b>	Install fence or other physical barriers to restrict site access <b>Priority 1</b>  Install signage and warnings <b>Priority 1</b>  Monitor and inspect wells and remedial system regularly <b>Priority 1</b>	<b>All Priority 2</b>  Incorporate use restrictions into Airport Layout Plan  Health and Safety Program, PPE for any construction activities  Register site in NYS Hazardous Waste Site Registry  Deed Notices  Notify utility purveyors and "Dig Safe"

**FORMER PLATTSBURGH AFB NY - LAYERING STRATEGY WORKSHEET**

F LUC/IC LAYERS (LAYERING MECHANISMS)/PRIORITIES							
A Affected Parcels	B IRP Site(s)/ AOC(s)	C Media Affected	D Goals/ Objectives of LUC/IC	E Use Restriction(s)	F.1 Real Property/ Legal	F.2 Government/ Administrative	
					F.3 Site Controls	F.4 Other	
A1	LF-023 Source O/U	Soil	Protect remedial action system and associated monitoring wells	Protection of the landfill cover integrity and all components, including the groundwater monitoring wells	Use restrictions in Deed <b>Priority 1</b>  Lease Restrictions <b>Priority 1</b>	Zoning restrictions/ requirements <b>Priority 2</b>  Local Ordinances/Master Plans restricting use <b>Priority 2</b>  Permitting to prohibit excavation, construction, drilling, or disturbance of soil in impacted areas <b>Priority 1</b>	<b>All Priority 2</b>  Incorporate use restrictions into Airport Layout Plan  Health and Safety Program, PPE for any construction activities  Register site in NYS Hazardous Waste Site Registry  Deed Notices  Notify utility purveyors and "Dig Safe"

**FORMER PLATTSBURGH AFB NY – LAYERING STRATEGY WORKSHEET**

A Affected Parcels	B IRP Site(s)/ AOC(s)	C Media Affected	D Goals/ Objectives of LUC/IC	E Use Restriction(s)	F LUC/IC LAYERS (LAYERING MECHANISMS)/PRIORITIES			
					F.1 Real Property/ Legal	F.2 Government/ Administrative	F.3 Site Controls	F.4 Other
AI	LF-023 GW O/U	Groundwater	Prevent exposure to contaminated groundwater	Prohibition of groundwater withdrawal for all potable uses	Use Restrictions in Deed <b>Priority 1</b>  Lease Restrictions <b>Priority 1</b>	Local Ordinances/Master Plans restricting use <b>Priority 2</b>  Groundwater use restrictions <b>Priority 1</b>  Well installation restrictions in the zone of contamination <b>Priority 1</b>  Discharge of contaminated groundwater <b>Priority 1</b>	Monitor and inspect wells in impacted area regularly <b>Priority 1</b>	<b>All Priority 2</b>  Incorporate use restrictions into Airport Layout Plan  Health and Safety Program, PPE for any construction activities  Register site in NYS Hazardous Waste Site Registry  Deed Notices  Notify utility purveyors and "Dig Safe"

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		<b>LUC/IC LAYERS (LAYERING MECHANISMS)/PRIORITIES</b>						
<b>A</b> Affected Parcels	<b>B</b> IRP Site(s)/ AOC(s)	<b>C</b> Media Affected	<b>D</b> Goals/ Objectives of LUC/IC	<b>E</b> Use Restriction(s)	<b>F.1</b> Real Property/ Legal	<b>F.2</b> Government/ Administrative	<b>F.3</b> Site Controls	<b>F.4</b> Other
A1	LF-024	Soil	Protect remedial action system and associated monitoring wells	Prohibition of excavation of the landfill cap without prior approval of the New York State Department of Environmental Conservation	Use restrictions in Deed <b>Priority 1</b>  Lease Restrictions <b>Priority 1</b>	Zoning restrictions/requirements <b>Priority 2</b>  Local Ordinances/Master Plans restricting use <b>Priority 2</b>  Permitting to prohibit excavation, construction, drilling, or disturbance of soil in impacted areas <b>Priority 1</b>	Install fence or other physical barriers to restrict site access <b>Priority 1</b>  Install signage and warnings <b>Priority 1</b>  Monitor and inspect wells and remedial system regularly <b>Priority 1</b>	<b>All Priority 2</b>  Health and Safety Program, PPE for any construction activities  Register site in NYS Hazardous Waste Site Registry  Deed Notices  Notify utility purveyors and "Dig Safe"
		Groundwater	Prevent use of contaminated groundwater	Groundwater use restriction and prohibition of the installation of any well for drinking water or any other purposes which could result in the use of the underlying groundwater	Use restrictions in Deed <b>Priority 1</b>  Lease Restrictions <b>Priority 1</b>	Local Ordinances/Master Plans restricting use <b>Priority 2</b>  Groundwater use restrictions <b>Priority 1</b>  Well installation restrictions in the zone of contamination <b>Priority 1</b>  Discharge of contaminated groundwater <b>Priority 1</b>  Permitting to prohibit excavation, construction, drilling, or disturbance of soil in impacted areas <b>Priority 1</b>	Monitor and inspect wells in impacted area regularly <b>Priority 1</b>	

**FORMER PLATTSBURGH AFB NY – LAYERING STRATEGY WORKSHEET**

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		<b>LUC/IC LAYERS (LAYERING MECHANISMS)/PRIORITIES</b>						
<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	<b>F</b>			
<b>Affected Parcels</b>	<b>IRP Site(s)/ AOC(s)</b>	<b>Media Affected</b>	<b>Goals/ Objectives of LUC/IC</b>	<b>Use Restriction(s)</b>	<b>F.1 Real Property/ Legal</b>	<b>F.2 Government/ Administrative</b>	<b>F.3 Site Controls</b>	<b>F.4 Other</b>
A2.7	FT-002 GW O/U	Groundwater	Prevent use of contaminated groundwater	Prohibition of the installation of any wells for drinking water or any other purposes which could result in the use of the underlying groundwater	Use Restrictions in Deed <b>Priority 1</b>  Lease Restrictions <b>Priority 1</b>	Local Ordinances/Master Plans restricting use <b>Priority 2</b>  Groundwater use restrictions <b>Priority 1</b>  Well installation restrictions in the zone of contamination <b>Priority 1</b>  Discharge of contaminated groundwater <b>Priority 1</b>  Permitting to prohibit excavation, construction, drilling, or disturbance of soil in impacted areas <b>Priority 1</b>	Monitor and inspect wells in impacted area regularly <b>Priority 1</b>	<b>All Priority 2</b>  Health and Safety Program, PPE for any construction activities  Register site in NYS Hazardous Waste Site Registry  Deed Notices  Notify utility purveyors and "Dig Safe"
			Prevent exposure to contaminated groundwater without proper treatment	Prohibition of discharge of groundwater withdrawn during construction dewatering to the ground or surface water, without prior approval of the NYSDEC				

**FORMER PLATTSBURGH AFB NY – LAYERING STRATEGY WORKSHEET**

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<b>LUC/IC LAYERS (LAYERING MECHANISMS)/PRIORITIES</b>								
<b>A</b> Affected Parcels	<b>B</b> IRP Site(s)/ AOC(s)	<b>C</b> Media Affected	<b>D</b> Goals/ Objectives of LUC/IC	<b>E</b> Use Restriction(s)	<b>F.1</b> Real Property/ Legal	<b>F.2</b> Government/ Administrative	<b>F.3</b> Site Controls	<b>F.4</b> Other
A1	LF-021	Soil	Protect remedial action system and associated monitoring wells	Prohibition of excavation of the landfill cap without prior approval of the New York State Department of Environmental Conservation	Use restrictions in Deed <b>Priority 1</b>  Lease Restrictions <b>Priority 1</b>	Zoning restrictions/ requirements <b>Priority 2</b>  Local Ordinances/Master Plans restricting use <b>Priority 2</b>  Permitting to prohibit excavation, construction, drilling, or disturbance of soil in impacted areas <b>Priority 1</b>	Install fence or other physical barriers to restrict site access <b>Priority 1</b>  Install signage and warnings <b>Priority 1</b>  Monitor and inspect wells and remedial system regularly <b>Priority 1</b>	<b>All Priority 2</b>  Incorporate use restrictions into Airport Layout Plan  Health and Safety Program, PPE for any construction activities  Register site in NYS Hazardous Waste Site Registry  Deed Notices  Notify utility purveyors and "Dig Safe"
		Groundwater	Prevent use of contaminated groundwater	Groundwater use restriction and prohibition of the installation of any well for drinking water or any other purposes which could result in the use of the underlying groundwater	Use restrictions in Deed <b>Priority 1</b>  Lease Restrictions <b>Priority 1</b>	Local Ordinances/Master Plans restricting use <b>Priority 2</b>  Groundwater use restrictions <b>Priority 1</b>  Well installation restrictions in the zone of contamination <b>Priority 1</b>  Discharge of contaminated groundwater <b>Priority 1</b>  Permitting to prohibit excavation, construction, drilling, or disturbance of soil in impacted areas <b>Priority 1</b>	Monitor and inspect wells in impacted area regularly <b>Priority 1</b>	

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F								
LUC/IC LAYERS (LAYERING MECHANISMS)/PRIORITIES								
A	B	C	D	E	F.1	F.2	F.3	F.4
Affected Parcels	IRP Site(s)/ AOC(s)	Media Affected	Goals/ Objectives of LUC/IC	Use Restriction(s)	Real Property/ Legal	Government/ Administrative	Site Controls	Other
A1	LF-022	Soil	Protect remedial action system and associated monitoring wells	Protection of the landfill cover integrity and all components, including the groundwater monitoring wells	Use restrictions in Deed <b>Priority 1</b>  Lease Restrictions <b>Priority 1</b>	Zoning restrictions/ requirements <b>Priority 2</b>  Local Ordinances/Master Plans restricting use <b>Priority 2</b>  Permitting to prohibit excavation, construction, drilling, or disturbance of soil in impacted areas <b>Priority 1</b>	Install fence or other physical barriers to restrict site access <b>Priority 1</b>  Install signage and warnings <b>Priority 1</b>  Monitor and inspect wells and remedial system regularly <b>Priority 1</b>	<b>All Priority 2</b>  Incorporate use restrictions into Airport Layout Plan  Health and Safety Program, PPE for any construction activities  Register site in NYS Hazardous Waste Site Registry  Deed Notices  Notify utility purveyors and "Dig Safe"

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		<b>LUC/IC LAYERS (LAYERING MECHANISMS)/PRIORITIES</b>						
<b>A</b> Affected Parcels	<b>B</b> IRP Site(s)/ AOC(s)	<b>C</b> Media Affected	<b>D</b> Goals/ Objectives of LUC/IC	<b>E</b> Use Restriction(s)	<b>F.1</b> Real Property/ Legal	<b>F.2</b> Government/ Administrative	<b>F.3</b> Site Controls	<b>F.4</b> Other
A1	LF-023 Source O/U	Soil	Protect remedial action system and associated monitoring wells	Protection of the landfill cover integrity and all components, including the groundwater monitoring wells	Use restrictions in Deed <b>Priority 1</b>  Lease Restrictions <b>Priority 1</b>	Zoning restrictions/ requirements <b>Priority 2</b>  Local Ordinances/Master Plans restricting use <b>Priority 2</b>  Permitting to prohibit excavation, construction, drilling, or disturbance of soil in impacted areas <b>Priority 1</b>	Install fence or other physical barriers to restrict site access <b>Priority 1</b>  Install signage and warnings <b>Priority 1</b>  Monitor and inspect wells and remedial system regularly <b>Priority 1</b>	<b>All Priority 2</b>  Incorporate use restrictions into Airport Layout Plan  Health and Safety Program, PPE for any construction activities  Register site in NYS Hazardous Waste Site Registry  Deed Notices  Notify utility purveyors and "Dig Safe"



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A Affected Parcels	B IRP Site(s)/ AOC(s)	C Media Affected	D Goals/ Objectives of LUC/IC	E Use Restriction(s)	F LUC/IC LAYERS (LAYERING MECHANISMS)/PRIORITIES			
					F.1 Real Property/ Legal	F.2 Government/ Administrative	F.3 Site Controls	F.4 Other
A1	LF-023 GW O/U	Groundwater	Prevent exposure to contaminated groundwater	Prohibition of groundwater withdrawal for all potable uses	Use Restrictions in Deed <b>Priority 1</b>  Lease Restrictions <b>Priority 1</b>	Local Ordinances/Master Plans restricting use <b>Priority 2</b>  Groundwater use restrictions <b>Priority 1</b>  Well installation restrictions in the zone of contamination <b>Priority 1</b>  Discharge of contaminated groundwater <b>Priority 1</b>	Monitor and inspect wells in impacted area regularly <b>Priority 1</b>	<b>All Priority 2</b>  Incorporate use restrictions into Airport Layout Plan  Health and Safety Program, PPE for any construction activities  Register site in NYS Hazardous Waste Site Registry  Deed Notices  Notify utility purveyors and “Dig Safe”

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		<b>LUC/LAYERS (LAYERING MECHANISMS)/PRIORITIES</b>						
<b>A</b> Affected Parcels	<b>B</b> IRP Site(s)/ AOC(s)	<b>C</b> Media Affected	<b>D</b> Goals/ Objectives of LUC/LC	<b>E</b> Use Restriction(s)	<b>F.1</b> Real Property/ Legal	<b>F.2</b> Government/ Administrative	<b>F.3</b> Site Controls	<b>F.4</b> Other
A1	LF-024	Soil	Protect remedial action system and associated monitoring wells	Prohibition of excavation of the landfill cap without prior approval of the New York State Department of Environmental Conservation	Use restrictions in Deed <b>Priority 1</b>  Lease Restrictions <b>Priority 1</b>	Zoning restrictions/requirements <b>Priority 2</b>  Local Ordinances/Master Plans restricting use <b>Priority 2</b>  Permitting to prohibit excavation, construction, drilling, or disturbance of soil in impacted areas <b>Priority 1</b>	Install fence or other physical barriers to restrict site access <b>Priority 1</b>  Install signage and warnings <b>Priority 1</b>  Monitor and inspect wells and remedial system regularly <b>Priority 1</b>	<b>All Priority 2</b>  Health and Safety Program, PPE for any construction activities  Register site in NYS Hazardous Waste Site Registry  Deed Notices  Notify utility purveyors and "Dig Safe"
		Groundwater	Prevent use of contaminated groundwater	Groundwater use restriction and prohibition of the installation of any well for drinking water or any other purposes which could result in the use of the underlying groundwater	Use restrictions in Deed <b>Priority 1</b>  Lease Restrictions <b>Priority 1</b>	Local Ordinances/Master Plans restricting use <b>Priority 2</b>  Groundwater use restrictions <b>Priority 1</b>  Well installation restrictions in the zone of contamination <b>Priority 1</b>  Discharge of contaminated groundwater <b>Priority 1</b>  Permitting to prohibit excavation, construction, drilling, or disturbance of soil in impacted areas <b>Priority 1</b>	Monitor and inspect wells in impacted area regularly <b>Priority 1</b>	

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A Affected Parcels	B IRP Site(s)/ AOC(s)	C Media Affected	D Goals/ Objectives of LUC/IC	E Use Restriction(s)	F LUC/IC LAYERS (LAYERING MECHANISMS)/PRIORITIES			
					F.1 Real Property/ Legal	F.2 Government/ Administrative	F.3 Site Controls	F.4 Other
A2.7	FT-002 GW O/U	Groundwater	Prevent use of contaminated groundwater	Prohibition of the installation of any wells for drinking water or any other purposes which could result in the use of the underlying groundwater	Use Restrictions in Deed <b>Priority 1</b>  Lease Restrictions <b>Priority 1</b>	Local Ordinances/Master Plans restricting use <b>Priority 2</b>  Groundwater use restrictions <b>Priority 1</b>  Well installation restrictions in the zone of contamination <b>Priority 1</b>  Discharge of contaminated groundwater <b>Priority 1</b>  Permitting to prohibit excavation, construction, drilling, or disturbance of soil in impacted areas <b>Priority 1</b>	Monitor and inspect wells in impacted area regularly <b>Priority 1</b>	<b>All Priority 2</b>  Health and Safety Program, PPE for any construction activities  Register site in NYS Hazardous Waste Site Registry  Deed Notices  Notify utility purveyors and "Dig Safe"
			Prevent exposure to contaminated groundwater without proper treatment	Prohibition of discharge of groundwater withdrawn during construction dewatering to the ground or surface water, without prior approval of the NYSDEC				

