



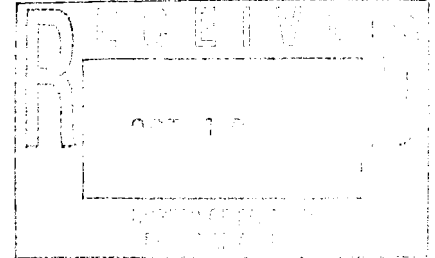
DEPARTMENT OF THE AIR FORCE  
AIR FORCE REAL PROPERTY AGENCY



October 8, 2003

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

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



SUBJECT: Environmental Documents for Proposed Transfer of Parcel A2.15, Northwest and Southwest Base Areas, Former Plattsburgh AFB NY

Submitted for your review and comments are the Draft Supplemental Environmental Baseline Survey (SEBS) and the Finding of Suitability to Transfer (FOST) for the subject proposal.

Request any comments to the attached documents by November 10, 2003.

Our point of contact is Steve Gagnier at (518) 563-2871, extension 14.

MICHAEL D. SOREL, PE

Site Manager/BRAC Environmental Coordinator

Attachments:

1. SEBS - Parcel A2.15
2. FOST - Parcel A2.15

cc:

USEPA (Mr. Robert Morse) (Atch under sep cover)  
NYSDEC Reg 5 (Mr. Richard Wagner)  
NYSDOH (Mr. Richard Fedigan)

**DRAFT SUPPLEMENTAL ENVIRONMENTAL BASELINE SURVEY (SEBS)  
FOR  
PARCEL A2.15  
NORTHWEST AND SOUTHWEST BASE AREAS  
Former Plattsburgh Air Force Base, New York  
October 2003**

**CHAPTER 1: PURPOSE OF THE SUPPLEMENTAL ENVIRONMENTAL BASELINE SURVEY**

**1.1 Introduction.** This Supplemental Environmental Baseline Survey (SEBS) has been prepared to document environmental conditions of 2 buildings, 2 support structures, and vacant land contained in Parcel A2.15 of Plattsburgh Air Force Base (AFB) since publication of the Plattsburgh AFB Basewide Environmental Baseline Survey (EBS).

**1.2 Description.** The area included in this document is comprised of four separate smaller areas located to the north, northwest, south, and southwest of the runway and flightline. The parcel contains 2 buildings, 2 support structures, and vacant open land, and is a total of approximately 285.2 acres in size. The buildings, structures, and land areas associated with this property are listed in Table 1.2 below, together with their sizes and construction dates, where applicable. This entire area was previously used by the Air Force for navigational aids, landfills, training, and to provide a buffer zone for the flightline. Detailed historical land use for these areas can be found on pages 9, 10, and 11 of Table B-1 of the Basewide EBS. The areas included in this parcel are shown on Attachments 1A through 1D.

**Table 1.2, Existing Facility Information**

<b>Facility Number</b>	<b>Category</b>	<b>Usage</b>	<b>Size or Quantity</b>	<b>Year Constructed</b>
3510	A	EOD Range	1 EA	1975
3512	A	Training Area	1 EA	1987
3513	A	Practice Grenade Range	1 EA	1979
9400	B	TACAN Station	343 SF	1957
9700	B	Beacon Light	342 SF	1957
9701	S	Antenna Spt Stru	1 EA	1980
9710	S	Laser Beam Ceilometer	1 EA	1959

**Abbreviations Key: B - Building/S - Structure/A - Acreage**

## **CHAPTER 2: SURVEY METHODOLOGY**

**2.1 Approach and Rationale.** The data used in preparing this SEBS were obtained from the Plattsburgh AFB Basewide EBS revised May 1997 (data updated to September 1996). The EBS was based on record searches, interviews, and visual site inspections (VSIs). The data and information contained in the EBS were prepared in accordance with Department of Defense policies and guidance, as they pertain to the procedures for conducting an EBS. VSIs were conducted and additional data collected

**2.2 Description of Documents Reviewed.** A list of documentation reviewed is provided in the Plattsburgh AFB Basewide EBS. Additional documentation used included the May 1997 Base Realignment and Closure Cleanup Plan (BCP); the November 1995 Environmental Impact Statement (EIS) for Disposal and Reuse of Plattsburgh AFB prepared by Tetra Tech, Inc.; the April 1997 Closure Report for the Removal of Underground Storage Tanks, Oil/Water Separators, Septic Tanks, and Aboveground Storage Tanks prepared by OHM Remediation Services Corporation; the March 1999 Site Characterization Report prepared by Fanning, Phillips, and Molnar; the February 1994 Habitat Assessment and Wetlands Delineation Report performed by URS Consultants; June 2001 Final Report on the Supplemental Evaluation to the Environmental Baseline Survey prepared by URS Consultants; the May 1999 Final Ordnance and Explosives Removal Action Report prepared by Human Factors Applications (HFA) Inc; the September 2002 Post-Investigative Report for the EOD Range (IRP Site SS-026) prepared by Versar, Inc; Semiannual Post-Closure Monitoring Reports for Landfill LF-024 prepared by URS Consultants; and the Final Record of Decision (March 2003) for IRP Site SS-026 prepared by URS Consultants. All documentation used for the preparation of this SEBS is available for review at the Air Force Real Property Agency office at Plattsburgh, New York.

**2.3 Inspection of Properties Conducted.** Additional VSIs were conducted in September 2003 to determine if any change in property condition had occurred subsequent to publication of the Basewide EBS. The purpose of these VSIs was to identify any stained soils, stressed vegetation, leachate seepage, unusual odors, condition of asbestos-containing materials (ACM), paint condition, etc., which might indicate environmental concern.

## **CHAPTER 3: FINDINGS FOR NORTHWEST AND SOUTHWEST BASE AREAS, PARCEL A2.15**

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

**3.2 Property Categorization Factors.** Environmental factors which are not applicable to this property include medical/biohazardous wastes, oil/water separators, radioactive and mixed wastes, hazardous substances, and spills and releases. Applicable environmental factors are discussed below.

**3.2.1 Installation Restoration Program (IRP) Sites.** There are two IRP sites located within the boundaries of this property. These sites are discussed below; additional information can be found in Appendix D of the Basewide EBS.

**LF-024** is a former construction spoils landfill located southwest of the Weapons Storage Area between the south edge of the Explosive Ordnance Disposal (EOD) area (SS-026) and the Salmon River. It is approximately 1 acre in size and was operational between 1980 and 1986. During the Site Investigation (SI), there were no organic compounds detected above background levels, but some metals above background levels were detected. A ROD was signed in March 1997, and a native soil cap was installed in 1997/1998. Long-term monitoring began in November 1998 and has been performed semiannually since that time. In accordance with the ROD, monitoring frequency will be done on an annual basis starting in November 2003. Monitoring results have been consistent and have indicated that the cap is effectively preventing contaminant migration.

**SS-026** is the former Explosive Ordnance Disposal (EOD) Range located just northeast of LF-024. This 8-acre site was used between 1975 and 1991 for demolition of excess ordnance. A Site Investigation (SI) was started in 1994 and only metals were detected at concentrations elevated relative to background. Range safeing (i.e., removal of all ordnance-related materials) was conducted in 1997 and 1998, and several discoveries were made which may have an impact on human health and the environment: buried drums, chemical warfare training materials, and debris/fill areas. Upon completion of the range safeing, the U.S. Army Corps of Engineers (USACOE) issued a "Statement of Clearance" on July 16, 1999, that recommended that the range can "be used for any purpose for which the land is suited." Upon completion of this safeing work, the SI was completed, and a small area of PAH-contaminated soil was subsequently delineated, investigated, and removed. A No-Further-Action Record of Decision was issued in March 2003, received NYSDEC concurrence on March 4, 2003, and was co-signed by the USEPA on June 20, 2003.

**3.2.2 Unexploded Ordnance.** The Basewide EBS (Appendix G, Table G-1) lists several ordnance-related issues associated with buildings, structures, and open land areas on the property. The locations and status of the ordnance-related factors are discussed below.

**ORD-3510 and ORD-3513.** Facility 3510 was the EOD Range and Facility 3513 was an adjacent 40mm practice grenade range. In 1997/1998, a range safeing contract was performed by the U.S. Army Corps of Engineers (Huntsville, Alabama, Division) to address the issue of unexploded ordnance (UXO) in these two areas. The EOD Range was 100 percent cleared of all ordnance-related items to a depth of 4 feet, and anomalies deeper than 4 feet were excavated and removed. In addition, a 32.5-acre buffer zone surrounding the range was cleared to a depth of 1 foot. The grenade range was 100 percent cleared to a depth of 3 feet and deeper anomalies were excavated and removed. A 100- to 150-foot buffer zone surrounding the range was also cleared to a depth of 1 foot. A Final Ordnance and Explosives Removal Action Report was issued in May 1999, and the USACOE has provided a "Statement of Clearance" for each of the two ranges. These certificates indicate that all UXO-related items and anomalies have been

completely removed to the depths indicated, and the areas can be reused for any purpose for which they are suited. Additional information on the EOD range can be found in the discussion for SS-026 in Section 3.2.1 above.

**3.2.3 Storage Tanks and Petroleum Handling Facilities.** There have been several aboveground and underground storage tanks (AST/UST) associated with this property. All USTs have been removed. Most of the ASTs have been removed as well, except as noted below. Closure reports have been completed (April 1997) and submitted to the NYSDEC Region 5, Spill Response Office. A summary of the storage tanks associated with this property is presented in Table 3.2.4 below and further information on these tanks can be found in Tables E-1 and E-2 of the Basewide EBS.

**Table 3.2.3, Storage Tanks**

Location	Comments
9400	<p>UST-9400. An historical tank not located during the VSIs. No evidence of fill/vent piping noted. No evidence of spills and/or contamination noted.</p> <p>AST-9400-1. A 275-gallon generator supply tank which was removed and replaced by existing tank AST-9400-2. This is a 107-gallon day tank which is located within the generator room. No evidence of spills and/or contamination noted during the VSIs.</p>
9700	<p>AST-9700-1. A 275-gallon generator supply tank which was removed and replaced by existing tank AST 9700-2. This is a 21-gallon internal generator day tank. No evidence of spills and/or contamination noted during the VSIs.</p>

**3.2.4 Pesticides.** Regarding this property, pesticides were applied in accordance with manufacturer’s guidance, and no release above action levels is known to have occurred, and no threat is posed to human health or the environment. Chapter 3, paragraph 3.3.5 and Table 3-2 of the Basewide EBS should be referred to for a further description of the pesticides which may have been used in this area.

**3.3 Disclosure Factors.** Disclosure factors which are adequately described in the Basewide EBS and do not pose concerns to this property include drinking water quality, indoor air quality, lead-based paint (high-priority facilities), PCBs, and radon. Applicable disclosure resources are discussed below.

**3.3.1 Asbestos.** A Basewide Asbestos Survey has been completed and is summarized in Tables H-1a and H-1b of the Basewide EBS. Buildings and structures which were included in the survey and their status are listed in Table 3.3.1 below.

**Table 3.3.1, Asbestos-Containing Materials**

Location	Comments
9400	Two homogeneous areas were tested and one, cement board shingles, was confirmed to contain ACM. No areas of damaged or deteriorated ACM were noted during the survey or VSI.
9700	One homogeneous area was tested, gypsum, and found to contain no ACM. No additional suspect areas noted during the VSI.

**3.3.2 Lead-Based Paint (LBP), Other Facilities.** A Lead-Based Paint (LBP) survey has not been performed for any of the buildings on this property. All the buildings and structures on this property, except 9701, were constructed prior to the DoD ban on the use of lead-based paint in 1978 and are likely to contain, or be coated with, one or more coats of such paint. The VSI noted most painted surfaces to be in good condition.

**3.4 Other Factors/Resources.** Other factors or resources which could impact or be impacted, but are not present or have no environmental impacts include air conformity/permits, energy (utilities), hazardous waste management, Occupational Safety and Health Administration issues, outdoor air quality, prime/unique farmlands, sanitary sewer systems (wastewater), septic tanks (wastewater), and transportation. Other factors present on the property to be leased are discussed below.

**3.4.1 Flood Plains.** The area northwest of the runway that lies between Route 22 and the Saranac River, and the area south of landfill LF-024 along the Salmon River, lie within a 100-year flood plain. Additional discussion can be found in Section 3.4.2 of the Final EIS.

**3.4.2 Historic Property.** The entire “Main Base” area, including the property, is currently included in a Programmatic Agreement with the National Park Service (NPS) for designation as a Cold War Resources District.

**3.4.3 Sensitive Habitats and Wetlands.** Several areas on the property to be leased have been classified as federally regulated and/or NYSDEC-regulated wetlands. These areas are shown on Attachment 1E. Additional discussion of the wetlands can be found in Section 3.4.5 of the Final EIS.

**3.4.4. Solid Waste.** Several areas of solid waste disposal exist within the boundaries of the property to be leased. The site of landfill area LF-024 is discussed in paragraph 3.2.1 above. In addition, a stump dump/construction debris area exists southwest of LF-024. This area has been investigated and excavated as Miscellaneous EBS Factor OTH-3505-2. All debris was removed and disposed of off site, and PAH-contaminated soil was removed and consolidated in another C&D area, OTH-3505-1. The closure report for both EBS factors has been issued and area OTH-3505-2 has been “clean-closed.”

**3.4.5 Threatened and Endangered Species.** The osprey (*Pandion haliaetus*) has been identified on the property to be leased and has been classified as a threatened species under state law. The species was observed along the Salmon River floodplain on the southern border of the base.

#### **CHAPTER 4 - PROPERTY TRANSFER CATEGORY**

Based on a review of the Basewide EBS and a VSI of the property, the buildings and structures are considered Department of Defense Environmental condition Categories (ECC) 1 or 4, as indicated in Table 4 below. Category 1 areas are those areas where no release or disposal of petroleum products or hazardous substances have occurred. Category 4 areas are those areas where release, disposal, and/or migration of hazardous substances have occurred, and the required remedial actions have been taken. Changes in the condition category of these facilities, since publication of the Basewide EBS, are also presented in Table 4 below.

**Table 4, Property Transfer Category**

<b>Location</b>	<b>Old ECC</b>	<b>New ECC</b>	<b>Comments</b>
3510	7	4	NFA ROD for SS-026 complete.
3512	2	1	Petroleum storage; no release.
3513	7	1	No release, disposal, or migration.
9400/9700	2	1	Petroleum storage only; no release.
9701	1	1	No environmental concerns associated with this structure.
9710	1	1	No environmental concerns associated with this structure.