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		<b>LUC/IC LAYERS (LAYERING MECHANISMS)/PRIORITIES</b>				
<b>A</b> Affected Parcels	<b>B</b> IRP Site(s)/ AOC(s)	<b>C</b> Media Affected	<b>D</b> Goals/ Objectives of LUC/IC	<b>E</b> Use Restriction(s)	<b>F</b>	
		<b>F.1</b> Real Property/ Legal	<b>F.2</b> Government/ Administrative	<b>F.3</b> Site Controls	<b>F.4</b> Other	
A2.7	FT-002 GW O/U	Groundwater	Protect remedial action system and associated monitoring wells	Prohibition of development or land use which interferes with remedial operations	<p>Use Restrictions in Deed <b>Priority 1</b></p> <p>Lease Restrictions <b>Priority 1</b></p> <p>Zoning restrictions/ requirements <b>Priority 2</b></p> <p>Local Ordinances/Master Plans restricting use <b>Priority 2</b></p> <p>Well installation restrictions in the zone of contamination and areas that may influence the remedial system <b>Priority 1</b></p> <p>Permitting to prohibit excavation, construction, drilling, or disturbance of soil in impacted area <b>Priority 1</b></p> <p>Discharge of contaminated groundwater <b>Priority 1</b></p> <p>State NEPA Laws (e.g. SEQR) <b>Priority 2</b></p>	<p><b>All Priority 2</b></p> <p>Health and Safety Program, PPE for any construction activities</p> <p>Register site in NYS Hazardous Waste Site Registry</p> <p>Deed Notices</p> <p>Notify utility purveyors and "Dig Safe"</p>

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		<b>LUC/IC LAYERS (LAYERING MECHANISMS)/PRIORITIES</b>						
<b>A</b> Affected Parcels	<b>B</b> IRP Site(s)/ AOC(s)	<b>C</b> Media Affected	<b>D</b> Goals/ Objectives of LUC/IC	<b>E</b> Use Restriction(s)	<b>F.1</b> Real Property/ Legal	<b>F.2</b> Government/ Administrative	<b>F.3</b> Site Controls	<b>F.4</b> Other
A2.9	SS-018, SS-028	Soil	Prevent exposure by residents to contaminated soil	Restriction on development to facilities that support only non residential use	Use restrictions in Deed <b>Priority 1</b>  Leas Restrictions <b>Priority 1</b>	Zoning restrictions/ requirements <b>Priority 2</b>  Local Ordinances/Master Plans restricting use <b>Priority 2</b>  State NEPA Laws (e.g. SEQR) <b>Priority 2</b>		<b>All Priority 2</b>  Health and Safety Program, PPE for any construction activities  Register site in NYS Hazardous Waste Site Registry  Deed Notices  Notify utility purveyors and "Dig Safe"
			Prevent use of contaminated groundwater	Prohibition of the installation of any wells for drinking water or any other purposes which could result in the use of the underlying groundwater	Use restrictions in Deed <b>Priority 1</b>  Lease Restrictions <b>Priority 1</b>	Local Ordinances/Master Plans restricting use <b>Priority 2</b>  Groundwater use restrictions <b>Priority 1</b>  Well installation restrictions in the zone of contamination <b>Priority 1</b>  Discharge of contaminated groundwater <b>Priority 1</b>  Permitting to prohibit excavation, construction, drilling, or disturbance of soil in impacted areas <b>Priority 1</b>	Monitor and inspect wells in impacted area regularly <b>Priority 1</b>	
		Groundwater	Prevent exposure to contaminated groundwater without proper treatment	Prohibition of discharge of groundwater withdrawn during construction dewatering to the ground or surface water without prior approval of the NYSDEC				

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		<b>F</b>						
		<b>LUC/IC LAYERS (LAYERING MECHANISMS)/PRIORITIES</b>						
<b>A</b> Affected Parcels	<b>B</b> IRP Site(s)/ AOC(s)	<b>C</b> Media Affected	<b>D</b> Goals/ Objectives of LUC/IC	<b>E</b> Use Restriction(s)	<b>F.1</b> Real Property/ Legal	<b>F.2</b> Government/ Administrative	<b>F.3</b> Site Controls	<b>F.4</b> Other
A2.12	LF-022	Soil	Protect remedial action system and associated monitoring wells	Protection of the landfill cover integrity and all components, including the groundwater monitoring wells	Use restrictions in Deed <b>Priority 1</b>  Lease Restrictions <b>Priority 1</b>	Zoning restrictions/ requirements <b>Priority 2</b>  Local Ordinances/Master Plans restricting use <b>Priority 2</b>  Permitting to prohibit excavation, construction, drilling, or disturbance of soil in impacted areas <b>Priority 1</b>	Install fence or other physical barriers to restrict site access <b>Priority 1</b>  Install signage and warnings <b>Priority 1</b>  Monitor and inspect wells and remedial system regularly <b>Priority 1</b>	<b>All Priority 2</b>  Incorporate use restrictions into Airport Layout Plan  Health and Safety Program, PPE for any construction activities  Register site in NYS Hazardous Waste Site Registry  Deed Notices  Notify utility purveyors and "Dig Safe"

**FORMER PLATTSBURGH AFB NY – LAYERING STRATEGY WORKSHEET**

A Affected Parcels	B IRP Site(s)/ AOC(s)	C Media Affected	D Goals/ Objectives of LUC/IC	E Use Restriction(s)	F LUC/IC LAYERS (LAYERING MECHANISMS)/PRIORITIES			
					F.1 Real Property/ Legal	F.2 Government/ Administrative	F.3 Site Controls	F.4 Other
K-2	SS-018, SS-028	Soil	Prevent exposure by residents to contaminated soil	Restriction on development to facilities that support only non residential use	Use restrictions in Deed <b>Priority 1</b>  Lease Restrictions <b>Priority 1</b>	Zoning restrictions/ requirements <b>Priority 2</b>  Local Ordinances/Master Plans restricting use <b>Priority 2</b>  State NEPA Laws (e.g. SEQ) <b>Priority 2</b>  Local Ordinances/Master Plans restricting use <b>Priority 2</b>  Groundwater use restrictions <b>Priority 1</b>  Well installation restrictions in the zone of contamination <b>Priority 1</b>  Discharge of contaminated groundwater <b>Priority 1</b>  Permitting to prohibit excavation, construction, drilling, or disturbance of soil in impacted areas <b>Priority 1</b>	<b>All Priority 2</b>  Health and Safety Program, PPE for any construction activities  Register site in NYS Hazardous Waste Site Registry  Deed Notices  Notify utility purveyors and "Dig Safe"	
		Groundwater	Prevent use of contaminated groundwater  Prevent exposure to contaminated groundwater without proper treatment	Prohibition of the installation of any wells for drinking water or any other purposes which could result in the use of the underlying groundwater  Prohibition of discharge of groundwater withdrawn during construction dewatering to the ground or surface water, without prior approval of the NYSDEC	Use restrictions in Deed <b>Priority 1</b>  Lease Restrictions <b>Priority 1</b>	Monitor and inspect wells in impacted area regularly <b>Priority 1</b>		

\*\*Parcels referred to are "Environmental Parcels" developed for purposes of evaluating environmental condition of the property and development of Findings of Suitability to Transfer.

**ATTACHMENT A – PLATTSBURGH AFB LUC/IC MAP**

**ATTACHMENT B – MAP OF PLATTSBURGH AFB RESTRICTIVE BOUNDARIES**



**LAND USE CONTROL/  
INSTITUTIONAL CONTROL  
MANAGEMENT PLAN**

Former Plattsburgh AFB  
Plattsburgh NY

October 30, 2002

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The procedures and processes established in this document provide guidance intended solely for use by Air Force personnel for the implementation and management of LUC/ICs at its BRAC bases. Additionally, this document serves as a vehicle by which the public and the regulatory community are provided information on how the Air Force intends to exercise its discretionary authority in the implementation and management of LUC/ICs. The procedures and processes established in this document are not intended, and cannot be relied upon to create any rights, substantive or procedural, enforceable by any party against the Air Force. The Air Force reserves the right to act at variance with these procedures and processes and to change them at any time as it may deem appropriate.

**FORMER PLATTSBURGH AIR FORCE BASE  
INSTITUTIONAL CONTROL MANAGEMENT PLAN**

1. Purpose

The Air Force Real Property Agency (AFRPA) has developed a Land Use Control/Institutional Control (LUC/IC) Management Strategy for implementing, monitoring and enforcing LUC/ICs. The emphasis of this strategy is on stakeholder education, stakeholder involvement and promoting LUC/IC compliance. A part of the LUC/IC management strategy is to develop base-specific tools to assist in implementing required LUC/ICs. One of these tools, the Layering Strategy Worksheet, identifies mutually reinforcing controls to ensure the effectiveness of the underlying use restriction or land use control. The Layering Strategy Worksheet has been developed at the Former Plattsburgh Air Force Base (AFB) with the participation of the BRAC Cleanup Team (BCT) and the Local Redevelopment Authority (LRA). Information contained in this LUC/IC Management Plan for the Former Plattsburgh AFB has been taken from the Layering Strategy Worksheets developed specifically for the Former Plattsburgh AFB.

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**Note: This LUC/IC Management Plan is a living document that will be revised periodically when information indicates that changes in site conditions may lead to new or different controls.**

2. General Description of the Former Plattsburgh AFB Property

The former Plattsburgh AFB is located in the City and Town of Plattsburgh, in Clinton County, within the State of New York. Plattsburgh AFB closed on September 30, 1995 as part of the third round of BRAC closures. Plattsburgh AFB was made up of 3,447 acres. The property is being conveyed to the City of Plattsburgh, Clinton County, and the County of Clinton Industrial Development Agency (CCIDA) as part of a Economic Development or Public Benefit Conveyance. Listed below (Table 1) are the Plattsburgh AFB environmental parcels, including information on parcel size, recipient, conveyance method, and current use or planned future use:

**TABLE 1  
FORMER PLATTSBURGH AFB PARCEL STATUS**

<b>Parcel ID*</b>	<b>Acres</b>	<b>Recipient</b>	<b>Conveyance Method**</b>	<b>Current Use or Planned Use***</b>	<b>Transferred? (Y/N)</b>
A1a	1,708.9	Clinton County	PBC	Airfield and Aviation Support	N
A1b	745.0	CCIDA	EDC	Aviation Support, Commercial, Industrial, Public/ Recreation	N

A2.1	116.7	CCIDA	EDC	Residential	N
A2.2	91.6	CCIDA	EDC	Commercial, Industrial	N
A2.3	216.7	CCIDA	EDC	Commercial, Residential, Public/Recreation	N
A2.4	110.9	CCIDA	EDC	Commercial, Industrial	N
A2.5	31.7	CCIDA	EDC	Commercial, Industrial, Aviation Support	N
A2.6	31.4	CCIDA	EDC	Commercial, Industrial, Residential	N
A2.7	42	CCIDA	EDC	Commercial, Industrial	N
A2.8	40	CCIDA	EDC	Commercial, Industrial	N
A2.9	10.4	CCIDA	EDC	Commercial, Industrial	N
A2.10	75.2	CCIDA	EDC	Commercial, Industrial, Aviation Support	N
A2.11	124.4	CCIDA	EDC	Commercial, Industrial	N
A2.12	5.6	CCIDA	EDC	Commercial, Industrial, Aviation Support	N
A2.13	0.7	CCIDA	EDC	Commercial, Industrial, or Residential	N
A2.14	4.2	CCIDA	EDC	Commercial, Industrial	N
B	18.0	CCIDA	EDC	Commercial, Industrial	N
E	24.68	Lakeside Container Corp.	Public Sale	Commercial	Y
J-1	9.3	CCIDA	EDC	Commercial, Industrial	N
K-1	16.9	City	PBC	Public/Recreation	N
K-2	2.4	City	PBC	Public/Recreation	N
K-3	20.2	City	PBC	Public/Recreation	N
<b>Total Acres</b>	<b>3,447</b>				

\*Parcels referred to are "Environmental Parcels" developed for purposes of evaluating environmental condition of the property and development of Findings of Suitability to Transfer.

\*\* PBC = Public Benefit Conveyance

\*\* EDC = Economic Development Conveyance

\*\*\* Planned Use is based on figure 2.2-1 of the May 2000 Environmental Assessment of Alternative Land Uses for Plattsburgh AFB, NY

### 3. Identification of Residual Contamination or Risk

Consistent with the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) and the National Contingency Plan (NCP), the Air Force is required to consider planned future uses along with other criteria in its environmental cleanup program. Cleanup levels are established and cleanup methods are designed to meet applicable standards or risk assessments that match reasonable expectations for the future use of the property. In some cases, the sites or operable units (OUs) have been closed with no further action based upon restricted future land use (e.g., commercial, industrial, recreational). This type of closure means that some level of residual contamination may exist at these sites (property) that is acceptable and safe for industrial, commercial or other limited property uses but not unrestricted use. Unrestricted (residential) use was not an overall goal, nor a legal obligation, for restoration of all environmental sites at the Former Plattsburgh AFB.

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The Parcels listed Table 2A below contain sites and/or OUs where residual contamination is present (Reference Table 2 of the Layering Strategy Worksheet document) at levels that do not permit unrestricted use (e.g., use is restricted because the property is not yet or will not be cleaned up to the unrestricted use standard (in most cases the residential use standard)). As a result, some type or form of LUC/IC may be warranted for these sites and/or OUs. Table 2A also includes information on media affected (i.e., soil, groundwater, etc.) by the contamination which prevents unrestricted use and parcels that are affected by this media contamination.

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REF TABLE

**TABLE 2A**  
**Plattsburgh AFB Sites / Operable Units**  
**Where Residual Contamination Precludes Unrestricted Use\***

Plattsburgh AFB Site or Operable Unit (O/U)	Affected Parcels	Media Affected
FT-002 (S), Fire Training Area Source O/U	A1	Soil
FT-002 (GW), Fire Training/Industrial Area Groundwater O/U	A1, A2.7	Groundwater
SS-005, Non-Destructive Inspection Facility Soil O/U	A1	Soil
SS-006, Aerospace Ground Equipment Facility Soil O/U	A1	Soil
SS-018, Auto Hobby Shop	A2.9, K-2	Soil and Groundwater
LF-021, Former Landfill	A1	Soil and Groundwater
LF-022, Former Landfill	A1, A2.12	Soil
LF-023, Former Landfill, Source O/U	A1	Soil
LF-023, Former Landfill, Groundwater, Surface Water O/U	A1	Groundwater

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LF-024, Former Landfill	A1	Soil and Groundwater
SS-028, Open Storage Area	A2.9, K-2	Soil and Groundwater

\*Remedial Action Objectives (RAOs) have been finalized

Table 2B identifies Parcels where cleanup goals or objectives have not been finalized. It is, therefore, not known whether residual contamination will preclude unrestricted use at these Parcels.

**TABLE 2B  
Plattsburgh Sites / Operable Units Where Not Known Whether Residual Contamination  
Will Preclude Unrestricted Use\***

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CBA/CLA

Plattsburgh AFB Site or Operable Unit (O/U)	Affected Parcels	Media Affected
SS-004, Flightline and Industrial Area Soil O/U	A1	Soil
SS-012, Petroleum, Oil and Lubricant (POL) Storage Area	A2.11	Soil and Groundwater
SS-013, Munitions Maintenance Squadron	A1	Soil and Groundwater
SS-016, Nose Dock 8	A1, A2.10	Soil and Groundwater
SS-026, Explosives Ordnance Disposal Range	A1	Soil and Groundwater
SS-027, Liquid Oxygen Plant	A1	Soil and Groundwater
ST-030, Former Base Exchange Service Station	A2.6	Soil and Groundwater
SD-041, Building 2612	A1	Soil
Miscellaneous EBS Factors (OWS-2891, STW-426-2, SPL-428, OTH-2657, TF-2753, OTH-1700, TF-3250, OTH-3308, TF-3584, OTH-3505-1)	A1, A2.9, A2.10	Soil and Groundwater

\*RAOs have not been finalized

Table 3 summarizes the LUC/IC status of all Plattsburgh AFB Parcels.

**TABLE 3  
Plattsburgh AFB LUC/IC Requirements by Parcel**

<b>Parcels That Do Not Require LUC/ICs*</b>
A2.1, A2.2, A2.3, A2.4, A2.5, A2.8, A2.13, A2.14, B, E, J-1, K-1, K-3
<b>Parcels That Do Require LUC/ICs</b>
A1, A2.7, A2.9, A2.12, K-2
<b>Parcel where future LUC/IC requirements yet to be Determined+</b>

A1, A2.6, A2.9, A2.10, A2.11

- \* *These parcels require no special LUC/IC actions relative to property disposal activities and therefore require no additional discussion in this plan.*
- + *Once the future use of the parcel is determined, it will be moved to Table 2A or 2B as appropriate by revision to this document.*

#### 4. LUC/IC Implementation

Table 4 identifies specific LUC/IC land use restrictions (Column E) and layering mechanisms (Column F, items 1, 2, 3, or 4) for the Former Plattsburgh AFB. The Layering Strategy Worksheet document for the Former Plattsburgh AFB a feeder document for this LUC/IC Management Plan, provides the source of information for development of Table 4. Details on methods of implementation for each of the layering mechanisms listed in Column F of Table 4 are described below by layering category (i.e., item 1, 2, 3, or 4 of Column F). The communication plan found in Appendix A provides specific details on how each LUC/IC layering mechanism will be implemented. The LUC/IC Layering Mechanism Priorities are defined in Appendix B.