**CHAPTER 5: CERTIFICATION**

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

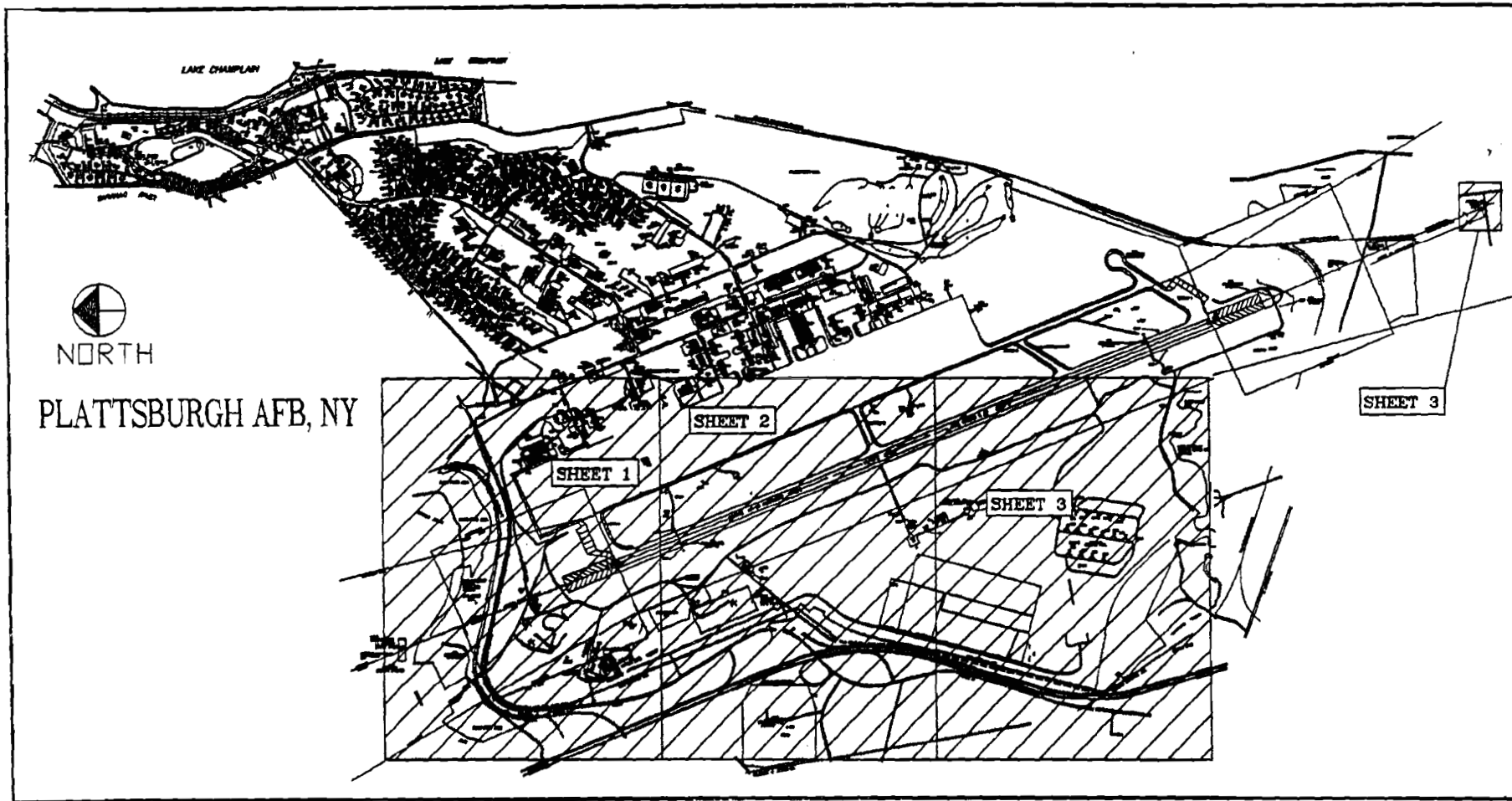
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MICHAEL D. SOREL, PE  
BRAC Environmental Coordinator  
AFRPA/DA Plattsburgh

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Date



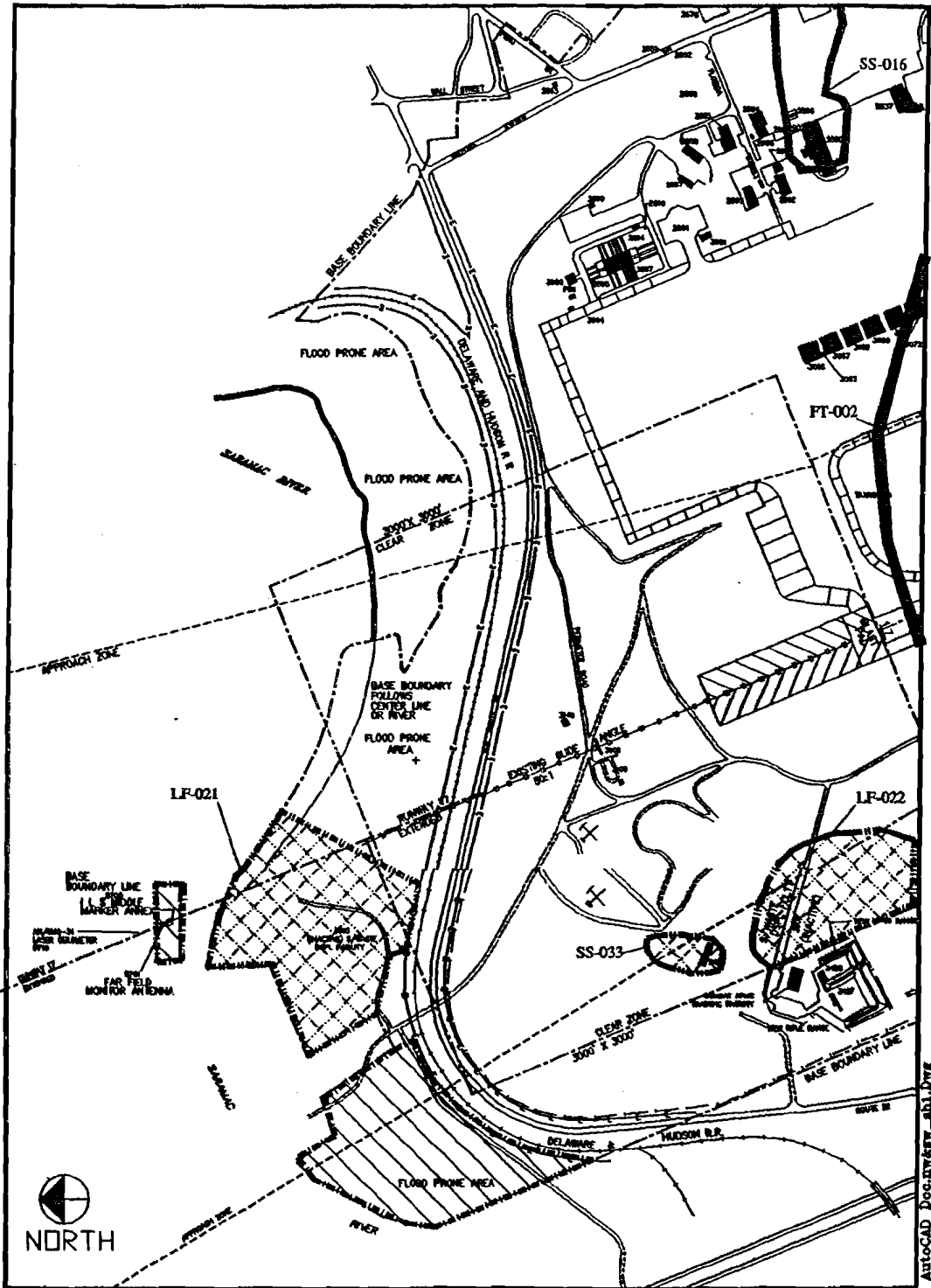


# Location and Key Plan of Parcel A2.15

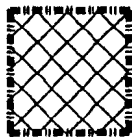
## Northwest and Southwest Base Areas

Scale: 1"=2800'

Plattsburgh AFB, NY



Area of FOST



IRP Sites



Groundwater Contamination Plumes

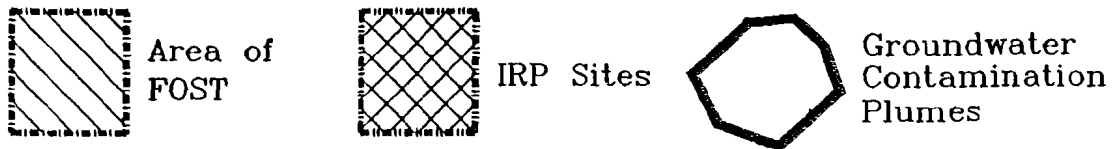
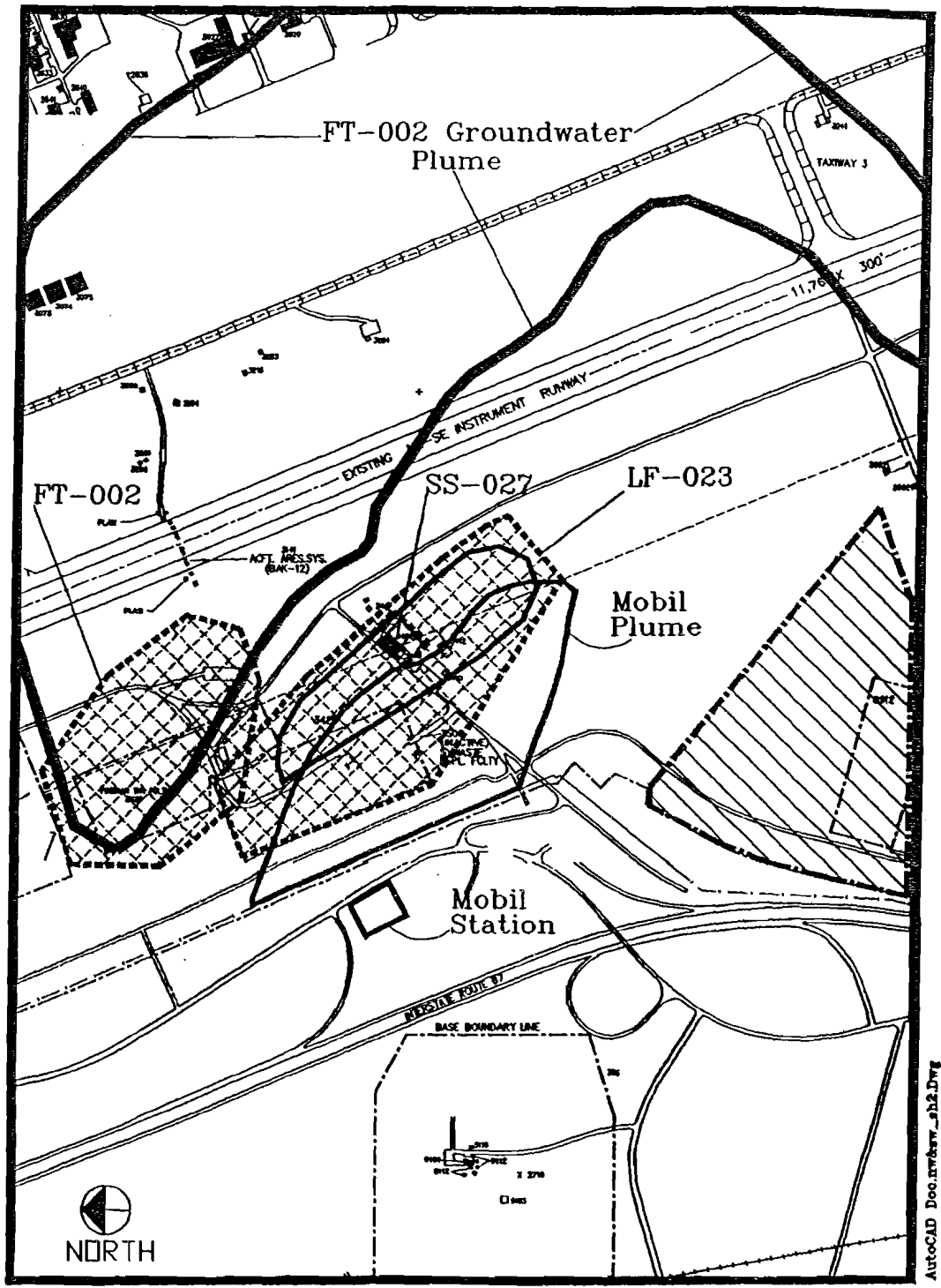
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## Northwest and Southwest Base Areas

### Sheet 1 of 3

Scale: 1"=950'