**Table 4 – Former Plattsburgh AFB Layering Table**

F							
LUC/IC LAYERS (LAYERING MECHANISMS)/PRIORITIES							
A	B	C	D	E	F.1 Real Property/ Legal	F.2 Government/ Administrative	
Affected Parcels	IRP Site(s)/ AOC(s)	Media Affected	Goals/ Objectives of LUC/IC	Use Restriction(s)	F.3 Site Controls	F.4 Other	
A1	FT-002 Source O/U	Groundwater	Prevent use of contaminated groundwater	Prohibition of the installation of any wells for drinking water or any other purposes which could result in the use of the underlying groundwater	Use Restrictions in Deed <b>Priority 1</b>  Lease Restrictions <b>Priority 1</b>	Local Ordinances/Master Plans restricting use <b>Priority 2</b>  Groundwater use restrictions <b>Priority 1</b>  Well installation restrictions (in the zone of contamination and in areas that may influence the remedial systems) <b>Priority 1</b>  Discharge of contaminated groundwater <b>Priority 1</b>  Permitting to prohibit excavation, construction, drilling, or disturbance of soil in impacted area <b>Priority 1</b>	<b>All Priority 2</b>  Incorporate use restrictions into Airport Layout Plan  Health and Safety Program, PPE for any construction activities  Register site in NYS Hazardous Waste Site Registry  Deed Notices  Notify utility purveyors and "Dig Safe"

F LUC/IC LAYERS (LAYERING MECHANISMS)/PRIORITIES								
A Affected Parcels	B IRP Site(s)/ AOC(s)	C Media Affected	D Goals/ Objectives of LUC/IC	E Use Restriction(s)	F.1 Real Property/ Legal	F.2 Government/ Administrative	F.3 Site Controls	F.4 Other
A1	FT-002 Source O/U	Soil & Groundwater	Protect remedial action system and associated monitoring wells	Prohibition of development or land use which interferes with remedial operations	Use Restrictions in Deed <b>Priority 1</b>  Lease Restrictions <b>Priority 1</b>	Zoning restrictions/ requirements <b>Priority 2</b>  Local Ordinances/Master Plans restricting use <b>Priority 2</b>  Well installation restrictions in the zone of contamination and areas that may influence the remedial system <b>Priority 1</b>  Permitting to prohibit excavation, construction, drilling, or disturbance of soil in impacted area <b>Priority 1</b>  Discharge of contaminated groundwater <b>Priority 1</b>  State NEPA Laws (e.g. SEQR) <b>Priority 2</b>	Install fence or other physical barriers to restrict site access <b>Priority 1</b>  Install signage and warnings <b>Priority 1</b>  Monitor and inspect wells (in impacted area) and remedial systems regularly <b>Priority 1</b>	<b>All Priority 2</b>  Incorporate use restrictions into Airport Layout Plan  Health and Safety Program, PPE for any construction activities  Register site in NYS Hazardous Waste Site Registry  Deed Notices  Notify utility purveyors and "Dig Safe"

		<b>F</b>						
		<b>LUC/IC LAYERS (LAYERING MECHANISMS)/PRIORITIES</b>						
<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	<b>F</b>			
<b>Affected Parcels</b>	<b>IRP Site(s)/ AOC(s)</b>	<b>Media Affected</b>	<b>Goals/ Objectives of LUC/IC</b>	<b>Use Restriction(s)</b>	<b>F.1 Real Property/ Legal</b>	<b>F.2 Government/ Administrative</b>	<b>F.3 Site Controls</b>	<b>F.4 Other</b>
AI	FT-002 GW O/U	Groundwater	Prevent use of contaminated groundwater	Prohibition of the installation of any wells for drinking water or any other purposes which could result in the use of the underlying groundwater	Use Restrictions in Deed <b>Priority 1</b>  Lease Restrictions <b>Priority 1</b>	Local Ordinances/Master Plans restricting use <b>Priority 2</b>  Groundwater use restrictions <b>Priority 1</b>  Well installation restrictions in the zone of contamination <b>Priority 1</b>  Discharge of contaminated groundwater <b>Priority 1</b>  Permitting to prohibit excavation, construction, drilling, or disturbance of soil in impacted area <b>Priority 1</b>	Monitor and inspect wells in impacted area regularly <b>Priority 1</b>	<b>All Priority 2</b>  Incorporate use restrictions into Airport Layout Plan  Health and Safety Program, PPE for any construction activities  Register site in NYS Hazardous Waste Site Registry  Deed Notices  Notify utility purveyors and "Dig Safe"
			Prevent exposure to contaminated groundwater without proper treatment	Prohibition of discharge of groundwater withdrawn during construction dewatering to the ground or surface water, without prior approval of the NYSDEC				

F LUC/IC LAYERS (LAYERING MECHANISMS)/PRIORITIES					
A Affected Parcels	B IRP Site(s)/ AOC(s)	C Media Affected	D Goals/ Objectives of LUC/IC	E Use Restriction(s)	F F.1 Real Property/ Legal. F.2 Government/ Administrative F.3 Site Controls F.4 Other
A1	FT-002 GW O/U	Groundwater	Protect remedial action system and associated monitoring wells	Prohibition of development or land use which interferes with remedial operations	<p>Use Restrictions in Deed <b>Priority 1</b></p> <p>Lease Restrictions <b>Priority 1</b></p> <p>Zoning restrictions/ requirements <b>Priority 2</b></p> <p>Local Ordinances/Master Plans restricting use <b>Priority 2</b></p> <p>Well installation restrictions in the zone of contamination and areas that may influence the remedial system <b>Priority 1</b></p> <p>Permitting to prohibit excavation, construction, drilling, or disturbance of soil in impacted area <b>Priority 1</b></p> <p>Discharge of contaminated groundwater <b>Priority 1</b></p> <p>State NEPA Laws (e.g. SEQR) <b>Priority 2</b></p>

F LUC/IC LAYERS (LAYERING MECHANISMS)/PRIORITIES								
A Affected Parcels	B IRP Site(s)/ AOC(s)	C Media Affected	D Goals/ Objectives of LUC/IC	E Use Restriction(s)	F.1 Real Property/ Legal	F.2 Government/ Administrative	F.3 Site Controls	F.4 Other
A1	SS-005, SS-006	Soil	Prevent exposure by residents to contaminated soil	Limit development to non-residential use	Use restrictions in Deed <b>Priority 1</b>  Lease Restrictions <b>Priority 1</b>	Zoning restrictions/ requirements <b>Priority 2</b>  Local Ordinances/Master Plans restricting use <b>Priority 2</b>  State NEPA Laws (e.g. SEQR) <b>Priority 2</b>	Monitor and inspect wells in impacted area regularly <b>Priority 1</b>	<b>All Priority 2</b>  Incorporate use restrictions into Airport Layout Plan  Health and Safety Program, PPE for any construction activities  Register site in NYS Hazardous Waste Site Registry  Deed Notices  Notify utility purveyors and "Dig Safe"
		Groundwater	Prevent use of contaminated groundwater	Prohibition of the installation of any wells for drinking water or any other purposes which could result in the use of the underlying groundwater	Use restrictions in Deed <b>Priority 1</b>  Lease restrictions <b>Priority 1</b>	Local Ordinances/Master Plans restricting use <b>Priority 2</b>  Groundwater use restrictions <b>Priority 1</b>  Well installation restrictions in the zone of contamination <b>Priority 1</b>  Discharge of contaminated groundwater <b>Priority 1</b>  Permitting to prohibit excavation, construction, drilling, or disturbance of soil in impacted areas <b>Priority 1</b>		

F LUC/IC LAYERS (LAYERING MECHANISMS)/PRIORITIES								
A Affected Parcels	B IRP Site(s)/ AOC(s)	C Media Affected	D Goals/ Objectives of LUC/IC	E Use Restriction(s)	F F.1 Real Property/ Legal	F.2 Government/ Administrative	F.3 Site Controls	F.4 Other
A1	LF-021	Soil	Protect remedial action system and associated monitoring wells	Prohibition of excavation of the landfill cap without prior approval of the New York State Department of Environmental Conservation	Use restrictions in Deed <b>Priority 1</b>  Lease Restrictions <b>Priority 1</b>	Zoning restrictions/requirements <b>Priority 2</b>  Local Ordinances/Master Plans restricting use <b>Priority 2</b>  Permitting to prohibit excavation, construction, drilling, or disturbance of soil in impacted areas <b>Priority 1</b>	Install fence or other physical barriers to restrict site access <b>Priority 1</b>  Install signage and warnings <b>Priority 1</b>  Monitor and inspect wells and remedial system regularly <b>Priority 1</b>	<b>All Priority 2</b>  Incorporate use restrictions into Airport Layout Plan  Health and Safety Program, PPE for any construction activities  Register site in NYS Hazardous Waste Site Registry  Deed Notices  Notify utility purveyors and "Dig Safe"
		Groundwater	Prevent use of contaminated groundwater	Groundwater use restriction and prohibition of the installation of any well for drinking water or any other purposes which could result in the use of the underlying groundwater	Use restrictions in Deed <b>Priority 1</b>  Lease Restrictions <b>Priority 1</b>	Local Ordinances/Master Plans restricting use <b>Priority 2</b>  Groundwater use restrictions <b>Priority 1</b>  Well installation restrictions in the zone of contamination <b>Priority 1</b>  Discharge of contaminated groundwater <b>Priority 1</b>  Permitting to prohibit excavation, construction, drilling, or disturbance of soil in impacted areas <b>Priority 1</b>	Monitor and inspect wells in impacted area regularly <b>Priority 1</b>	

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A Affected Parcels	B IRP Site(s)/ AOC(s)	C Media Affected	D Goals/ Objectives of LUC/IC	E Use Restriction(s)	F.1 Real Property/ Legal	F.2 Government/ Administrative	F.3 Site Controls	F.4 Other
A1	LF-022	Soil	Protect remedial action system and associated monitoring wells	Protection of the landfill cover integrity and all components, including the groundwater monitoring wells	Use Restrictions in Deed <b>Priority 1</b>  Lease Restrictions <b>Priority 1</b>	Zoning restrictions/ requirements <b>Priority 2</b>  Local Ordinances/Master Plans restricting use <b>Priority 2</b>  Permitting to prohibit excavation, construction, drilling, or disturbance of soil in impacted areas <b>Priority 1</b>	Install fence or other physical barriers to restrict site access <b>Priority 1</b>  Install signage and warnings <b>Priority 1</b>  Monitor and inspect wells and remedial system regularly <b>Priority 1</b>	<b>All Priority 2</b>  Incorporate use restrictions into Airport Layout Plan  Health and Safety Program, PPE for any construction activities  Register site in NYS Hazardous Waste Site Registry  Deed Notices  Notify utility purveyors and "Dig Safe"

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A Affected Parcels	B IRP Site(s)/ AOC(s)	C Media Affected	D Goals/ Objectives of LUC/IC	E Use Restriction(s)	F.1 Real Property/ Legal	F.2 Government/ Administrative	F.3 Site Controls	F.4 Other
A1	LF-023 Source O/U	Soil	Protect remedial action system and associated monitoring wells	Protection of the landfill cover integrity and all components, including the groundwater monitoring wells	Use restrictions in Deed <b>Priority 1</b>  Lease Restrictions <b>Priority 1</b>	Zoning restrictions/ requirements <b>Priority 2</b>  Local Ordinances/Master Plans restricting use <b>Priority 2</b>  Permitting to prohibit excavation, construction, drilling, or disturbance of soil in impacted areas <b>Priority 1</b>	Install fence or other physical barriers to restrict site access <b>Priority 1</b>  Install signage and warnings <b>Priority 1</b>  Monitor and inspect wells and remedial system regularly <b>Priority 1</b>	<b>All Priority 2</b>  Incorporate use restrictions into Airport Layout Plan  Health and Safety Program, PPE for any construction activities  Register site in NYS Hazardous Waste Site Registry  Deed Notices  Notify utility purveyors and "Dig Safe"



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A Affected Parcels	B IRP Site(s)/ AOC(s)	C Media Affected	D Goals/ Objectives of LUC/IC	E Use Restriction(s)	F.1 Real Property/ Legal	F.2 Government/ Administrative	F.3 Site Controls	F.4 Other
A1	LF-023 GW O/U	Groundwater	Prevent exposure to contaminated groundwater	Prohibition of groundwater withdrawal for all potable uses	Use Restrictions in Deed <b>Priority 1</b>  Lease Restrictions <b>Priority 1</b>	Local Ordinances/Master Plans restricting use <b>Priority 2</b>  Groundwater use restrictions <b>Priority 1</b>  Well installation restrictions in the zone of contamination <b>Priority 1</b>  Discharge of contaminated groundwater <b>Priority 1</b>	Monitor and inspect wells in impacted area regularly <b>Priority 1</b>	<b>All Priority 2</b>  Incorporate use restrictions into Airport Layout Plan  Health and Safety Program, PPE for any construction activities  Register site in NYS Hazardous Waste Site Registry  Deed Notices  Notify utility purveyors and "Dig Safe"

F LUC/IC LAYERS (LAYERING MECHANISMS)/PRIORITIES								
A Affected Parcels	B IRP Site(s)/ AOC(s)	C Media Affected	D Goals/ Objectives of LUC/IC	E Use Restriction(s)	F.1 Real Property/ Legal	F.2 Government/ Administrative	F.3 Site Controls	F.4 Other
A1	LF-024	Soil	Protect remedial action system and associated monitoring wells	Prohibition of excavation of the landfill cap without prior approval of the New York State Department of Environmental Conservation	Use restrictions in Deed <b>Priority 1</b>  Lease Restrictions <b>Priority 1</b>	Zoning restrictions/requirements <b>Priority 2</b>  Local Ordinances/Master Plans restricting use <b>Priority 2</b>  Permitting to prohibit excavation, construction, drilling, or disturbance of soil in impacted areas <b>Priority 1</b>	Install fence or other physical barriers to restrict site access <b>Priority 1</b>  Install signage and warnings <b>Priority 1</b>  Monitor and inspect wells and remedial system regularly <b>Priority 1</b>  Monitor and inspect wells in impacted area regularly <b>Priority 1</b>	<b>All Priority 2</b>  Health and Safety Program, PPE for any construction activities  Register site in NYS Hazardous Waste Site Registry  Deed Notices  Notify utility purveyors and "Dig Safe"
		Groundwater	Prevent use of contaminated groundwater	Groundwater use restriction and prohibition of the installation of any well for drinking water or any other purposes which could result in the use of the underlying groundwater	Use restrictions in Deed <b>Priority 1</b>  Lease Restrictions <b>Priority 1</b>	Local Ordinances/Master Plans restricting use <b>Priority 2</b>  Groundwater use restrictions <b>Priority 1</b>  Well installation restrictions in the zone of contamination <b>Priority 1</b>  Discharge of contaminated groundwater <b>Priority 1</b>  Permitting to prohibit excavation, construction, drilling, or disturbance of soil in impacted areas <b>Priority 1</b>		

F LUC/IC LAYERS (LAYERING MECHANISMS)/PRIORITIES								
A Affected Parcels	B IRP Site(s)/ AOC(s)	C Media Affected	D Goals/ Objectives of LUC/IC	E Use Restriction(s)	F F.1 Real Property/ Legal	F.2 Government/ Administrative	F.3 Site Controls	F.4 Other
A2.7	FT-002 GW O/U	Groundwater	Prevent use of contaminated groundwater	Prohibition of the installation of any wells for drinking water or any other purposes which could result in the use of the underlying groundwater	Use Restrictions in Deed <b>Priority 1</b>  Lease Restrictions <b>Priority 1</b>	Local Ordinances/Master Plans restricting use <b>Priority 2</b>  Groundwater use restrictions <b>Priority 1</b>  Well installation restrictions in the zone of contamination <b>Priority 1</b>  Discharge of contaminated groundwater <b>Priority 1</b>  Permitting to prohibit excavation, construction, drilling, or disturbance of soil in impacted areas <b>Priority 1</b>	Monitor and inspect wells in impacted area regularly <b>Priority 1</b>	<b>All Priority 2</b>  Health and Safety Program, PPE for any construction activities  Register site in NYS Hazardous Waste Site Registry  Deed Notices  Notify utility purveyors and "Dig Safe"
			Prevent exposure to contaminated groundwater without proper treatment	Prohibition of discharge of groundwater withdrawn during construction dewatering to the ground or surface water, without prior approval of the NYSDEC				

F LUC/IC LAYERS (LAYERING MECHANISMS)/PRIORITIES								
A Affected Parcels	B IRP Site(s)/ AOC(s)	C Media Affected	D Goals/ Objectives of LUC/IC	E Use Restriction(s)	F F.1 Real Property/ Legal	F F.2 Government/ Administrative	F F.3 Site Controls	F F.4 Other
A2.7	FT-002 GW O/U	Groundwater	Protect remedial action system and associated monitoring wells	Prohibition of development or land use which interferes with remedial operations	Use Restrictions in Deed <b>Priority 1</b>  Lease Restrictions <b>Priority 1</b>	Zoning restrictions/ requirements <b>Priority 2</b>  Local Ordinances/Master Plans restricting use <b>Priority 2</b>  Well installation restrictions in the zone of contamination and areas that may influence the remedial system <b>Priority 1</b>  Permitting to prohibit excavation, construction, drilling, or disturbance of soil in impacted area <b>Priority 1</b>  Discharge of contaminated groundwater <b>Priority 1</b>  State NEPA Laws (e.g. SEQR) <b>Priority 2</b>	Monitor and inspect wells, in impacted area, and remedial systems regularly <b>Priority 1</b>	<b>All Priority 2</b>  Health and Safety Program, PPE for any construction activities  Register site in NYS Hazardous Waste Site Registry  Deed Notices  Notify utility purveyors and "Dig Safe"

		<b>F</b>						
		<b>LUC/IC LAYERS (LAYERING MECHANISMS)/PRIORITIES</b>						
<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	<b>F</b>			
<b>Affected Parcels</b>	<b>IRP Site(s)/ AOC(s)</b>	<b>Media Affected</b>	<b>Goals/ Objectives of LUC/IC</b>	<b>Use Restriction(s)</b>	<b>F.1 Real Property/ Legal</b>	<b>F.2 Government/ Administrative</b>	<b>F.3 Site Controls</b>	<b>F.4 Other</b>
A2.9	SS-018, SS-028	Soil	Prevent exposure by residents to contaminated soil	Restriction on development to facilities that support only non residential use	Use restrictions in Deed <b>Priority 1</b>  Lease Restrictions <b>Priority 1</b>	Zoning restrictions/ requirements <b>Priority 2</b>  Local Ordinances/Master Plans restricting use <b>Priority 2</b>  State NEPA Laws (e.g. SEQR) <b>Priority 2</b>		<b>All Priority 2</b>  Health and Safety Program, PPE for any construction activities  Register site in NYS Hazardous Waste Site Registry  Deed Notices  Notify utility purveyors and "Dig Safe"
		Groundwater	Prevent use of contaminated groundwater	Prohibition of the installation of any wells for drinking water or any other purposes which could result in the use of the underlying groundwater	Use restrictions in Deed <b>Priority 1</b>  Lease Restrictions <b>Priority 1</b>	Local Ordinances/Master Plans restricting use <b>Priority 2</b>  Groundwater use restrictions <b>Priority 1</b>  Well installation restrictions in the zone of contamination <b>Priority 1</b>  Discharge of contaminated groundwater <b>Priority 1</b>  Permitting to prohibit excavation, construction, drilling, or disturbance of soil in impacted areas <b>Priority 1</b>	Monitor and inspect wells in impacted area regularly <b>Priority 1</b>	
			Prevent exposure to contaminated groundwater without proper treatment	Prohibition of discharge of groundwater withdrawn during construction dewatering to the ground or surface water without prior approval of the NYSDEC				

F LUC/IC LAYERS (LAYERING MECHANISMS)/PRIORITIES					
A Affected Parcels	B IRP Site(s)/ AOC(s)	C Media Affected	D Goals/ Objectives of LUC/IC	E Use Restriction(s)	F F.1 Real-Property/ Legal F.2 Government/ Administrative F.3 Site Controls F.4 Other
A2.12	LF-022	Soil	Protect remedial action system and associated monitoring wells	Protection of the landfill cover integrity and all components, including the groundwater monitoring wells	<p>Use restrictions in Deed <b>Priority 1</b></p> <p>Lease Restrictions <b>Priority 1</b></p> <p>Zoning restrictions/ requirements <b>Priority 2</b></p> <p>Local Ordinances/Master Plans restricting use <b>Priority 2</b></p> <p>Permitting to prohibit excavation, construction, drilling, or disturbance of soil in impacted areas <b>Priority 1</b></p> <p>Install fence or other physical barriers to restrict site access <b>Priority 1</b></p> <p>Install signage and warnings <b>Priority 1</b></p> <p>Monitor and inspect wells and remedial system regularly <b>Priority 1</b></p> <p><b>All Priority 2</b></p> <p>Incorporate use restrictions into Airport Layout Plan</p> <p>Health and Safety Program, PPE for any construction activities</p> <p>Register site in NYS Hazardous Waste Site Registry</p> <p>Deed Notices</p> <p>Notify utility purveyors and "Dig Safe"</p>

F LUC/IC LAYERS (LAYERING MECHANISMS)/PRIORITIES								
A Affected Parcels	B IRP Site(s)/ AOC(s)	C Media Affected	D Goals/ Objectives of LUC/IC	E Use Restriction(s)	F F.1 Real Property/ Legal	F.2 Government/ Administrative	F.3 Site Controls	F.4 Other
K-2	SS-018, SS-028	Soil	Prevent exposure by residents to contaminated soil	Restriction on development to facilities that support only non residential use	Use restrictions in Deed <b>Priority 1</b>  Lease Restrictions <b>Priority 1</b>	Zoning restrictions/requires <b>Priority 2</b>  Local Ordinances/Master Plans restricting use <b>Priority 2</b>  State NEPA Laws (e.g. SEQR) <b>Priority 2</b>		<b>All Priority 2</b>  Health and Safety Program, PPE for any construction activities  Register site in NYS Hazardous Waste Site Registry  Deed Notices  Notify utility purveyors and "Dig Safe"
		Groundwater	Prevent use of contaminated groundwater	Prohibition of installation of any wells for drinking water or any other purposes which could result in the use of the underlying groundwater	Use restrictions in Deed <b>Priority 1</b>  Lease Restrictions <b>Priority 1</b>	Local Ordinances/Master Plans restricting use <b>Priority 2</b>  Groundwater use restrictions <b>Priority 1</b>  Well installation restrictions in the zone of contamination <b>Priority 1</b>  Discharge of contaminated groundwater <b>Priority 1</b>  Permitting to prohibit excavation, construction, drilling, or disturbance of soil in impacted areas <b>Priority 1</b>	Monitor and inspect wells in impacted area regularly <b>Priority 1</b>	
			Prevent exposure to contaminated groundwater without proper treatment	Prohibition of discharge of groundwater withdrawn during construction dewatering to the ground or surface water, without prior approval of the NYSDEC				

\*\* Parcels referred to are "Environmental Parcels" developed for purposes of evaluating environmental condition of the property and development of Findings of Suitability to Transfer.

The use restrictions identified in Column E of Table 4 translate into specific methods, techniques or mechanisms for controlling use. These methods can take the form of controls on real property (deeds, facility use plans), controls implemented or managed by governmental institutions (permits, zoning, registries), controls associated with site management (markers, fences, monitoring) and other various controls (community notification). The specific methods identified for the Former Plattsburgh AFB are identified in Column F (items 1, 2, 3, and 4). Each method or technique functions as a new “layer” of protection. Each layer complements and reinforces the other layers. The sum of the layers contributes to the appropriate long-term use of the land.

Table 5 provides Points of Contact (POCs) for each of the confirmed layering mechanisms listed in Column F of Table 4 (Detailed Point of Contact information, including addresses, can be found in Attachment E). These POCs may be responsible for implementing the specific mechanism, or are to be contacted about the existence of the mechanism.

**Table 5  
Layering Mechanism Points of Contact**

<b>Confirmed Layering Mechanism</b>	<b>Point of Contact (by name, organization, phone number, and type designator—G=Grantee, K=Govt. or Key Stakeholder)</b>
Use Restrictions in Deed	<ul style="list-style-type: none"> <li>• Clinton County Clerk’s Office, (518) 565-4700, K</li> <li>• Mr. Robert Lanuza, Federal Aviation Administration, NY Airports District Office, (516) 227-3805, K</li> <li>• Ms. Adore’ Kurtz, County of Clinton Industrial Development Agency, (518) 563-3100, G</li> <li>• Mr. Daniel Wieneke, Plattsburgh Airbase Redevelopment Corporation, (518) 561-0232, G</li> <li>• Mr. Ralph Hensel, Clinton County Airport, (518) 565-4795, G</li> <li>• Mr. Michael Sorel, Air Force Real Property Agency, (518) 563-2871, K</li> </ul>
Lease Restrictions	<ul style="list-style-type: none"> <li>• Ms. Adore’ Kurtz, County of Clinton Industrial Development Agency, (518) 563-3100, G</li> <li>• Mr. Daniel Wieneke, Plattsburgh Airbase Redevelopment Corporation, (518) 561-0232, G</li> <li>• Mr. Ralph Hensel, Clinton County Airport, (518) 565-4795, G</li> <li>• Mr. Michael Sorel, Air Force Real Property Agency, (518) 563-2871, K</li> </ul>
Zoning restrictions/ requirements	<ul style="list-style-type: none"> <li>• Mr. Kevin Farrington, City of Plattsburgh Engineering and Planning Department, (518) 563-7730, K</li> <li>• Mr. Phil VonBargen, Town of Plattsburgh Planning Office, (518) 563-8103, K</li> <li>• Mr. Rodney Brown, Clinton County Planning Department, (518) 565-4709, K</li> </ul>
Local Ordinances/ Master Plans restricting use	<ul style="list-style-type: none"> <li>• Mr. Kevin Farrington, City of Plattsburgh Engineering and Planning Department, (518) 563-7730, K</li> <li>• Mr. Phil VonBargen, Town of Plattsburgh Planning Office, (518) 563-8103, K</li> <li>• Mr. Rodney Brown, Clinton County Planning Department, (518) 565-4709, K</li> <li>• Mr. Robert Lanuza, Federal Aviation Administration, NY Airports District Office, (516) 227-3805, K</li> </ul>
State NEPA Laws (e.g. SEQR)	<ul style="list-style-type: none"> <li>• Mr. Kevin Farrington, City of Plattsburgh Engineering and Planning Department, (518) 563-7730, K</li> <li>• Mr. Phil VonBargen, Town of Plattsburgh Planning Office, (518) 563-8103, K</li> <li>• Mr. Rodney Brown, Clinton County Planning Department, (518) 565-4709, K</li> <li>• New York State Department of Environmental Conservation (point of contact to be determined), K</li> </ul>



Groundwater use restrictions	<ul style="list-style-type: none"> <li>• Mr. Michael Sorel, Air Force Real Property Agency, (518) 563-2871, K</li> <li>• Mr. James Quinn, New York State Department of Environmental Conservation Bureau of Eastern Remedial Action, (518) 402-9697, K</li> <li>• Mr. Robert Morse, United States Environmental Protection Agency, Federal Facilities Section, (212) 637-4331, K</li> </ul>
Well installation restrictions in zone of contamination	<ul style="list-style-type: none"> <li>• Mr. Michael Sorel, Air Force Real Property Agency, (518) 563-2871, K</li> <li>• Mr. James Quinn, New York State Department of Environmental Conservation Bureau of Eastern Remedial Action, (518) 402-9697, K</li> <li>• Mr. Robert Morse, United States Environmental Protection Agency, Federal Facilities Section, (212) 637-4331, K</li> </ul>
Well installation restrictions in areas that may influence the remedial system	<ul style="list-style-type: none"> <li>• Mr. Michael Sorel, Air Force Real Property Agency, (518) 563-2871, K</li> <li>• Mr. James Quinn, New York State Department of Environmental Conservation Bureau of Eastern Remedial Action, (518) 402-9697, K</li> <li>• Mr. Robert Morse, United States Environmental Protection Agency, Federal Facilities Section, (212) 637-4331, K</li> </ul>
Permitting to prohibit excavation, construction, drilling, or disturbance of soil in impacted areas	<ul style="list-style-type: none"> <li>• Mr. Michael Sorel, Air Force Real Property Agency, (518) 563-2871, K</li> <li>• Mr. James Quinn, New York State Department of Environmental Conservation Bureau of Eastern Remedial Action, (518) 402-9697, K</li> <li>• Mr. Robert Morse, United States Environmental Protection Agency, Federal Facilities Section, (212) 637-4331, K</li> <li>• Ms. Adore' Kurtz, County of Clinton Industrial Development Agency, (518) 563-3100, G</li> <li>• Mr. Daniel Wieneke, Plattsburgh Airbase Redevelopment Corporation, (518) 561-0232, G</li> <li>• Mr. Ralph Hensel, Clinton County Airport, (518) 565-4795, G</li> <li>• Ms. Theresa Benjack, Dig Safely New York, (800)-309-8289, K</li> <li>• Mr. Kevin Farrington, City of Plattsburgh Engineering and Planning Department, (518) 563-7730, K</li> <li>• Mr. Phil VonBargen, Town of Plattsburgh Planning Office, (518) 563-8103, K</li> </ul>
Discharge of Contaminated Groundwater	<ul style="list-style-type: none"> <li>• Mr. Michael Sorel, Air Force Real Property Agency, (518) 563-2871, K</li> <li>• Ms. Adore' Kurtz, County of Clinton Industrial Development Agency, (518) 563-3100, G</li> <li>• Mr. Daniel Wieneke, Plattsburgh Airbase Redevelopment Corporation, (518) 561-0232, G</li> <li>• Mr. Ralph Hensel, Clinton County Airport, (518) 565-4795, G</li> <li>• Mr. Vincent Kavanaugh, New York State Department of Environmental Conservation Region V, Environmental Quality Division, (518) 897-1243, K</li> <li>• Mr. David Powell, City of Plattsburgh Water Pollution Control Plant, (518) 563-7172, K</li> </ul>
Install fence or other physical barriers to restrict site access	<ul style="list-style-type: none"> <li>• Mr. Michael Sorel, Air Force Real Property Agency, (518) 563-2871, K</li> <li>• Ms. Adore' Kurtz, County of Clinton Industrial Development Agency, (518) 563-3100, G</li> <li>• Mr. Daniel Wieneke, Plattsburgh Airbase Redevelopment Corporation, (518) 561-0232, G</li> <li>• Mr. Ralph Hensel, Clinton County Airport, (518) 565-4795, G</li> <li>• Deed Recipients, G</li> </ul>
Install signage and warnings	<ul style="list-style-type: none"> <li>• Mr. Michael Sorel, Air Force Real Property Agency, (518) 563-2871, K</li> <li>• Ms. Adore' Kurtz, County of Clinton Industrial Development Agency, (518) 563-3100, G</li> <li>• Mr. Daniel Wieneke, Plattsburgh Airbase Redevelopment Corporation, (518) 561-0232, G</li> <li>• Mr. Ralph Hensel, Clinton County Airport, (518) 565-4795, G</li> <li>• Deed Recipients, G</li> </ul>

Monitor and inspect wells in impacted area regularly	<ul style="list-style-type: none"> <li>• Mr. Michael Sorel, Air Force Real Property Agency, (518) 563-2871, K</li> <li>• Ms. Adore' Kurtz, County of Clinton Industrial Development Agency, (518) 563-3100, G</li> <li>• Mr. Daniel Wieneke, Plattsburgh Airbase Redevelopment Corporation, (518) 561-0232, G</li> <li>• Mr. Ralph Hensel, Clinton County Airport, (518) 565-4795, G</li> <li>• Deed Recipients, G</li> </ul>
Inspect and monitor remedial systems (i.e. water treatment systems, SVE systems, landfill caps, etc.)	<ul style="list-style-type: none"> <li>• Mr. Michael Sorel, Air Force Real Property Agency, (518) 563-2871, K</li> <li>• Ms. Adore' Kurtz, County of Clinton Industrial Development Agency, (518) 563-3100, G</li> <li>• Mr. Daniel Wieneke, Plattsburgh Airbase Redevelopment Corporation, (518) 561-0232, G</li> <li>• Mr. Ralph Hensel, Clinton County Airport, (518) 565-4795, G</li> <li>• Deed Recipients, G</li> </ul>
Deed Notices	<ul style="list-style-type: none"> <li>• Mr. Michael Sorel, Air Force Real Property Agency, (518) 563-2871, K</li> <li>• Clinton County Clerk's Office, (518) 565-4700, K</li> </ul>
Incorporate use restrictions into Airport Layout Plan	<ul style="list-style-type: none"> <li>• Ms. Adore' Kurtz, County of Clinton Industrial Development Agency, (518) 563-3100, G</li> <li>• Mr. Daniel Wieneke, Plattsburgh Airbase Redevelopment Corporation, (518) 561-0232, G</li> <li>• Mr. Ralph Hensel, Clinton County Airport, (518) 565-4795, G</li> <li>• Mr. Robert Lanuza, Federal Aviation Administration, NY Airports District Office, (516) 227-3805, K</li> </ul>
Health and Safety Program, and PPE, for any construction activities	<ul style="list-style-type: none"> <li>• Ms. Adore' Kurtz, County of Clinton Industrial Development Agency, (518) 563-3100, G</li> <li>• Mr. Daniel Wieneke, Plattsburgh Airbase Redevelopment Corporation, (518) 561-0232, G</li> <li>• Mr. Ralph Hensel, Clinton County Airport, (518) 565-4795, G</li> <li>• Deed Recipients, G</li> </ul>
State hazardous waste site registry	<ul style="list-style-type: none"> <li>• Mr. Michael Sorel, Air Force Real Property Agency, (518) 563-2871, K</li> <li>• New York State Department of Environmental Conservation (point of contact to be determined), K</li> </ul>
Notify utility purveyors and join "Dig-Safe" type programs	<ul style="list-style-type: none"> <li>• Mr. Michael Sorel, Air Force Real Property Agency, (518) 563-2871, K</li> <li>• Ms. Adore' Kurtz, County of Clinton Industrial Development Agency, (518) 563-3100, G</li> <li>• Mr. Daniel Wieneke, Plattsburgh Airbase Redevelopment Corporation, (518) 561-0232, G</li> <li>• Mr. Ralph Hensel, Clinton County Airport, (518) 565-4795, G</li> <li>• Ms. Theresa Benjack, Dig Safely New York, (800)-309-8289, K</li> </ul>

## 5. LUC/IC Monitoring

Two separate "monitoring tracks" will be utilized for LUC/ICs: Reinforcement monitoring through letters and notices to entities responsible for implementing the specific layering mechanisms identified for the site, and AFRPA-implemented monitoring of the specific land use controls necessary at the site through visual site inspections (VSIs).