Plattsburgh AFB, NY

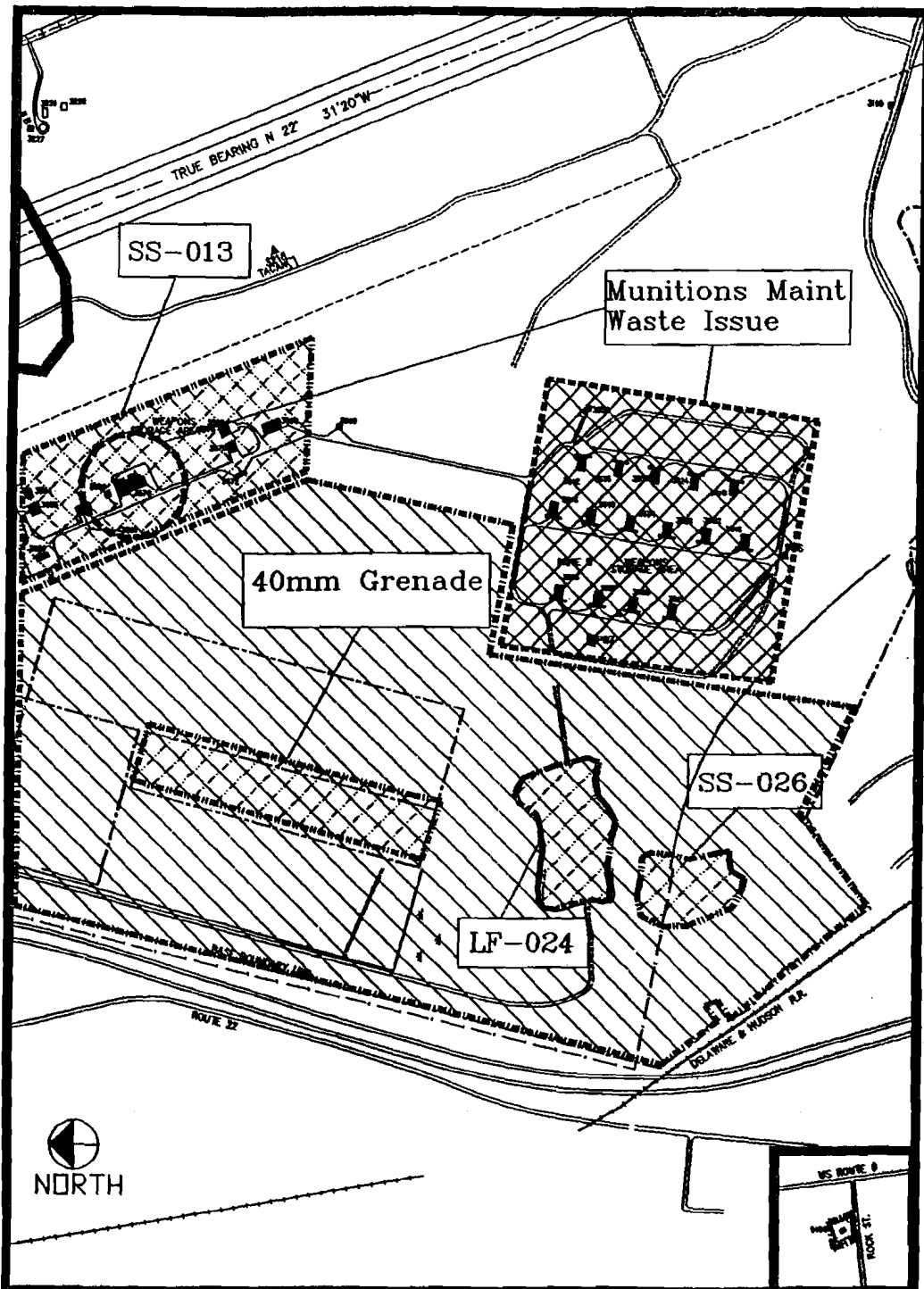


# Parcel A2.15

## Northwest and Southwest Base Areas

### Sheet 2 of 3

Scale: 1"=950'      Plattsburgh AFB, NY



AutoCAD Doc:irv6swab3.dwg



Area of  
FOST



IRP Sites  
& Areas  
of Concern



Groundwater  
Contamination  
Plumes

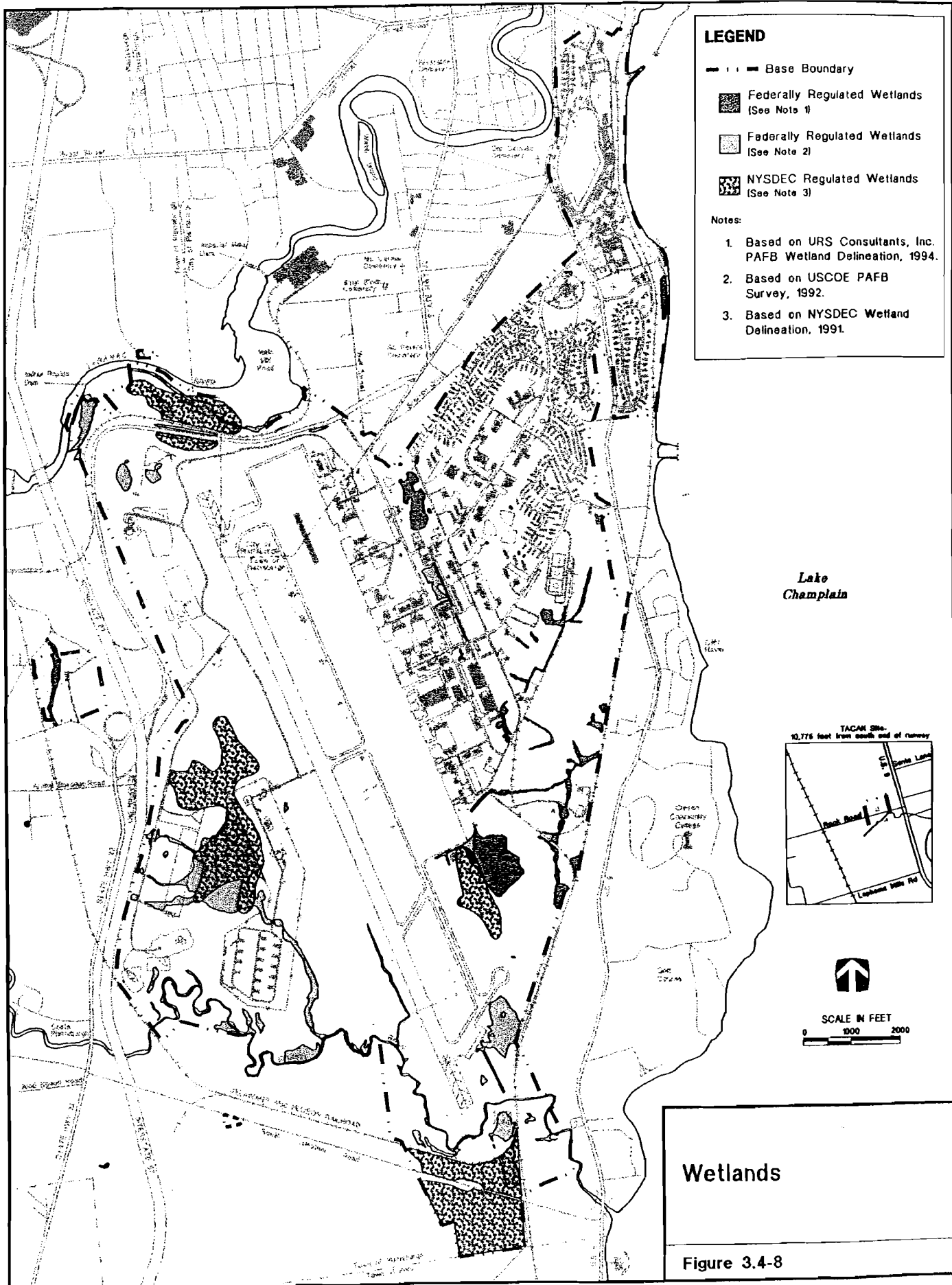
# Parcel A2.15

## Northwest and Southwest Base Areas

### Sheet 3 of 3

Scale: 1"=950'

Plattsburgh AFB, NY

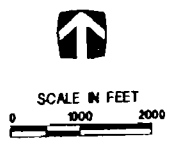
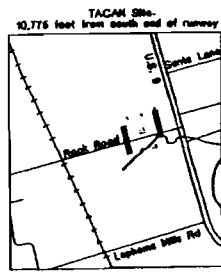


**LEGEND**

- - - Base Boundary
- [Dark Stippling] Federally Regulated Wetlands (See Note 1)
- [Light Stippling] Federally Regulated Wetlands (See Note 2)
- [Cross-hatching] NYSDEC Regulated Wetlands (See Note 3)

- Notes:
1. Based on URS Consultants, Inc. PAFB Wetland Delineation, 1994.
  2. Based on USCOE PAFB Survey, 1992.
  3. Based on NYSDEC Wetland Delineation, 1991.

Lake Champlain



**Wetlands**

Figure 3.4-8

PBBW10-97/04

**DRAFT FINDING OF SUITABILITY TO TRANSFER (FOST)**  
**PARCEL A2.15**  
**NORTHWEST AND SOUTHWEST BASE AREAS**  
**Plattsburgh Air Force Base, New York**  
**October 2003**

**1. PURPOSE**

**1.1** The purpose of this Finding of Suitability to Transfer (FOST) is to document environmentally related findings and the suitability to transfer for the proposed deed of real property and any improvements at Plattsburgh Air Force Base (AFB), New York, to the Plattsburgh Airbase Redevelopment Corporation (PARC). The property is described in Section 2 below. The property will be transferred through the County of Clinton Industrial Development Agency (CCIDA) to PARC via an Economic Development Conveyance in accordance with Title XXIX of the National Defense Authorization Act for Fiscal Year 1994, Public Law No. 103-160. Its anticipated reuse is commercial, industrial, and aviation support. It is anticipated that one portion of this parcel will be redeveloped by a biotechnical firm, Nexia Corporation, for construction of a corporate office facility. Another portion is under consideration for construction of a shipping/receiving warehouse.

**1.2** This FOST is a result of a thorough analysis of information contained in the following documents: the May 1997 Base Realignment and Closure Cleanup Plan (BCP); the November 1995 Environmental Impact Statement (EIS) for Disposal and Reuse of Plattsburgh AFB prepared by Tetra Tech, Inc.; the April 1997 Closure Report for the Removal of Underground Storage Tanks, Oil/Water Separators, Septic Tanks, and Aboveground Storage Tanks prepared by OHM Remediation Services Corporation; the March 1999 Site Characterization Report prepared by Fanning, Phillips, and Molnar; the February 1994 Habitat Assessment and Wetlands Delineation Report performed by URS Consultants; June 2001 Final Report on the Supplemental Evaluation to the Environmental Baseline Survey prepared by URS Consultants; the May 1999 Final Ordnance and Explosives Removal Action Report prepared by Human Factors Applications (HFA) Inc; the September 2002 Post-Investigative Report for the EOD Range (IRP Site SS-026) prepared by Versar, Inc; Semiannual Post-Closure Monitoring Reports for Landfill LF-024 prepared by URS Consultants; and the Final Record of Decision (March 2003) for IRP Site SS-026 prepared by URS Consultants. All documentation used for the preparation of this FOST is available for review at the Air Force Real Property Agency office at Plattsburgh, New York.

**2. PROPERTY DESCRIPTION**

The area included in this document is comprised of four separate smaller areas located to the north, northwest, south, and southwest of the runway and flightline. The parcel contains 2 buildings, 2 support structures, and vacant open land, and is a total of approximately 285.2 acres in size. The buildings, structures, and land areas associated with this property are listed in Table

Table 1.2 below, together with their sizes and construction dates, where applicable. This entire area was previously used by the Air Force for navigational aids, landfills, training, and to provide a buffer zone for the flightline. Detailed historical land use for these areas can be found on pages 9, 10, and 11 of Table B-1 of the Basewide EBS. The areas included in this parcel are shown on Attachments 1A through 1D.