LUC/ICs compliance will be managed at the Former Plattsburgh AFB by use of existing and on going processes at the Former Plattsburgh AFB, such as periodic inspections already being conducted in conjunction with routine operation and

maintenance activities at existing (and planned) remedial systems. LUC/ICs compliance will also be verified during the annual inventory/ inspections of wells on the Former Plattsburgh AFB, and in conjunction with the CERCLA Five-Year Review process.

Table 6A describes the frequency of reinforcement monitoring (e.g., letters, and notices) for the LUC/IC layering mechanisms. The points of contact for each mechanism are listed in Table above, and in Table 1 of the LUC/IC Communication Plan.

**Table 6A  
LUC/IC Layering Mechanism Reinforcement**

<b>LUC/IC Layering Mechanism</b>	<b>Priority*</b>	<b>Frequency</b>
Use Restrictions in Deed	1	Annual
Lease Restrictions	1	Annual
Zoning restrictions/ requirements	2	Every two years
Local Ordinances/ Master Plans restricting use	2	Every two years
State NEPA Laws (e.g. SEQR)	2	Every two years
Groundwater use restrictions	1	Annual
Well installation restrictions in zone of contamination	1	Annual
Well installation restrictions in areas that may influence the remedial system	1	Annual
Permitting to prohibit excavation, construction, drilling, or disturbance of soil in impacted areas	1	Annual
Discharge of Contaminated Groundwater	1	Annual
Install fence or other physical barriers to restrict site access	1	Annual
Install signage and warnings	1	Annual
Monitor and inspect wells in impacted area regularly	1	Annual

Inspect and monitor remedial systems	1	Annual
Deed Notices	2	Every two years
Incorporate use restrictions into Airport Layout Plan	2	Every two years
Health and Safety Program, and PPE, for any construction activities	2	Every two years
State hazardous waste site registry	2	Every two years
Notify utility purveyors and join "Dig-Safe" type programs	2	Every two years

\* LUC/IC layering mechanism priorities are defined in Appendix B and developed as part of the Layering Strategy Worksheet

Table 6B describes the frequency of AFRPA-implemented VSI monitoring for the LUC/IC use restrictions. The listed classifications were developed in the IC Classification Worksheet for the Former Plattsburgh AFB, provided in Appendix C. This worksheet classification of the ICs is based on their importance to the integrity of the remedial action and the risk of exposure to residual contamination. The IC Classification definitions are also found in Appendix B.

**Table 6B**

**Use Restriction VSI Monitoring Frequency**

<b>Use Restriction</b>	<b>Related IRP Site/OU</b>	<b>IC Classification*</b>	<b>Frequency</b>
Prohibition of development or land use which interferes with remedial operations	FT-002 Source O/U, FT-002 Groundwater O/U	2	Annual
Prohibition of the installation of any wells for drinking water or any other purposes which could result in the use of the underlying groundwater	FT-002 Source O/U, FT-002 Groundwater O/U, SS-005, SS-006, SS-018, SS-028	1	Annual
Groundwater use restriction and prohibition of the installation of any wells for drinking water or any other purposes which could result in the use of the underlying groundwater	LF-021, LF-024	1	Annual
Prohibition of discharge of groundwater withdrawn during construction dewatering to the ground or surface water, without prior approval of the NYSDEC	FT-002 Groundwater O/U, SS-018, SS-028	1	Annual
Limit development to non-residential use	SS-005, SS-006	2	Annual

Prohibition of excavation of the landfill cap without prior approval of the New York State Department of Environmental Conservation	LF-021, LF-024	1	Annual
Protection of the landfill cover integrity and all components, including the groundwater monitoring wells	LF-022, LF023 Source O/U	1	Annual
Prohibition of groundwater withdrawal for all potable uses	LF-023 Groundwater O/U	1	Annual
Restriction on development to facilities that support only non residential use	SS-018, SS-028	2	Annual

\* Classifications are defined in Appendix B. The IC Classification Worksheet for Plattsburgh is found in Appendix C.

## 6. LUC/IC Enforcement

### a. Federal

Air Force deeds requiring institutional controls will contain restrictive covenants which shall be deemed to “touch and concern” and shall “run” with the land thereby binding the grantee, and all subsequent successors in interest, to comply with the access provisions and the restrictions and prohibitions that constitute the institutional controls. In the event of a breach of the covenants, the Air Force would request enforcement by the Department of Justice. Available remedies would be both legal and equitable, such as an order requiring the grantee to cease or refrain from the activity giving rise to the violation, or payment of monetary damages to compensate for mitigation or alternative performance undertaken by the Air Force as a result of the violation in order to maintain the same protectiveness of human health and the environment.

### b. State and local Government

There are no known State or local regulatory requirements, however; the Governor of New York submitted a bill in 2001 to the State Legislature that would amend subdivision 3 of section 27-1301 of the State’s environmental conservation law. This bill if passed, would impose a requirement on property owners to annually self-certify compliance with LUC/ICs to the New York State Department of Environmental Conservation for property where hazardous wastes were disposed and LUC/ICs are used for remediation. Although not yet law, the Air Force will levy this requirement in the form of a deed covenant on property recipients and future property owners of Former Plattsburgh AFB property containing LUC/ICs.

AT THIS TIME

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### c. Response to Violations

Upon discovery of an IC violation or violations, the Air Force will take appropriate actions, to include advisory notifications to the appropriate regulatory agency, in a timely manner consistent with the severity of the IC violation.

Specific responses to IC violations will be tailored to the classification of the IC (See Appendix B for IC classification definitions). The more likely the violation will lead to unacceptable levels of contamination, the more aggressive the Air Force's response will be to such violation. The following are typical IC violation responses, linked to specific IC classifications, which will be normally taken in response to an identified violation. Obviously, actual responses will be structured to address specific factors or circumstances surrounding the violation, using the general conceptual response outlined below.

Class 1:

- i) Immediate action will be taken to stop the violation and terminate any possible exposure to unacceptable levels of contamination. Immediate action can be face-to-face contact with the violator, use of law enforcement agencies (through referral to the AFRPA Legal Division), and/or use of environmental agency enforcement processes.
- ii) Follow-up "immediate actions" with written correspondence(s) to document IC violation, document corrective actions taken, and to re-enforce the IC requirement that was violated.
- iii) Notify regulatory agencies, via telephone, fax, or e-mail, concurrent with immediate action activities. Follow-up with documentation of notification action by written correspondence.
- iv) Conduct follow-up inspections or surveillance activities with 30 days of completion of corrective actions to confirm/verify compliance with IC. Continue follow-up inspections or surveillance activities at a frequency and time period as deemed appropriate based upon the specific circumstances surround the violation.

Class 2:

- i) Timely action will be taken to stop violation and terminate any possible exposure to unacceptable levels of contamination. Timely action can be face-to-face contact with violator or by other means of communication such as telephone, e-mail, or fax based upon the potential risk to human health or the environment present as a result of the IC violation.
- ii) Follow-up "timely action" with written correspondence to document IC violation, document corrective actions taken, and to provide a reminder of the IC requirement.
- iii) Notify regulatory agencies, via telephone, fax, or e-mail, or at an appropriate time for the agency enforcement action activities. Follow-up with documentation of notification action by written correspondence.
- iv) Conduct follow-up inspections or surveillance activities as deemed appropriate based upon the severity of potential risk to human health or the environment present as a result of the IC violation.

Class 3:

- i) Take action, as appropriate, to notify the violator of the IC violation. Action can be face-to-face contact with violator or simply by written correspondence, telephone, e-mail or fax.
- ii) Follow-up with written correspondence to document IC violation, document corrective actions taken if written correspondence isn't used as the vehicle for the corrective action above.
- iii) Notify regulatory agencies by written correspondence at earliest convenient time, but within 30 days of violation if the violation is reoccurring or ongoing. This will be determined on a case-by-case basis.
- iv) Follow-up inspections or surveillance activities may not be necessary or appropriate. Actual follow-up efforts, if any, to be developed on a case-by-case basis.

Class 4:

Class 4 ICs are IC that the Air Force has chosen to implement outside of its environmental program and outside of National Contingency Plan processes and therefore do not require specific actions under this LUC/IC Management Plan.

*THIS ALL ILS  
IN THIS PLAN  
WERE INCLUDED  
AS PART OF  
CERCLA  
PROCESS.*

In the event that corrective measures described above are not effective, all continuing violations will be referred to Department of Justice via AFRPA/LD for legal action.

7. LUC/IC Termination

This section describes how the Air Force arrives at the determination that the LUC/IC can be terminated. This determination will depend on the criteria for the particular use restriction. Examples include the following: the clean up goals have been met, the regulatory criteria have been met, and the regulators have issued the necessary closure letter.

**Table 7  
Use Restriction Estimated Duration and Termination Decision**

Use Restriction	Related IRP Sites/OU's	Estimated Duration	Termination Decision Criteria
Prohibition of development or land use which interferes with remedial operations	FT-002 Source O/U	15 Years	When operation of the remedial system is no longer required (based on results of treatment plant performance and process monitoring, and area sampling) and as specified in the Operations and Monitoring Plan (to be done)
	FT-002 GW O/U	80 Years	

Prohibition of the installation of any wells for drinking water or any other purposes which could result in the use of the underlying groundwater	FT-002 Source O/U	15 Years	When groundwater sampling indicates all analytes are below ARARs, and as specified in the applicable Operation and Monitoring Plan (to be done)
	FT-002 GW O/U	80 Years	
	SS-005 & SS-006	80 Years	
	SS-018 & SS-028	6 Years	
Groundwater use restriction and prohibition of the installation of any wells for drinking water or any other purposes which could result in the use of the underlying groundwater	LF-021 & LF024	To be determined	To be done in consultation with NYSDEC and USEPA
Prohibition of discharge of groundwater withdrawn during construction dewatering to the ground or surface water, without prior approval of the NYSDEC	FT-002 GW O/U	80 Years	When groundwater sampling indicates all analytes are below ARARs, and as specified in the applicable Operation and Monitoring Plan (to be done)
	SS-018 & SS-028	6 Years	
Limit development to non-residential use	SS-005 & SS-006	To be determined	Pending health risk assessment for residential use (to be accomplished during next five year review)
Prohibition of excavation of the landfill cap without prior approval of the New York State Department of Environmental Conservation	LF-021 & LF-024	To be determined	To be determined in consultation with NYSDEC and USEPA
Protection of the landfill cover integrity and all components, including the groundwater monitoring wells	LF-022 & LF-023 Source O/U	To be determined	To be determined in consultation with NYSDEC and USEPA
Prohibition of groundwater withdrawal for all potable uses	LF-023 GW O/U	To be determined	To be determined in consultation with NYSDEC and USEPA
Restriction on development to facilities that support only non residential use	SS-018 & SS-028	To be determined	To be determined in consultation with NYSDEC and USEPA

*For review*

**Implementing the termination decision:**

a. Removing use restrictions from deeds

Once the decision is made that the cleanup criteria have been met, the use restrictions should be removed from the implementing legal instrument. The process necessary to remove or cancel, when no longer needed, restrictive covenants, negative easements, and other real property-based controls placed in the deed will be specified in the deed and shall be in conformance with state law.

b. Undoing the layering mechanisms

Parties that have been participating in the process of maintaining use restrictions must be provided notice that the layering mechanisms associated with the use restriction are no longer required. See the Communication Plan in Appendix A, for the form letters to be sent to Grantees and other stakeholders.



## 8. Plattsburgh AFB LUC/IC Communication Plan

The Air Force has developed a LUC/IC Communication Plan for the Former Plattsburgh AFB. This Plan describes how and when the Air Force will communicate information about LUC/ICs. It includes a description of roles, responsibilities, contact names, and phone numbers. The Plattsburgh AFB LUC/IC Communication Plan will be revised as necessary to ensure contact information remains current so that any changes in the LUC/IC objectives and requirements can be communicated to all stakeholders in a timely manner. Appendix A contains the LUC/IC Communication Plan to be implemented at the Former Plattsburgh AFB.

## 9. Plattsburgh AFB LUC/IC Database

AFRPA will maintain a LUC/IC database in accordance with the requirements of DoD's *Policy on Land Use Controls Associated with Environmental Restoration Activities, dated January 17, 2001* and AFRPA's IC Tracking Model (Appendix D). At a minimum, this database will contain the following: (1) relevant information on the property (parcels); (2) types of LUC/ICs established; (3) Air Force land use monitoring and management responsibilities; and (4) location of real estate records.

## 10. Documents Where LUC/ICs are discussed

Following is a list of documents where LUC/ICs are described and/or otherwise discussed.

IRP Site FT-002, Fire Training Area Source Operable Unit Record of Decision, March 2001

IRP Site FT-002, Fire Training Area (FT-002)/Industrial Area Groundwater Operable Unit Draft Final Record of Decision, July 2002

IRP Site SS-005, Non-Destructive Inspection Facility, Soil Operable Unit, Record of Decision, March 1998

IRP Site SS-006, Aerospace Ground Equipment Facility, Soil Operable Unit, Record of Decision, March 1998

IRP Sites SS-018 and SS-028, Auto Hobby Shop and Open Storage Area, Record of Decision, August 2000

IRP Site LF-021, Former Landfill, Record of Decision, March 1997

IRP Site LF-022 Record of Decision, September 1992

IRP Site LF-022 Closure/Post Closure and maintenance Operation Manual,

← Memo THIS  
TO SEE IF  
PROS Feb-02

August 1992

IRP Site LF-023 Source Control Record of Decision, September 1992

IRP Site LF-023 Closure/Post Closure and maintenance Operation Manual,  
March 1994

IRP Site LF-023 (Groundwater, Surface Water and Sediment) Record of Decision,  
January 1995

IRP Site LF-024, Former Landfill, Record of Decision, March 1997

## APPENDIX A – Plattsburgh AFB Communication Plan

## APPENDIX B – Definitions

The primary goal of institutional controls is the protection of human health and the environment. Definitions for the terms “Institutional Controls,” “Site Controls” and “Land Use Controls” can be found in the AFRPA Institutional Control/Land Use Control Management Strategy document and are included here for ease of reference:

### A. Land Use Controls / Institutional Controls (LUC/ICs)

The general term used by AFRPA to capture land use controls and institutional controls used to prevent exposure to residual contamination at remediation sites.

**LUC** is an overarching term that encompasses institutional controls, land use restrictions, and site controls. It means any type of physical, legal, or administrative mechanism that restricts the use of, and/or limits access to real property to prevent exposure to hazardous substances above permissible levels.

**ICs** are generally non-engineering, non-technical mechanisms used to prevent (or control) exposure to contaminants, as described in the National Contingency Plan. They are used to supplement and complement the engineering and/or technical process controls. They are part of a specific remedial action. Types of ICs include:

- (1) Governmental (e.g., zoning, well permits)
- (2) Real Property Based or Proprietary (e.g., deed restrictions).

**Site Controls** are physical or engineering controls to provide security for the physical structures and monitoring wells that are part of the remedial action and to ensure the safety of the public during and after construction of the remedial action. These controls are intended to both protect the integrity of the engineering remedy (if present) and limit exposure of individuals by limiting land use.

### B. IC Classification Worksheet Definitions

NCP ICs are classified in the IC Tracking Model according to the following criteria:

#### IC Classification Worksheet Definitions

##### Class 1

- (a) Integral to the integrity of the Remedial Action.
- (b) If the IC is not maintained, exposure to the levels of residual contaminants would present a definite risk to human health and the environment

##### Class 2

- (a) Supports Remedial Action.

- (b) If the IC is not maintained, exposure to the levels of residual contaminants would present some risk to human health and the environment.

**Class 3**

- (a) Not integral and not necessary to support the Remedial Action.
- (b) If the IC is not maintained, exposure to the levels of residual contaminants would present minimal or no risk to human health and the environment.

*Wind Noise AT  
Acc. 7 How  
Diff From "Y"*

**Class 4**

- (a) There is no Remedial Action under the National Contingency Plan.