**Table 2.1, Existing Facility Information**

Facility Number	Category	Usage	Size or Quantity	Year Constructed
3510	A	EOD Range	1 EA	1975
3512	A	Training Area	1 EA	1987
3513	A	Practice Grenade Range	1 EA	1979
9400	B	TACAN Station	343 SF	1957
9700	B	Beacon Light	342 SF	1957
9701	S	Antenna Spt Stru	1 EA	1980
9710	S	Laser Beam Ceilometer	1 EA	1959

**Abbreviations Key: B - Building/S - Structure/A - Acreage**

### 3. NATIONAL ENVIRONMENTAL POLICY ACT (NEPA) COMPLIANCE

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

### 4. PROPERTY TRANSFER CATEGORY

Based on a review of the Basewide EBS and a VSI of the property, the buildings and structures are considered Department of Defense Environmental condition Categories (ECC) 1 or 4, as indicated in Table 4 below. Category 1 areas are those areas where no release or disposal of petroleum products or hazardous substances has occurred. Category 4 areas are those areas where release, disposal, and/or migration of hazardous substances have occurred, and the required remedial actions have been taken. Changes in the condition category of these facilities, since publication of the Basewide EBS, are also presented in Table 4.1 below.

**Table 4.1, Property Transfer Category**

Location	Old ECC	New ECC	Comments
3510	7	4	NFA ROD for SS-026 complete.
3512	2	1	Petroleum storage; no release.
3513	7	1	No release, disposal, or migration.

9400/9700	2	1	Petroleum storage only; no release.
9701	1	1	No environmental concerns associated with this structure.
9710	1	1	No environmental concerns associated with this structure.

## 5. DEED RESTRICTIONS AND NOTIFICATIONS

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

**5.1 Installation Restoration Program (IRP) Sites.** There are two IRP sites (LF-024 and SS-026) located within the boundaries of this parcel. Also, there are three IRP sites (FT-002, SS-013, and LF-023) which are located immediately adjacent to the parcel to be transferred. These sites are discussed below, and additional information can be found in Appendix D of the Basewide EBS.

**FT-002** is the former fire training area. Investigations indicate that a groundwater plume, containing trichloroethene (TCE) as the major contaminant, originating from FT-002 lies adjacent to this property. The exact extent and boundaries of this plume have been investigated under a Remedial Investigation/Feasibility Study (RI/FS) are shown on Attachments 1B through 1D. In addition, an outfall exists south of FT-002 into which contaminated storm water effluent collects. An Interim Record of Decision has been issued for this site, and remedial actions are currently under construction.

**SS-013** is the former Munitions Maintenance Squadron (MMS) area. A Remedial Investigation (RI) that was started in 1993/1994 investigated five possible source areas and recommended additional investigation and removals at three locations: an underground storage tank (UST-3578), a septic tank (SPT-3578), and a former waste accumulation area (STW/STM-3578). Removals have been completed at all three locations. A supplemental RI has been completed and additional documentation, which recommends ozone sparging to address residual contamination, is currently under regulatory review. In addition, an investigation is currently ongoing in the vicinity of Building 3578 to determine if any radiological waste cleaning materials were buried in the area.

**LF-023** is a former domestic waste landfill located west of the flightline. It operated from 1966 to 1981. It was added to the IRP in 1987, and the RI recommended a low permeability barrier cover to control the source. The Source Control ROD was signed in 1992, and the cap/barrier system was installed in 1994/1995. A follow-up feasibility study recommended long-term monitoring and the installation of four (4) additional wells for the groundwater operable unit. A



ROD was signed in March 1995, and long-term monitoring began in October 1995. Monitoring results thus far have indicated that the cap is proving to be effective, the remedial action objectives are being met, and no areas of noncompliance have been noted.

**LF-024** is a former construction spoils landfill located southwest of the Weapons Storage Area between the south edge of the Explosive Ordnance Disposal (EOD) area (SS-026) and the Salmon River. It is approximately 1 acre in size and was operational between 1980 and 1986. During the Site Investigation (SI), there were no organic compounds detected above background levels, but some metals above background levels were detected. A ROD was signed in March 1997, and a native soil cap was installed in 1997/1998. Long-term monitoring began in November 1998 and has been performed semiannually since that time. In accordance with the ROD, monitoring frequency will be done on an annual basis starting in November 2003. Monitoring results have been consistent and have indicated that the cap is effectively preventing contaminant migration.

**SS-026** is the former Explosive Ordnance Disposal (EOD) Range located just northeast of LF-024. This 8-acre site was used between 1975 and 1991 for demolition of excess ordnance. A Site Investigation (SI) was started in 1994 and only metals were detected at concentrations elevated relative to background. Range safeing (i.e., removal of all ordnance-related materials) was conducted in 1997 and 1998, and several discoveries were made which may have an impact on human health and the environment: buried drums, chemical warfare training materials, and debris/fill areas. Upon completion of the range safeing, the U.S. Army Corps of Engineers (USACOE) issued a "Statement of Clearance" on July 16, 1999, that recommended that the range can "be used for any purpose for which the land is suited." Upon completion of this safeing work, the SI was completed, and a small area of PAH-contaminated soil was subsequently delineated, investigated, and removed. A No-Further-Action Record of Decision was issued in March 2003, received NYSDEC concurrence on March 4, 2003, and was co-signed by the USEPA on June 20, 2003.

The Air Force has evaluated the risks associated with these IRP sites and has determined that the property can be transferred, with the specified deed restrictions identified in this FOST, with acceptable risk to human health or the environment and without interference with the environmental restoration process.

A covenant will be included in the deed to ensure that all remedial actions necessary to protect human health and the environment with respect to hazardous substances on the property have been taken before the date of the transfer, and that any additional response or corrective actions that are the responsibility of the Air Force found to be necessary after the date of delivery of the deed will be conducted by the United States.

**5.2 Unexploded Ordnance.** The Basewide EBS (Appendix G, Table G-1) lists several ordnance-related issues associated with buildings, structures, and open land areas on the property. The locations and status of the ordnance-related factors are discussed below:

**ORD-3510 and ORD-3513.** Facility 3510 was the EOD Range and Facility 3513 was an adjacent 40mm practice grenade range. In 1997/1998, a range safeing contract was performed by the U.S. Army Corps of Engineers (Huntsville, Alabama, Division) to address the issue of unexploded ordnance (UXO) in these two areas. The EOD Range was 100 percent cleared of all ordnance-related items to a dept of 4 feet, and anomalies deeper than 4 feet were excavated and removed. In addition, a 32.5-acre buffer zone surrounding the range was cleared to a depth of 1 foot. The grenade range was 100 percent cleared to a depth of 3 feet and deeper anomalies were excavated and removed. A 100- to 150-foot buffer zone surrounding the range was also cleared to a depth of 1 foot. A Final Ordnance and Explosives Removal Action Report was issued in May 1999, and the USACOE has provided a “Statement of Clearance” for each of the two ranges. These certificates indicate that all UXO-related items and anomalies have been completely removed to the depths indicated, and the areas can be reused for any purpose for which they are suited. Additional information on the EOD range can be found in the discussion for SS-026 in Section 5.1 above.

A notice will be placed in the transfer documents of the location and duration of usage of the area and of the subsequent removal project action taken by the Air Force. The transferee will be required to obtain any required permits and conform to any federal, state, or local regulations prior to reuse of the area.

**5.3 Storage Tanks and Petroleum Handling Facilities.** There have been several aboveground and underground storage tanks (AST/UST) associated with this property. All USTs have been removed. Most of the ASTs have been removed as well, except as noted below. Closure reports have been completed (April 1997) and submitted to the NYSDEC Region 5, Spill Response Office. A summary of the storage tanks associated with this property is presented in Table 5.4 below and further information on these tanks can be found in Tables E-1 and E-2 of the Basewide EBS.