**C. LUC/IC Layering Mechanism**

This term refers to the specific implementation mechanisms used to ensure the use restrictions are observed and preserved. Layering mechanisms include deed restrictions, governmental permitting programs, zoning restrictions, etc. Layering mechanisms are prioritized in the Layering Strategy Worksheet according to the following criteria:

**LUC/IC Layering Mechanism Prioritization Criteria:**

Some mechanisms available to help establish and ensure compliance with the use restriction or land use control will be more effective than others and should receive more attention in order to ensure their usefulness is optimized. For example, if the use restriction is intended to prevent the development of wells and there is an active well permitting program, obtaining the cooperation of the well permitting agency would substantially improve the probability the use restriction would remain effective. In such cases, the Air Force may not only provide initial information to the well permitting agency but may choose to periodically reinforce the need for the agency's cooperation and regularly verify their notice of the restrictions affecting the property. The Air Force through this evaluation and prioritization process can design a program of reinforcement notices and information that focuses on the most effective mechanisms.

**Priority 1:** Strong correlation between the mechanism's effectiveness and the specific activity the use restriction is intended to address. Initial communication of appropriate materials (see communication strategy), followed by direct contact to ensure the appropriate office and /or individual received the information and understands their role in ensuring the continued effectiveness of the use restriction and /or land use control. Recommendation: Reinforcing notice and materials should be sent at least annually.

**Priority 2:** Moderate correlation between the mechanism's effectiveness and the types of activity the use restriction is intended to address. Initial communication of appropriate materials. Recommendation: Reinforcing notice sent every two years.

**Priority 3:** Some correlation between the mechanism's effectiveness and the types of activity the use restriction is intended to address. Initial communication of appropriate materials. Recommendation: Reinforcing notice sent every three years.

## **APPENDIX C – Plattsburgh AFB IC Classification Worksheet**

**IC CLASSIFICATION WORKSHEET  
FORMER PLATTSBURGH AFB NY**

LUC/IC GOAL/ OBJECTIVE	USE RESTRICTION (SPECIFIC IC)	IC CLASSIFICATION	AFFECTED PARCEL(S)	RELATED IRP SITE/OU
Protect remedial action system and associated monitoring wells	Prohibition of development or land use which interferes with remedial operations	2	A1, A2.7	FT-002 Source O/U, FT-002 GW O/U
Prevent use of contaminated groundwater	Prohibition of the installation of any wells for drinking water or any other purposes which could result in the use of the underlying groundwater	1	A1, A2.7, A2.9, K-2	FT-002 Source O/U, FT-002 GW O/U, SS-005, SS-006, SS-018, SS-028
Prevent use of contaminated groundwater	Groundwater use restriction and prohibition of the installation of any wells for drinking water or any other purposes which could result in the use of the underlying groundwater	1	A1	LF-021, LF-024
Prevent exposure to contaminated groundwater without proper treatment	Prohibition of discharge of groundwater withdrawn during construction dewatering to the ground or surface water, without prior approval of the NYSDEC	1	A1, A2.7, A2.9, K-2	FT-002 GW O/U, SS-018, SS-028
Prevent exposure by residents to contaminated soil	Limit development to non-residential use	2	A1	SS-005, SS-006
Protect remedial action system and associated monitoring wells	Prohibition of excavation of the landfill cap without prior approval of the New York State Department of Environmental Conservation	1	A1	LF-021, LF-024
Protect remedial action system and associated monitoring wells	Protection of the landfill cover integrity and all components, including the groundwater monitoring wells	1	A1, A2.12	LF-022, LF-023 Source O/U
Prevent exposure to contaminated groundwater	Prohibition of groundwater withdrawal for all potable uses	1	A1	LF-023 GW O/U
Prevent exposure by residents to contaminated soil	Restriction on development to facilities that support only non residential use	2	A2.9, K-2	SS-018, SS-028



**IC CLASSIFICATION WORKSHEET  
FORMER PLATTSBURGH AFB NY**

**CLASSIFICATION CRITERIA**

**Class 1**

- (a) Integral to the integrity of the Remedial Action.
- (b) If the IC is not maintained, exposure to the levels of residual contaminants would present a definite risk to human health and the environment.

**Class 2**

- (a) Supports the Remedial Action.
- (b) If the IC were not maintained, exposure to the levels of residual contaminants would present some risk to human health and the environment.

**Class 3**

- (a) Not integral and not necessary to support the Remedial Action.
- (b) If the IC is not maintained, exposure to the levels of residual contaminants would present minimal or no risk to human health and the environment.

**Class 4**

- (a) There is no Remedial Action under the National Contingency Plan

## APPENDIX D – LUC/IC Tracking Model

**IC Tracking Database/Document Field Descriptions**  
11 July 2002

<b>Field</b>	<b>Choices and/or Content</b>
<b>LUC/IC ID</b>	<ul style="list-style-type: none"> <li>■ This IC Identification code that follows the same format as the AFRPA MIS Parcel IDs. (e.g. BER-PBC-1997-001-D-7) The first code is the base, the second is the methodology, the third is the year of inception, the fourth code is the order of input into the system, a sequential number and the code for the Deed is at the end; e.g. D-7.</li> </ul>
<b>Environmental ID</b>	<ul style="list-style-type: none"> <li>■ This ID plays an important part in recognizing the environmental type of use restriction the record is representing. The two codes that make up this identifier is the: BASE CODE and the Environmental Site Type CODE (Directly out of the AFRPA MIS).</li> </ul>
<b>LUC/IC Type</b>	<ul style="list-style-type: none"> <li>■ Choose from one of the following on the pick list to describe what type of LUC/IC you are entering into the database (to select multiple choices hold shift down and click).</li> <li>■ This list was created with the most commonly used controls for AFRPA Bases, but there is also an "Other" field in which unusual types can be captured as well.</li> </ul>
<b>Affected Property</b>	<ul style="list-style-type: none"> <li>■ Affected parcel and/or description of the affected property (metes &amp; bounds, landmarks, acreage, etc.)</li> <li>■ Need to indicate whether entire parcel or only a portion is affected</li> <li>■ Attach a map with the "Add Map" link on each record to show location and size of the property being addressed</li> </ul>
<b>Management Responsibility</b>	<ul style="list-style-type: none"> <li>■ Agency/organization who is currently responsible for monitoring and management of restrictions or land use controls:               <ul style="list-style-type: none"> <li>■ AFRPA</li> <li>■ Other federal agency</li> <li>■ EPA/State environmental regulatory agency</li> <li>■ State/local governmental authority (e.g., zoning or permitting authority)</li> <li>■ Other</li> </ul> </li> </ul>
<b>Monitoring Frequency</b>	<ul style="list-style-type: none"> <li>■ Frequency at which LUC/ICs must be monitored/inspected</li> <li>■ Pick the appropriate time frame from the drop-down list</li> </ul>
<b>Last Date Monitored/Inspected</b>	<ul style="list-style-type: none"> <li>■ Last occasion on which this has occurred [important for monitoring/management purposes]               <ul style="list-style-type: none"> <li>■ Pick the date</li> </ul> </li> <li>■ Status indicating results of last inspection               <ul style="list-style-type: none"> <li>■ Choose whether action is required</li> </ul> </li> </ul>
<b>Termination Date/Condition</b>	<ul style="list-style-type: none"> <li>■ Conditions that, when met, would allow removal of the LUC/ICs, and the estimated date when such conditions might be met. These conditions are typically linked to a specific aspect of a remedial action, e.g., achieving groundwater MCLs, thereby negating the requirement for prohibition of groundwater use.</li> <li>■ Alternatively, the expiration date for the LUC/ICs, if one has been established</li> </ul>
<b>Source Document(s)</b>	<ul style="list-style-type: none"> <li>■ Attach to LUC/IC record any documents establishing and describing in greater detail the LUC/ICs and the rationale for them. May include ROD/decision document, FOST or conveyance document, etc.</li> </ul>
<b>Contact Name/Number</b>	<ul style="list-style-type: none"> <li>■ Whom to contact with questions regarding ICs. Substantive questions about intent of and relief from LUC/ICs should generally be addressed to AFRPA; questions regarding operational effectiveness should be addressed to monitor/manager.</li> </ul>
<b>Add Map</b>	<ul style="list-style-type: none"> <li>■ See "Affected Property"</li> </ul>

*Note: Database to be available Winter 2002-2003 at [www.sitecloseout.org/luic/](http://www.sitecloseout.org/luic/)*

**APPENDIX E – LUC/IC GRANTEES AND GOVERNMENT/KEY  
STAKEHOLDERS**

**Former Plattsburgh AFB  
Land Use Control/Institutional Control (LUC/IC)  
Grantees and Governmental/Key Stakeholders**

Page 1 of 2

Air Force Real Property Agency (AFRPA), Mr. Michael Sorel, Site Manager and BRAC Environmental Coordinator, (518) 563-2871, 22 U.S. Oval Suite 2200, Plattsburgh NY 12903, [msorel@afbda1.hq.af.mil](mailto:msorel@afbda1.hq.af.mil)

City of Plattsburgh Engineering and Planning Department, Mr. Kevin Farrington, City Engineer, (518) 563-7730, 41 City Hall Place, Plattsburgh NY 12901

City of Plattsburgh Water Pollution Control Plant, Mr. David Powell, (518) 566-8540, Green St., Plattsburgh NY 12901

Clinton County Airport, Mr. Ralph Hensel, Airport Manager, (518) 565-4795, 11 Airport Rd. Suite 101, Plattsburgh NY 12901, [henselr@Co.Clinton.NY.US](mailto:henselr@Co.Clinton.NY.US)

Clinton County Clerk's Office, (518) 565-4700, Margaret St., Plattsburgh NY 12901

Clinton County Planning Department, Mr. Rodney Brown, (518) 565-4709, 137 Margaret St., Plattsburgh NY 12901

County of Clinton Industrial Development Agency, Ms. Adore' Kurtz, Executive Director, (518) 563-3100, 61 Area Development Dr., Plattsburgh NY 12901

Dig Safely New York, Ms. Theresa Benjack, (800) 309-8289, 5063 Brittonfield Parkway, East Syracuse NY 13057

Federal Aviation Administration (FAA), NY Airports District Office, Mr. Robert Lanuza, (518) 227-3805, 600 Old Country Rd. Suite 446, Garden City NY 11530

New York State Department of Environmental Conservation (NYSDEC), Bureau of Eastern Remedial Action, Mr. James Quinn, (518) 402-9697, 625 Broadway, 11<sup>th</sup> Floor, Albany NY 12233-7015, [jaquinn@gw.dec.state.ny.us](mailto:jaquinn@gw.dec.state.ny.us)

New York State Department of Environmental Conservation (NYSDEC), (Point of Contact for State Hazardous Waste Registry/Database to be determined)

New York State Department of Environmental Conservation (NYSDEC), Region V (Point of Contact State Environmental Quality Review [SEQR] to be determined), Rt. 86, Ray Brook NY 12977

New York State Department of Environmental Conservation (NYSDEC) Region V, Environmental Quality Division, Mr. Vincent Kavanaugh, (518) 897-1243, Rt. 86 – P.O. Box 296, Ray Brook NY 12977-0296

**Former Plattsburgh AFB  
Land Use Control/Institutional Control (LUC/IC)  
Grantees and Governmental/Key Stakeholders**

Page 2 of 2

Plattsburgh Airbase Redevelopment Corporation (PARC), Mr. Daniel Wieneke, President and Chief Executive Officer, (518) 561-0232, 22 U.S. Oval Suite 1000, Plattsburgh NY 12903, [danw@parc-usa.com](mailto:danw@parc-usa.com)

Town of Plattsburgh Planning Office, Mr. Phil VonBargen, (518) 563-8103, 152 Banker Rd., Plattsburgh NY 12901

United States Environmental Protection Agency (USEPA), Federal Facilities Section, Mr. Robert Morse, (212) 637-4331, 290 Broadway, 18<sup>th</sup> Floor, New York NY 10007-1866, [morse.bob@epamail.epa.gov](mailto:morse.bob@epamail.epa.gov)

## **APPENDIX F - FORMER PLATTSBURGH AFB MAPS**

**F1. Plattsburgh AFB LUC/IC Map**

**F2. Plattsburgh AFB Restrictive Boundaries**

**Air Force Real Property Agency**  
**FORMER PLATTSBURGH AFB LUC/IC Communication Plan**

(Version 7.5a, 09 July 2002)

**1. Purpose**

This plan is an appendix to the Land Use Control/Institutional Control (LUC/IC) Management Plan and is the primary implementation vehicle for AFRPA's layering strategy at the Former Plattsburgh AFB as described in the LUC/IC Management Plan. The communication plan outlines how AFRPA will inform key stakeholders involved in LUC/IC issues at the Former Plattsburgh AFB of the importance of the LUC/ICs identified for the Former Plattsburgh AFB, and their role in maintaining those LUC/ICs. The primary audiences include the property grantees, government officials, and other key stakeholders who will make decisions affecting the use of the property. The plan also addresses ways to communicate relevant LUC/IC information to interested community stakeholders, so they can consider the information while making decisions about future property uses in their community.

**2. What this Plan Does**

In the Former Plattsburgh LUC/IC Management Plan, AFRPA has identified specific land use restrictions and controls necessary to protect the integrity of remedial actions or to prevent or manage exposure to residual contamination at the Former Plattsburgh AFB. This Communication Plan contains procedures and protocols for communicating initial and subsequent information about LUC/ICs requirements in the LUC/IC Management Plan. Specifically, this Communication Plan is designed to:

- Ensure the parties using and controlling the property understand the LUC/ICs and their responsibilities in relation to them. For example, new deed holders.
- Ensure government officials and key stakeholders who may make decisions affecting future use of the property are aware of the LUC/ICs and understand their responsibilities. For example, local land use planners.
- Identify steps to educate community stakeholders about the existence and importance of the LUC/ICs and the implications if they are breached or disrupted, using the community relations plan, the RAB, or existing environmental review forums.

**3. Former Plattsburgh AFB Implementation: How We Will Communicate**

***Property Grantees***

The Air Force, or its representative, will send initial and reinforcement notification letters to the property grantees. These letters will:

1. Identify the use restriction on the property



2. Inform the Grantee of the importance of observing that use restriction
3. Inform the Grantee of the CERCLA 120(h) covenant associated with the restriction
4. Request updated point of contact information. For example, when property changes hands or people move.
5. Contain attachments, including the AFRPA Grantee Pamphlet, the IC Fact Sheet, an Installation Map, and other relevant data.

Initial notification letters will be sent to Grantees on the deed execution date provided by the Portfolio Management System (PMS), or as soon thereafter as feasible. Reinforcement letters will be sent annually, bi-annually, or every five years, on the anniversary of the initial notification. The dates for initial and reinforcement letters are found in Table 1.

The Air Force will also send termination letters to Grantees when the residual contamination has been reduced to such a level that restrictions on property use are no longer required.

Templates for Grantee notification letters are found in Appendix A. The Management Information System (MIS) will automatically generate these letters using the data found in Table 1.

### ***Governmental Entities and Key Stakeholders***

The Air Force, or its representative, will send initial and reinforcement notification letters to the governmental and key stakeholder points of contact. This will be done for each layering mechanism identified in the Former Plattsburgh AFB LUC/IC Management Plan. These letters will:

1. Identify the use restriction on the property
2. Identify the layering mechanism AFRPA is bringing to the recipient's attention
3. Inform the recipient of the importance of their role in AFRPA's layering strategy and implementation of the relevant layering mechanism
4. Request updated point of contact information
5. Contain attachments, including the IC Fact Sheet, Installation Map, and other relevant data.

Initial letters will be sent at the time that initial Grantee letters are sent, or as soon thereafter as feasible. Reinforcement letters will be sent according to the schedule in Table 1.

The Air Force will also send termination letters to government agencies and key stakeholders when the residual contamination has been reduced to such a level that restrictions on property use are no longer required.

Templates for Government/Key Stakeholder notification letters are found in Appendix B. The MIS will automatically generate these letters using the data found in Table 1.

### ***Notification Letters Data Inputs***

Table 1 below provides a list of points of contact for Grantees, governmental entities, and key stakeholders for the Former Plattsburgh AFB as well as information on the parcel, associated IRP sites or Operable Units, layering mechanisms and priorities, and frequency of correspondence for each letter required by this communication plan (Detailed Point of Contact information, including addresses, is contained in Appendix E of the Land Use Control/Institutional Control Management Plan).

**Table 1  
Former Plattsburgh AFB LUC/IC – Grantee and Governmental/Key Stakeholder Notification Information**

Layering Mechanism	Layering Priority	Affected Parcel No. *	Media Affected	Planned Use**	Use Restriction	IC Classification	Date for Initial Notice	Reinforcement Frequency	Termination Date	Point of Contact***	Grantee (G) or Govt'/Key Stakeholder (K)?				
Use Restrictions in the Deed	1	A1	Soil & Ground water	A, AS, C, I, PR	Limit development to non residential use Groundwater use restriction and prohibition of the installation of any wells for drinking water or any other purposes which could result in the use of the underlying groundwater Prohibition of discharge of groundwater withdrawn during construction dewatering to the ground or surface water, without prior approval of the NYSDEC Protection of the landfill cover integrity and all components; prohibition of excavation of the landfill cap without prior approval of the NYSDEC Prohibition of development or land use which interferes with remedial operations	2				Clinton County Clerk's Office, (518) 565-4700	K				
		A2.7				1				Mr. Robert Lanuza, FAA, NY Airports District Office, (516) 227-3805	K				
		A2.9								Ms. Adore' Kurtz, CCIDA, (518) 563-3100	G				
		A2.12								IMr. Daniel Wieneke, PARC, (518) 561-0232. 22	G				
		K-2								U.S. Oval, Plattsburgh NY 12903					
										Annual	TBD				
														Mr. Michael Sorel, AFRPA, (518) 563-2871	K
														Mr. Ralph Hensel Clinton County Airport, (518) 565-4795	G

FORMER PLATTSBURGH AFB LUC/IC Communication Plan – 10/30/02

Layering Mechanism	Layering Priority	Affected Parcel No. *	Media Affected	Planned Use**	Use Restriction	IC Classification	Date for Initial Notice	Reinforcement Frequency	Termination Date	Point of Contact***	Grantee (G) or Govt/Key Stakeholder (K)?
		A1 A2.7 A2.9 K-2	Soil & Ground water	A, AS, C, I, PR	Limit development to non residential use Groundwater use restriction and prohibition of the installation of any wells for drinking water or any other purposes which could result in the use of the underlying groundwater Prohibition of discharge of groundwater withdrawn during construction dewatering to the ground or surface water, without prior approval of the NYSDEC Protection of the landfill cover integrity and all components; prohibition of excavation of the landfill cap without prior approval of the NYSDEC Prohibition of development or land use which interferes with remedial operations	2 1 1 2				Ms. Adore' Kurtz, CCIDA, (518) 563-3100 Mr. Daniel Wieneke, PARC, (518) 561-0232 Mr. Ralph Hensel Clinton County Airport, (518) 565-4795 Mr. Michael Sorel, AFRPA, (518) 563-2871	G G G K
Lease Restrictions	I							Annual	TBD		

FORMER PLATTSBURGH AFB LUC/IC Communication Plan – 10/30/02

Layering Mechanism	Layering Priority	Affected Parcel No. *	Media Affected	Planned Use**	Use Restriction	IC Classification	Date for Initial Notice	Reinforcement Frequency	Termination Date	Point of Contact***	Grantee (G) or Govt'/Key Stakeholder (K)?
Zoning restrictions/requirements	2	A1	Soil & Ground water	A, AS, C, I, PR	Limit development to non residential use Protection of the landfill cover integrity and all components; prohibition of excavation of the landfill cap without prior approval of the NYSDEC	2				Mr. Kevin Farrington, City Engineering and Planning Department, (518) 563-7730	K
		A2.7 A2.9 A2.12 K-2				1			Mr. Phil VonBargen, Town of Plattsburgh Planning Office, (518) 563-8103	K	
					Prohibition of development or land use which interferes with remedial operations	2		Bi-Annual	TBD	Mr. Rodney Brown, Clinton County Planning Department, (518) 565-4709	K

FORMER PLATTSBURGH AFB LUC/IC Communication Plan – 10/30/02

Layering Mechanism	Layering Priority	Affected Parcel No. *	Media Affected	Planned Use**	Use Restriction	IC Classification	Date for Initial Notice	Reinforcement Frequency	Termination Date	Point of Contact***	Grantee (G) or Govt'/Key Stakeholder (K)?
Local Ordinances/ Master Plans restricting use	2	A1	Soil & Ground water	A, AS, C, I, PR	Limit development to non residential use	2				Mr. Kevin Farrington, City Engineering and Planning Department. (518) 563-7730	K
		A2.7 A2.9 A2.12 K-2			Groundwater use restriction and prohibition of the installation of any wells for drinking water or any other purposes which could result in the use of the underlying groundwater	1			Mr. Phil VonBargen, Town of Plattsburgh Planning Office, (518) 563-8103	K	
					Prohibition of discharge of groundwater withdrawn during construction dewatering to the ground or surface water, without prior approval of the NYSDEC	1		Bi-Annual	TBD	Mr. Rodney Brown, County Planning Department. (518) 565-4709	K
					Protection of the landfill cover integrity and all components; prohibition of excavation of the landfill cap without prior approval of the NYSDEC	1				Mr. Robert Lanuza, FAA, NY Airports District Office. (516) 227-3805	K
					Prohibition of development or land use which interferes with remedial operations	2					

FORMER PLATTSBURGH AFB LUC/IC Communication Plan – 10/30/02

Layering Mechanism	Layering Priority	Affected Parcel No. *	Media Affected	Planned Use**	Use Restriction	IC Classification	Date for Initial Notice	Reinforcement Frequency	Termination Date	Point of Contact***	Grantee (G) or Govt'/Key Stakeholder (K)?
State NEPA Laws (e.g. SEQR)	2	A1	Soil & Ground water	A, AS, C, I, PR	Limit development to non residential use Prohibition of development or land use which interferes with remedial operations	2		Bi-Annual	TBD	Mr. Kevin Farrington, City Engineering and Planning Department, (518) 563-7730	K
		A2.7								Mr. Phil VonBargen, Town of Plattsburgh Planning Office, (518) 563-8103	K
		A2.9								Mr. Rodney Brown, County Planning Department, (518) 565-4709	K
		K-2								NYSDEC (point of contact to be determined)	K

FORMER PLATTSBURGH AFB LUC/IC Communication Plan – 10/30/02

Layering Mechanism	Layering Priority	Affected Parcel No. *	Media Affected	Planned Use**	Use Restriction	IC Classification	Date for Initial Notice	Reinforcement Frequency	Termination Date	Point of Contact***	Grantee (G) or Govt./Key Stakeholder (K)?
Groundwater use restrictions		A1	Groundwater	A, AS, C, I, PR	Groundwater use restriction and prohibition of the installation of any wells for drinking water or any other purposes which could result in the use of the underlying groundwater	I				Mr. Michael Sorel, AFRPA, (518) 563-2871	K
		A2.7								Mr. James Quinn, NYSDEC Bureau of Eastern Remedial Action, (518) 402-9697	K
	I	A2.9 K-2			Prohibition of discharge of groundwater withdrawn during construction dewatering to the ground or surface water, without prior approval of the NYSDEC	I		Annual	TBD	Mr. Robert Morse, USEPA, Federal Facilities Section, (212) 637-4331	K

FORMER PLATTSBURGH AFB LUC/IC Communication Plan – 10/30/02

Layering Mechanism	Layering Priority	Affected Parcel No. *	Media Affected	Planned Use**	Use Restriction	IC Classification	Date for Initial Notice	Reinforcement Frequency	Termination Date	Point of Contact***	Grantee (G) or Govt'/Key Stakeholder (K)?
Well installation restrictions (in zones of contamination and in areas that may influence the remedial system)	1	A1	Ground water	A, AS, C, I, PR	Groundwater use restriction and prohibition of any wells for drinking water or any other purposes which could result in the use of the underlying groundwater	1				Mr. Michael Sorel, AFRPA, (518) 563-2871	K
		A2.7								Mr. James Quinn, NYSDEC Bureau of Eastern Remedial Action, (518) 402-9697	K
		A2.9								Mr. Robert Morse, USEPA, Federal Facilities Section, (212) 637-4331	K
		K-2			Prohibition of discharge of groundwater withdrawn during construction dewatering to the ground or surface water, without prior approval of the NYSDEC	1		Annual	TBD		
					Prohibition of development or land use which interferes with remedial operations	2					



FORMER PLATTSBURGH AFB LUC/IC Communication Plan – 10/30/02

Layering Mechanism	Layering Priority	Affected Parcel No. *	Media Affected	Planned Use**	Use Restriction	IC Classification	Date for Initial Notice	Reinforcement Frequency	Termination Date	Point of Contact***	Grantee (G) or Govt'/Key Stakeholder (K)?
Permitting to prohibit excavation, construction, drilling, or disturbance of soil in impacted areas (1 of 2)		A1	Soil & Ground water	A, AS, C, I, PR	Groundwater use restriction and prohibition of any wells for drinking water or any other purposes which could result in the use of the underlying groundwater	1				Mr. Michael Sorel, AFRPA, (518) 563-2871	K
		A2.7								Mr. James Quinn, NYSDEC Bureau of Eastern Remedial Action, (518) 402-9697	K
		A2.9								Mr. Robert Morse, USEPA, Federal Facilities Section, (212) 637-4331	K
		A2.12				Prohibition of discharge of groundwater withdrawn during construction dewatering to the ground or surface water, without prior approval of the NYSDEC	1			Ms. Adore' Kurtz, CCIDA, (518) 563-3100	G
		K-2				Protection of the landfill cover integrity and all components; prohibition of excavation of the landfill cap without prior approval of the NYSDEC	1		TBD	Mr. Daniel Wieneke, PARC, (518) 561-0232	G
					Prohibition of development or land use which interferes with remedial operations	2					

FORMER PLATTSBURGH AFB LUC/IC Communication Plan – 10/30/02

Layering Mechanism	Layering Priority	Affected Parcel No. *	Media Affected	Planned Use**	Use Restriction	IC Classification	Date for Initial Notice	Reinforcement Frequency	Termination Date	Point of Contact***	Grantee (G) or Govt/Key Stakeholder (K)?
Permitting to prohibit excavation, construction, drilling, or disturbance of soil in impacted areas (2 of 2)	1	A1	Soil & Ground water	A, AS, C, I, PR	Groundwater use restriction and prohibition of the installation of any wells for drinking water or any other purposes which could result in the use of the underlying groundwater	1		Annual	TBD	Mr. Ralph Hensel Clinton County Airport, (518) 565-4795	G
		A2.7									Ms. Theresa Benjack, Dig Safely New York, (800)-309-8289
		A2.9			Prohibition of discharge of groundwater withdrawn during construction dewatering to the ground or surface water, without prior approval of the NYSDEC	1				Mr. Kevin Farrington, City of Plattsburgh Engineering and Planning Department, (518) 563-7730	K
		A2.12			Protection of the landfill cover integrity and all components; prohibition of excavation of the landfill cap without prior approval of the NYSDEC	1				Mr. Phil VonBargen, Town of Plattsburgh Planning Office, (518) 563-8103	K
		K-2			Prohibition of development or land use which interferes with remedial operations	2					

FORMER PLATTSBURGH AFB LUC/IC Communication Plan – 10/30/02

Layering Mechanism	Layering Priority	Affected Parcel No. *	Media Affected	Planned Use**	Use Restriction	IC Classification	Date for Initial Notice	Reinforcement Frequency	Termination Date	Point of Contact***	Grantee (G) or Govt/Key Stakeholder (K)?
Discharge of contaminated groundwater	1	A1	Soil & Ground water	A, AS, C, I, PR	Groundwater use restriction and prohibition of any wells for drinking water or any other purposes which could result in the use of the underlying groundwater	1		Annual	TBD	Mr. Michael Sorel, AFRPA, (518) 563-2871	K
		A2.7								Mr. Vincent Kavavaugh, NYSDEC Region V, Environmental Quality Division (518) 897-1243	K
		A2.9			Prohibition of discharge of groundwater withdrawn during construction dewatering to the ground or surface water, without prior approval of the NYSDEC	1				Mr. David Powell, City of Plattsburgh Water Pollution Control Plant (518) 563-7172	K
		A2.12			Prohibition of development or land use which interferes with remedial operations	2				Ms. Adore' Kurtz, CCIDA, (518) 563-3100	G
		K-2								Mr. Daniel Wieneke, PARC, (518) 561-0232	G
										Mr. Ralph Hensel, Clinton County Airport, (518) 565-4795	G

FORMER PLATTSBURGH AFB LUC/IC Communication Plan – 10/30/02

Layering Mechanism	Layering Priority	Affected Parcel No. *	Media Affected	Planned Use**	Use Restriction	IC Classification	Date for Initial Notice	Reinforcement Frequency	Termination Date	Point of Contact***	Grantee (G) or Gov't/Key Stakeholder (K)?	
Install fence or other physical barriers to restrict site access	1	A1	Soil	A, AS, C, I, PR	Protection of the landfill cover integrity and all components; prohibition of excavation of the landfill cap without prior approval of the NYSDEC	1				Mr. Michael Sorel, AFRPA, (518) 563-2871	K	
		A2.12			Prohibition of development or land use which interferes with remedial operations	2		Annual	TBD	Ms. Adore' Kurtz, CCIDA, (518) 563-3100	G	
											Mr. Daniel Wieneke, PARC, (518) 561-0232	G
											Mr. Ralph Hensel, Clinton County Airport, (518) 565-4795	G

FORMER PLATTSBURGH AFB LUC/IC Communication Plan – 10/30/02

Layering Mechanism	Layering Priority	Affected Parcel No. *	Media Affected	Planned Use**	Use Restriction	IC Classification	Date for Initial Notice	Reinforcement Frequency	Termination Date	Point of Contact***	Grantee (G) or Govt'/Key Stakeholder (K)?
Install signage and warnings	1	A1	Soil	A, AS, C, I, PR	Protection of the landfill cover integrity and all components; prohibition of excavation of the landfill cap without prior approval of the NYSDEC	1				Mr. Michael Sorel, AFRPA, (518) 563-2871	K
		A2.12								Ms. Adore' Kurtz, CCIDA, (518) 563-3100	G
						Prohibition of development or land use which interferes with remedial operations	2		Annual	Mr. Daniel Wieneke, PARC, (518) 561-0232	G
									TBD	Mr. Ralph Hensel, Clinton County Airport, (518) 565-4795	G

FORMER PLATTSBURGH AFB LUC/IC Communication Plan – 10/30/02

Layering Mechanism	Layering Priority	Affected Parcel No. *	Media Affected	Planned Use**	Use Restriction	IC Classification	Date for Initial Notice	Reinforcement Frequency	Termination Date	Point of Contact***	Grantee (G) or Govt'/Key Stakeholder (K)?
Monitor and inspect wells in impacted area regularly	1	A1	Soil & Ground water	A, AS, C, I, PR	Groundwater use restriction and prohibition of any wells for drinking water or any other purposes which could result in the use of the underlying groundwater Prohibition of discharge of groundwater withdrawn during construction dewatering to the ground or surface water, without prior approval of the NYSDEC Protection of the landfill cover integrity and all components; prohibition of excavation of the landfill cap without prior approval of the NYSDEC Prohibition of development or land use which interferes with remedial operations	1				Mr. Michael Sorel, AFRPA, (518) 563-2871	K
		A2.7				1			Ms. Adore' Kurtz, CCIDA, (518) 563-3100	G	
		A2.9							Mr. Daniel Wieneke, PARC, (518) 561-0232	G	
		A2.12							Mr. Ralph Hensel, Clinton County Airport, (518) 565-4795	G	
		K-2						Annual	TBD		

FORMER PLATTSBURGH AFB LUC/IC Communication Plan – 10/30/02

Layering Mechanism	Layering Priority	Affected Parcel No. *	Media Affected	Planned Use**	Use Restriction	IC Classification	Date for Initial Notice	Reinforcement Frequency	Termination Date	Point of Contact***	Grantee (G) or Govt./Key Stakeholder (K)?
Inspect and monitor remedial systems (i.e. water treatment systems, SVE systems, landfill caps, etc.)	1	A1	Soil & Ground water	A, AS, C, I, PR	Protection of the landfill cover integrity and all components; prohibition of excavation of the landfill cap without prior approval of the NYSDEC	1				Mr. Michael Sorel, AFRPA, (518) 563-2871	K
		A2.7								Ms. Adore Kurtz, CCIDA, (518) 563-3100	G
		A2.12								Mr. Daniel Wieneke, PARC, (518) 561-0232	G
										Mr. Ralph Hensel, Clinton County Airport, (518) 565-4795	G

FORMER PLATTSBURGH AFB LUC/IC Communication Plan – 10/30/02

Layering Mechanism	Layering Priority	Affected Parcel No. *	Media Affected	Planned Use**	Use Restriction	IC Classification	Date for Initial Notice	Reinforcement Frequency	Termination Date	Point of Contact***	Grantee (G) or Govt'/Key Stakeholder (K)?
Deed Notices	2	A1	Soil & Ground water	A, AS, C, I, PR	Limit development to non residential use Groundwater use restriction and prohibition of the installation of any wells for drinking water or any other purposes which could result in the use of the underlying groundwater Prohibition of discharge of groundwater withdrawn during construction dewatering to the ground or surface water, without prior approval of the NYSDEC	2				Mr. Michael Sorel, AFRPA, (518) 563-2871	K
		A2.7 A2.9 A2.12 K-2				1		Bi-Annual	TBD	Clinton County Clerk's Office, (518) 565-4700	K
					Protection of the landfill cover integrity and all components; prohibition of excavation of the landfill cap without prior approval of the NYSDEC Prohibition of development or land use which interferes with remedial operations	1					
						2					