**Table 5.3, Storage Tanks**

Location	Comments
9400	<p>UST-9400. An historical tank not located during the VSIs. No evidence of fill/vent piping noted. No evidence of spills and/or contamination noted.</p> <p>AST-9400-1. A 275-gallon generator supply tank which was removed and replaced by existing tank AST-9400-2. This is a 107-gallon day tank which is located within the generator room. No evidence of spills and/or contamination noted during the VSIs.</p>
9700	AST-9700-1. A 275-gallon generator supply tank which was removed and replaced by existing tank AST 9700-2. This is a 21-gallon internal generator day tank. No evidence of spills and/or contamination noted during the VSIs.

A notice will be given in the transfer documents and in the SEBS of the location of this storage tank and the evidence of an historic petroleum release. The transferee will be responsible

for complying with any applicable federal, state, and local laws relating to the operation, maintenance, and installation of any storage tanks.

**5.4 Asbestos.** A Basewide Asbestos Survey has been completed and is summarized in Tables H-1a and H-1b of the Basewide EBS.

Buildings and structures which were included in the survey and their status are listed in Table 5.5 below:

**Table 5.4, Asbestos-Containing Materials**

<b>Location</b>	<b>Comments</b>
9400	Two homogeneous areas were tested and one, cement board shingles, was confirmed to contain ACM. No areas of damaged or deteriorated ACM were noted during the survey or VSI.
9700	One homogeneous area was tested, gypsum, and found to contain no ACM. No additional suspect areas noted during the VSI.

Notice will be provided in the deed that the transferee will be responsible for complying with all applicable federal, state, and local laws relating to asbestos.

**5.5 Lead-Based Paint (LBP), Other Facilities.** A Lead-Based Paint (LBP) Survey has not been performed for any of the buildings on this property. All the buildings and structures on this property, except 9701, were constructed prior to the DoD ban on the use of lead-based paint in 1978 and are likely to contain, or be coated with, one or more coats of such paint. The VSI noted most painted surfaces to be in good condition.

The transferee will be notified of the possible presence and existing condition of the LBP in these facilities. Notice will be provided that the transferee will be responsible for managing all LBP and potential LBP in compliance with all applicable laws and regulations.

**5.6 Flood Plains.** The area northwest of the runway that lies between Route 22 and the Saranac River, and the area south of landfill LF-022 along the Salmon River, lie within a 100-year flood plain. Additional discussion can be found in Section 3.4.2 of the Final EIS.

The transferee will be notified of the location of these areas and will be responsible for complying with all applicable laws and regulations relating to construction activities within these flood plains.

**5.7 Historic Property.** The entire ‘Main Base’ area, including the property, is currently included in a Programmatic Agreement with the National Park Service (NPS) for designation as a Cold War Resources District.

The transferee will agree, through a covenant in the deed, to not conduct any alterations, construction, demolition, excavation, ground-disturbing activities, or any other actions that would affect the integrity or appearance of the property without prior written permission from the State Historic Preservation Office. Furthermore, the transferee will covenant in the deed to take action to protect the historic property from the elements, vandalism, and arson.

**5.8 Sensitive Habitats and Wetlands.** Several areas on the property to be leased have been classified as federally regulated and/or NYSDEC-regulated wetlands. These areas are shown on Attachment 1E. Additional discussion of the wetlands can be found in Section 3.4.5 of the Final EIS.

The transferee will be notified of the locations of these wetlands and will be responsible for assuring that no actions are taken which would adversely affect the wetlands. Any property redevelopment affecting the wetlands will be subject to Section 404 of the Clean Water Act and any applicable NYSDEC provisions.

**5.9 Solid Waste.** Several areas of solid waste disposal exist within the boundaries of the property to be leased. The site of landfill area LF-024 is discussed in paragraph 3.2.1 above. In addition, a stump dump/construction debris area exists southwest of LF-024. This area has been investigated and excavated as Miscellaneous EBS Factor OTH-3505-2. All debris was removed and disposed of off site, and PAH-contaminated soil was removed and consolidated in another C & D area, OTH-3505-1. The closure report for both EBS factors has been issued and area OTH-3505-2 has been “clean-closed.”

The location and boundaries of landfill LF-024 will be provided to the transferee and notice will be given in the transfer documents of the requirements specified in the Record of Decision for that site.

**5.10 Threatened and Endangered Species.** The osprey (*Pandion haliaetus*) has been identified on the property to be leased and has been classified as a threatened species under state law. The species was observed along the Salmon River floodplain on the southern border of the base.

Notice will be provided in the transfer documents of the existence of the endangered species. The transferee will be responsible for conducting any consultations and mitigations prior to beginning new construction in endangered species habitats.

## **6. REGULATOR COORDINATION**

The New York State Department of Environmental Conservation (NYSDEC) and the United States Environmental Protection Agency (USEPA) were notified during the BCT meeting on March 19, 2003, of the initiation of the FOST and SEBS and were invited to participate in preparing the working draft documents. Consolidated draft documents were provided on October 8, 2003, for their formal review and comment.

## 7. FINDING OF SUITABILITY TO TRANSFER

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

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Date

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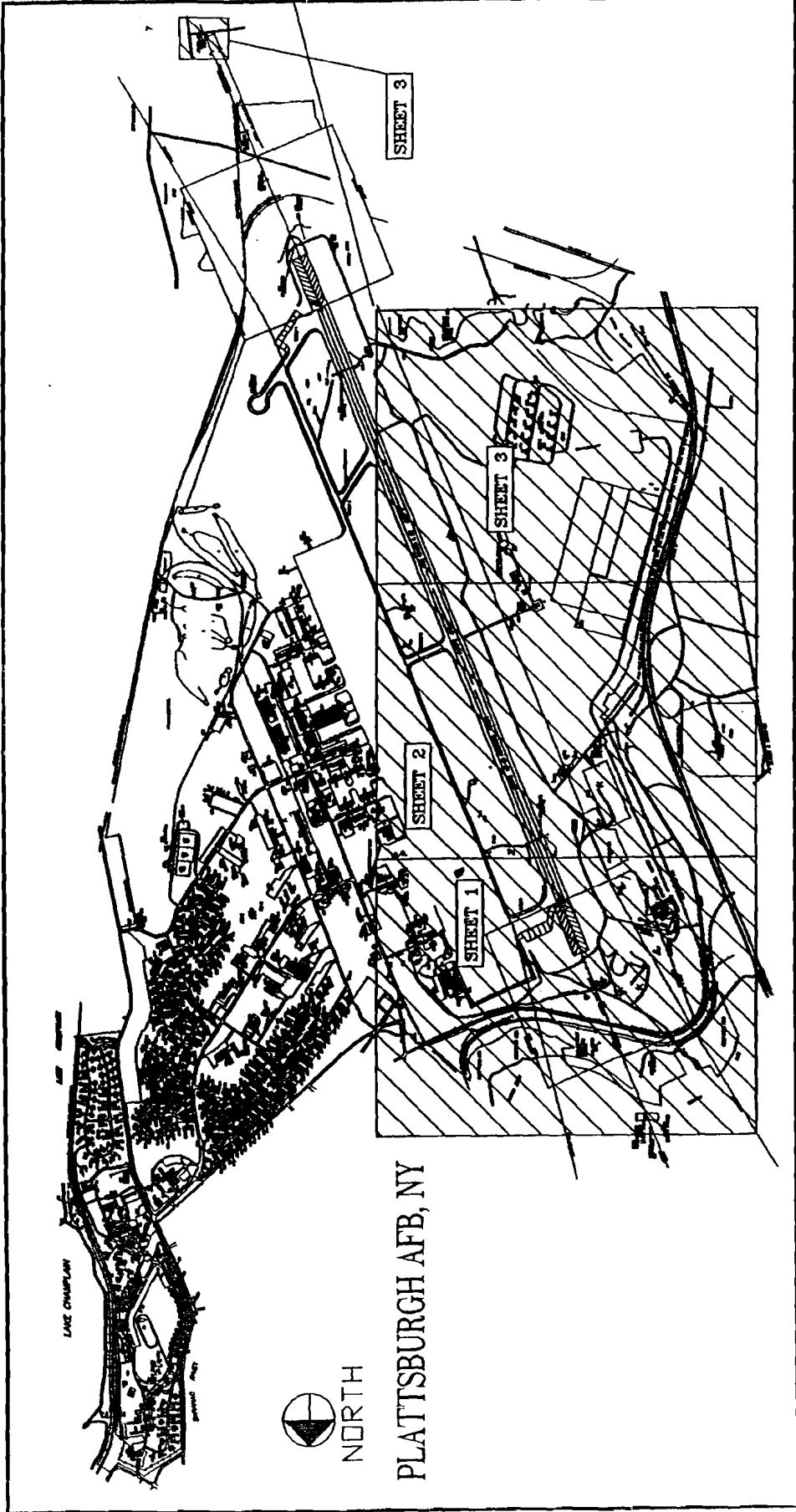
ALBERT F. LOWAS, JR.  
Director  
Air Force Real Property Agency