FORMER PLATTSBURGH AFB LUC/IC Communication Plan – 10/30/02

Layering Mechanism	Layering Priority	Affected Parcel No. *	Media Affected	Planned Use**	Use Restriction	IC Classification	Date for Initial Notice	Reinforcement Frequency	Termination Date	Point of Contact***	Grantee (G) or Govt/Key Stakeholder (K)?
Incorporate use restrictions into Airport Layout Plan		A1	Soil & Ground water	A, AS, C, I, PR	Groundwater use restriction and prohibition of any wells for drinking water or any other purposes which could result in the use of the underlying groundwater	1				Ms. Adore' Kurtz, CCIDA, (518) 563-3100	G
		A2.12			Prohibition of discharge of groundwater withdrawn during construction dewatering to the ground or surface water, without prior approval of the NYSDEC	1				Mr. Daniel Wieneke, PARC, (518) 561-0232	G
					Protection of the landfill cover integrity and all components; prohibition of excavation of the landfill cap without prior approval of the NYSDEC	1				Mr. Ralph Hensel Clinton County Airport, (518) 565-4795	G
		2			Prohibition of development or land use which interferes with remedial operations Limit development to non residential use	2 2			Bi-Annual	TBD	Mr. Robert Lanuza, FAA, NY Airports District Office, (516) 227-3805

FORMER PLATTSBURGH AFB LUC/IC Communication Plan – 10/30/02

Layering Mechanism	Layering Priority	Affected Parcel No. *	Media Affected	Planned Use**	Use Restriction	IC Classification	Date for Initial Notice	Reinforcement Frequency	Termination Date	Point of Contact***	Grantee (G) or Govt'l/ Key Stakeholder (K)?
Health and Safety Program, and PPE, for any construction activities	2	A1	Soil & Ground water	A, AS, C, I, PR	Limit development to non residential use	2				Ms. Adore' Kurtz, CCIDA, (518) 563-3100	G
		A2.7			Groundwater use restriction and prohibition of the installation of any wells for drinking water or any other purposes which could result in the use of the underlying groundwater	1			Mr. Daniel Wieneke, PARC, (518) 561-0232	G	
		A2.12			Prohibition of discharge of groundwater withdrawn during construction dewatering to the ground or surface water. without prior approval of the NYSDEC	1			Mr. Ralph Hensel Clinton County Airport, (518) 565-4795	G	
		K-2			Protection of the landfill cover integrity and all components; prohibition of excavation of the landfill cap without prior approval of the NYSDEC	1					
					Prohibition of development or land use which interferes with remedial operations	2		Bi-Annual	TBD		

FORMER PLATTSBURGH AFB LUC/IC Communication Plan – 10/30/02

Layering Mechanism	Layering Priority	Affected Parcel No. *	Media Affected	Planned Use**	Use Restriction	IC Classification	Date for Initial Notice	Reinforcement Frequency	Termination Date	Point of Contact***	Grantee (G) or Govt'l/ Key Stakeholder (K)?
State hazardous waste site registry	2	A1	Soil & Ground water	A, AS, C, I, PR	Limit development to non residential use	2				Mr. Michael Sorel, AFRPA, (518) 563-2871 New York State Department of Environmental Conservation (point of contact to be determined)	K
		A2.7				1					
		A2.9			Groundwater use restriction and prohibition of the installation of any wells for drinking water or any other purposes which could result in the use of the underlying groundwater	1					
		A2.12			Prohibition of discharge of groundwater withdrawn during construction dewatering to the ground or surface water, without prior approval of the NYSDEC	1					
		K-2			Protection of the landfill cover integrity and all components; prohibition of excavation of the landfill cap without prior approval of the NYSDEC	1					
					Prohibition of development or land use which interferes with remedial operations	2					
								Bi-Annual	TBD		

FORMER PLATTSBURGH AFB LUC/IC Communication Plan – 10/30/02

Layering Mechanism	Layering Priority	Affected Parcel No. *	Media Affected	Planned Use**	Use Restriction	IC Classification	Date for Initial Notice	Reinforcement Frequency	Termination Date	Point of Contact***	Grantee (G) or Govt'/Key Stakeholder (K)?
Notify utility purveyors and join "Dig Safe" type programs	2	A1	Soil & Ground water	A, AS, C, I, PR	Limit development to non residential use	2				Mr. Michael Sorel, AFRPA, (518) 563-2871	K
		A2.7									
		A2.9									
		A2.12									
		K-2									
					Groundwater use restriction and prohibition of the installation of any wells for drinking water or any other purposes which could result in the use of the underlying groundwater	1			Ms. Adore' Kurtz, CCIDA, (518) 563-3100	G	
					Prohibition of discharge of groundwater withdrawn during construction dewatering to the ground or surface water, without prior approval of the NYSDEC	1			Mr. Daniel Wieneke, PARC (518) 561-0232	G	
					Protection of the landfill cover integrity and all components; prohibition of excavation of the landfill cap without prior approval of the NYSDEC	1			Mr. Ralph Hensel Clinton County Airport, (518) 565-4795	G	
					Prohibition of development or land use which interferes with remedial operations	2			Bi-Annual	Ms. Theresa Benjack, Dig Safely New York, (800)-309-8289	K
									TBD		

\*Parcels, Description and Planned Use

*A1, Aviation Support, Airfield and Western Area; Airfield and Aviation Support*

*A2.7, South Central New Base; Commercial, Industrial*

*A2.9, Central Old Base; Commercial, Industrial*

*A2.12, Old Small Arms Range; Commercial, Industrial, Aviation Support*

*K-2, Lakefront Area – Center; Public/Recreation*

\*\*Planned Use Abbreviations

*A – Airfield; AS – Aviation Support; C – Commercial; I – Industrial; PR – Public/Recreation*

\*\*\* Agency Abbreviations

*AFBCA – Air Force Base Conversion Agency*

*FAA – Federal Aviation Administration*

*CCIDA - County of Clinton Industrial Development Agency*

*NYSDEC – New York State Department of Environmental Conservation*

*PARC – Plattsburgh Airbase Redevelopment Corporation*

*USEPA – United States Environmental Protection Agency*

#### **4. Communicating with Community Stakeholders**

While the focus of this plan is on direct communication with Grantees, governmental representatives, and key stakeholders, other activities will educate community stakeholders. Specifically:

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Inform the public through the Installation Restoration Program (IRP) Community Relations Program, as needed and appropriate.

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Provide information to the Restoration Advisory Board (RAB) on use restrictions as appropriate. Tell RAB about any breeches and explain procedures for reporting them. Share information on how the Air Force resolved problems.

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Continue to inform the Base Cleanup Team.

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Continue to inform the Local Reuse Authority.

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Maintain and advertise the 1-800-655-7200 contact line to appropriate groups or individuals.

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#### **5. Points of Contact for Questions about this Plan:**

Mr. Michael Sorel, Base Environmental Coordinator	(518) 563-2871
Mr. John Corradetti, AFRPA Program Manager	(703) 696-5250
Mr. James Waldron, AFRPA Environmental Coordinator	(703) 696-5243
Ms. Claire Biunno, AFRPA Environmental Counsel	(703) 696-5360
Ms. Linda Geissinger, AFRPA Public Affairs Specialist	(916) 643-1164 x109

#### **6. Related web sites:**

[www.afbca.sitecloseout.hq.af.mil](http://www.afbca.sitecloseout.hq.af.mil)

[www.dtic.mil/envirodod/envbrac.html](http://www.dtic.mil/envirodod/envbrac.html)

**APPENDIX A**  
**GRANTEE NOTIFICATION LETTER TEMPLATES**

## Initial Grantee Letter

AFRPA/DR  
1700 North Moore Street, Suite 2300  
Arlington VA 22209-2802

*[Grantee Name]*  
*[Grantee Address]*

Dear *[Grantee]*:

On *[date]*, the Air Force conveyed *[parcel description]* at *[installation name]* to you for use as *[planned use]*. The deed for this property included restrictions on its use as part of an environmental remedy for the *[media type]* contamination on or underlying the property. A map of this parcel depicting the area(s) subject to restriction is attached. This restriction is required to protect human health and the environment. This letter serves as additional notice to ensure you continue to be aware of this use restriction.

**The following use restriction(s) apply/applies to your property:**

*[describe use restriction(s)]*

The use restrictions is/are a part of the remedial action affecting your property. The deed for your property has a covenant, required by Section 120(h)(3) of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). The covenant provides protection in the event additional remedial action is found to be necessary in the future. Interference with the use restriction(s) described above on your property may be considered an act or omission that results in the loss of the covenant's protection, and your becoming a potentially responsible party. As a potentially responsible party you could be held responsible for the costs associated with completing any remedial action found to be necessary as a result of such interference.

If your property changes hands, or if your contact information changes, please send the following information to the address above, attention *[appropriate Air Force contact]*:

Name  
Mailing Address  
Telephone Number  
Facsimile Number (if available)  
Email Address (if available)



Sources of additional information on use restrictions are attached to this letter. If you have further questions concerning this matter, please contact *[appropriate Air Force contact]* at *XXX-XXX-XXXX*. The Air Force will continue to send letters every *[frequency]* years as a reminder of this restriction. You will also receive a letter notifying you that the restriction is removed, when all actions to protect human health and the environment are deemed complete by the appropriate regulatory agencies.

Sincerely

ALBERT F. LOWAS, JR.  
Director

cc:

AFRPA/D\_  
AFRPA/LD  
AFRPA/EV

Attachments: Grantee Pamphlet  
Map of Parcel and Use Restrictions  
AFRPA Institutional Controls Fact Sheet  
1-800 number Fact Sheet

## Grantee Reinforcement Letter

AFRPA/DR  
1700 North Moore Street, Suite 2300  
Arlington VA 22209-2802

*[Grantee Name]*  
*[Grantee Address]*

Dear *[Grantee]*:

On *[date]*, the Air Force conveyed *[parcel description]* at *[installation name]* to you for use as *[planned use]*. The deed for this property included restrictions on its use as part of an environmental remedy for the *[media type]* contamination on or underlying the property. A map of this parcel depicting the area(s) subject to restriction is attached. This restriction is required to protect human health and the environment. This letter serves as a follow-up to our letter of *[initial letter date]*, to ensure you continue to be aware of this use restriction.

### **The following use restriction(s) apply/applies to your property:**

*[describe use restriction(s)]*

The use restrictions is/are a part of the remedial action affecting your property. The deed for your property has a covenant, required by Section 120(h)(3) of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). The covenant provides protection in the event additional remedial action is found to be necessary in the future. Interference with the use restriction(s) described above on your property may be considered an act or omission that results in the loss of the covenant's protection, and your becoming a potentially responsible party. As a potentially responsible party you could be held responsible for the costs associated with completing any remedial action found to be necessary as a result of such interference.

If your property changes hands, or if your contact information changes, please send the following information to the address above, attention *[appropriate Air Force contact]*:

Name  
Mailing Address  
Telephone Number  
Facsimile Number (if available)  
Email Address (if available)

Sources of additional information on use restrictions are attached to this letter. If you have further questions concerning this matter, please contact *[appropriate Air Force contact]* at *XXX-XXX-XXXX*. The Air Force will continue to send letters every *[frequency]* years as a reminder of this restriction. You will also receive a letter notifying you that the restriction is removed, when all actions to protect human health and the environment are deemed complete by the appropriate regulatory agencies.

Sincerely

ALBERT F. LOWAS, JR.  
Director

cc:

AFRPA/D\_  
AFRPA/LD  
AFRPA/EV

Attachments: Grantee Pamphlet  
Map of Parcel and Use Restrictions  
AFRPA Institutional Controls Fact Sheet  
1-800 number Fact Sheet

## Grantee - Use Restriction Termination Letter

AFRPA/DR  
1700 North Moore Street, Suite 2300  
Arlington VA 22209-2802

*[Grantee Name]*  
*[Grantee Address]*

Dear *[Grantee]*:

On *[date]*, the Air Force conveyed *[parcel description]* at *[installation name]* to you for use as *[planned use]*. The deed for this property included restrictions on its use as part of an environmental remedy for the *[media type]* contamination on or underlying the property. A map of this parcel depicting the area(s) subject to restriction is attached.

This restriction can now be removed, because the restrictions are no longer necessary. This letter serves as notice that the use restriction(s) will be terminated. A copy of the document terminating the use restrictions is attached.

The following restriction(s) on the use of the property are being terminated:

*[Describe use restriction]*

If you have questions concerning this letter, please contact *[appropriate Air Force contact]* at *XXX-XXX-XXXX*.

Sincerely

ALBERT F. LOWAS, JR.  
Director

cc:  
AFRPA/D\_  
AFRPA/LD  
AFRPA/EV

Attachments: *[Copy of Use Restriction Termination Document]*

**APPENDIX B**  
**GOVERNMENT / KEY STAKEHOLDERS**  
**NOTIFICATION LETTER TEMPLATES**

## Initial Governmental / Key Stakeholder Letter

AFRPA/DR  
1700 North Moore Street, Suite 2300  
Arlington VA 22209-2802

*[Organization Name]*  
*[Organization Address]*

Dear *[Organization]*:

The Air Force conveyed *[parcel name]* of the *[installation name]* to *[grantee name]* on *[date]* for use as *[planned use]*. The deed for this property restricted its use as part of an environmental remedy for the *[media type]* contamination on or underlying the property. The use restriction specific to this letter is identified below and shown on the attached map. This restriction must remain in place in order to protect human health and the environment. This letter serves as the notice to your organization of this restriction, so that you may consider it in making decisions about this property.

### **The following use restriction(s) applies/apply to this property:**

*[describe use restriction(s)]*

If your contact information changes, please send the following information to the address above, attention *[appropriate Air Force contact]*:

Organization Name  
Mailing Address  
General Telephone Number  
Facsimile Number (if available)  
Email Address (if available)

Sources of additional information on use restrictions are attached to this letter. If you have further questions concerning this matter, please contact *[appropriate Air Force contact]* at *XXX-XXX-XXXX*. The Air Force will continue to send letters every *[frequency]* years as a reminder of this restriction. You will also receive a letter notifying you that the restriction is removed, when all actions to protect human health and the environment are deemed complete by the appropriate regulatory agencies.

Sincerely

ALBERT F. LOWAS, JR.  
Director

cc:  
AFRPA/D\_  
AFRPA/LD  
AFRPA/EV

Attachments: Grantee Pamphlet  
Map of Parcel and Use Restrictions  
AFRPA Institutional Controls Fact Sheet  
AFRPA Institutional Controls Tracking System Fact Sheet  
1-800 number Fact Sheet

## Reinforcement Governmental / Key Stakeholder Letter

AFRPA/DR  
1700 North Moore Street, Suite 2300  
Arlington VA 22209-2802

*[Organization Name]*  
*[Organization Address]*

Dear *[Organization]*:

The Air Force conveyed *[parcel name]* of the *[installation name]* to *[grantee name]* on *[date]* for use as *[planned use]*. The deed for this property restricted its use as part of an environmental remedy for the *[media type]* contamination on or underlying the property. The use restriction specific to this letter is identified below and shown on the attached map. This restriction must remain in place in order to protect human health and the environment. This letter serves as a reminder to your organization of this restriction, so that you may consider it in making decisions about this property, as initially described in our letter of *[initial notice letter date]*.

### **The following use restriction(s) applies/apply to this property:**

*[describe use restriction(s)]*

If your contact information changes, please send the following information to the address above, attention *[appropriate Air Force contact]*:

Organization Name  
Mailing Address  
General Telephone Number  
Facsimile Number (if available)  
Email Address (if available)

Sources of additional information on use restrictions are attached to this letter. If you have further questions concerning this matter, please contact *[appropriate Air Force contact]* at *XXX-XXX-XXX.X*. The Air Force will continue to send letters every *[frequency]* years as a reminder of this restriction. You will also receive a letter notifying you that the restriction is removed, when all actions to protect human health and the environment are deemed complete by the appropriate regulatory agencies.

Sincerely



ALBERT F. LOWAS, JR.  
Director

cc:

AFRPA/D  
AFRPA/LD  
AFRPA/EV

Attachments: Grantee Pamphlet  
Map of Parcel and Use Restrictions  
AFRPA Institutional Controls Fact Sheet  
AFRPA Institutional Controls Tracking System Fact Sheet  
1-800 number Fact Sheet

## Government/Key Stakeholder - Use Restriction Termination Letter

AFRPA/DR  
1700 North Moore Street, Suite 2300  
Arlington VA 22209-2802

*[Organization Name]*  
*[Organization Address]*

Dear *[Organization]*:

The Air Force conveyed *[parcel name]* of the *[installation name]* to *[grantee name]* on *[date]* for use as *[planned use]*. The deed for this property restricted its use as part of an environmental remedy for the *[media type]* contamination on or underlying the property. The use restriction specific to this letter is identified below and shown on the attached map. This restriction can now be removed, as it is no longer necessary protect human health and the environment. This letter serves as the notice of termination of this restriction. A copy of the document terminating the use restrictions is attached.

The remedial action, which affected this property, included the following restriction(s) on the use of the property:

*[describe use restriction(s)]*

If you have questions concerning this letter, please contact *[appropriate Air Force contact]* at *XXX-XXX-XXXX*.

Sincerely

ALBERT F. LOWAS, JR.  
Director

cc:  
AFRPA/D\_  
AFRPA/LD  
AFRPA/EV

Attachments: *[Copy of Use Restriction Termination Document]*