### Attachments:

1. Property Map(s)
2. Environmental Factors Considered
3. Regulator Comments
4. Air Force Response to Regulator Comments

**NORTHWEST AND SOUTHWEST BASE AREAS  
Parcel A2.15**

<b>Lease Restriction or Notification Required?</b>		<b><i>Environmental Factors Considered</i></b>
<b>No</b>	<b>Yes</b>	
		<b><i>Environmental Restoration, Hazardous Substances, Petroleum</i></b>
<b>X</b>		Hazardous Substances (Notification)
<b>X</b>		Spills and Releases
	<b>X</b>	Installation Restoration Program (IRP) and Areas of Concern
<b>X</b>		Medical/Biohazardous Wastes
<b>X</b>		Oil/Water Separators (OWSs)
	<b>X</b>	Unexploded Ordnance
<b>X</b>		Radioactive & Mixed Wastes
	<b>X</b>	Storage Tanks (USTs/ASTs)
		<b><i>Disclosure Factors/Resources:</i></b>
	<b>X</b>	Asbestos
<b>X</b>		Drinking Water Quality
<b>X</b>		Indoor Air Quality
<b>X</b>		Lead-Based Paint (High-Priority Facilities)
	<b>X</b>	Lead-Based Paint (Other Facilities)
<b>X</b>		PCBs
<b>X</b>		Radon
		<b><i>Other Factors:</i></b>
<b>X</b>		Air Conformity/Air Permits
<b>X</b>		Energy (Utilities)
	<b>X</b>	Flood Plains
<b>X</b>		Hazardous Waste Management (By Lessee)
	<b>X</b>	Historic Property (Archeological/Native American, Paleontological)
<b>X</b>		OSHA (Occupational Safety & Health Administration)
<b>X</b>		Outdoor Air Quality
<b>X</b>		Prime/Unique Farmlands
<b>X</b>		Sanitary Sewer Systems (Wastewater)
	<b>X</b>	Sensitive Habitat
<b>X</b>		Septic Tanks (Wastewater)
	<b>X</b>	Solid Waste
	<b>X</b>	Threatened and Endangered Species
<b>X</b>		Transportation
	<b>X</b>	Wetlands



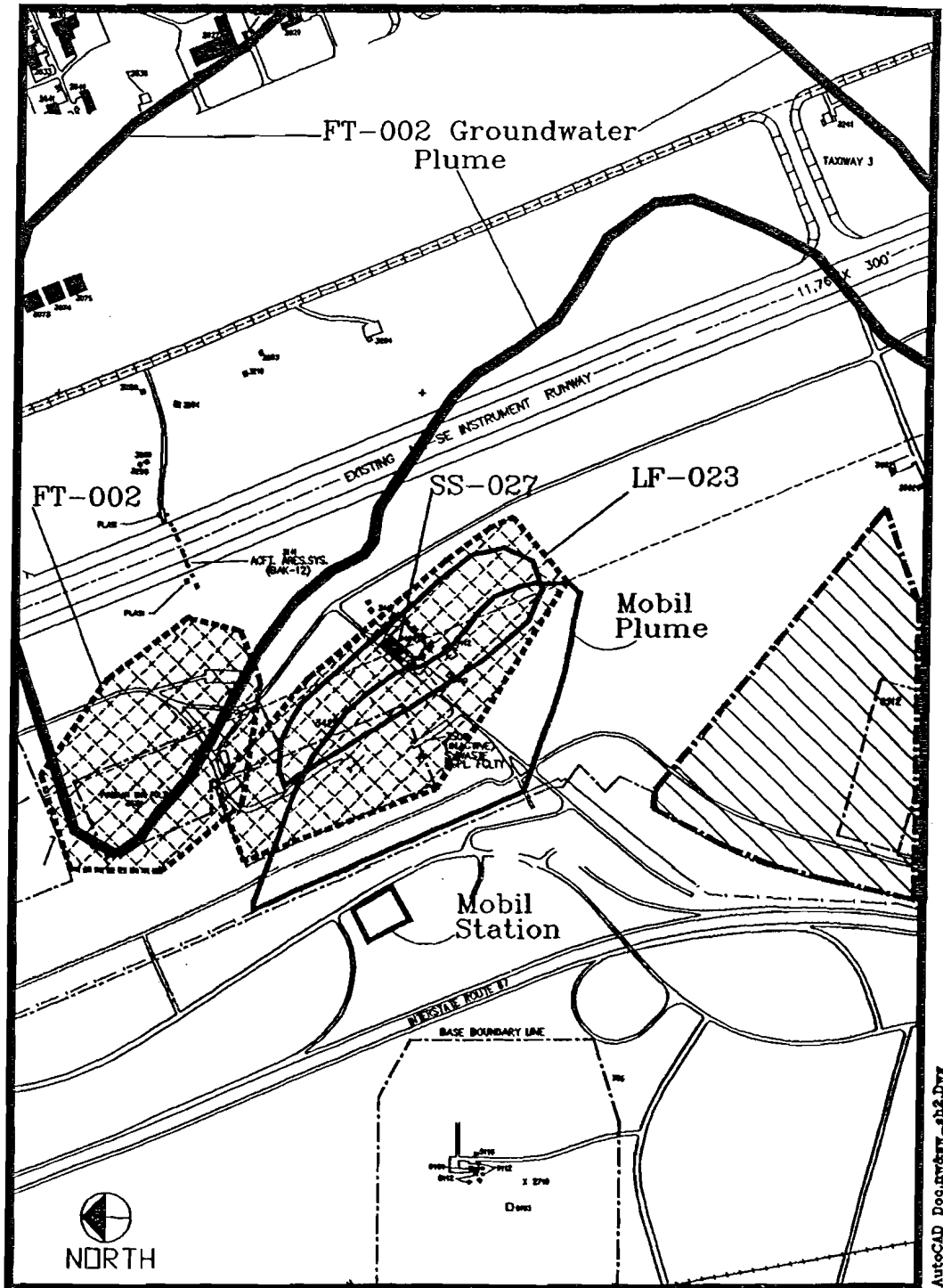
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# Location and Key Plan of Parcel A2.15 Northwest and Southwest Base Areas Plattsburgh AFB, NY

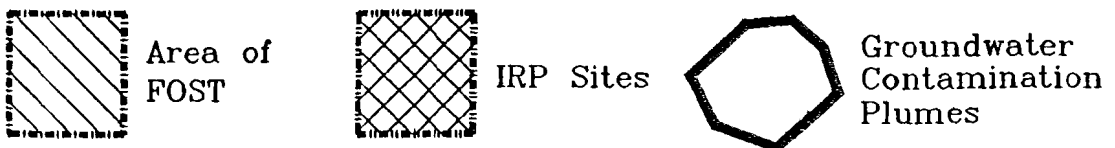
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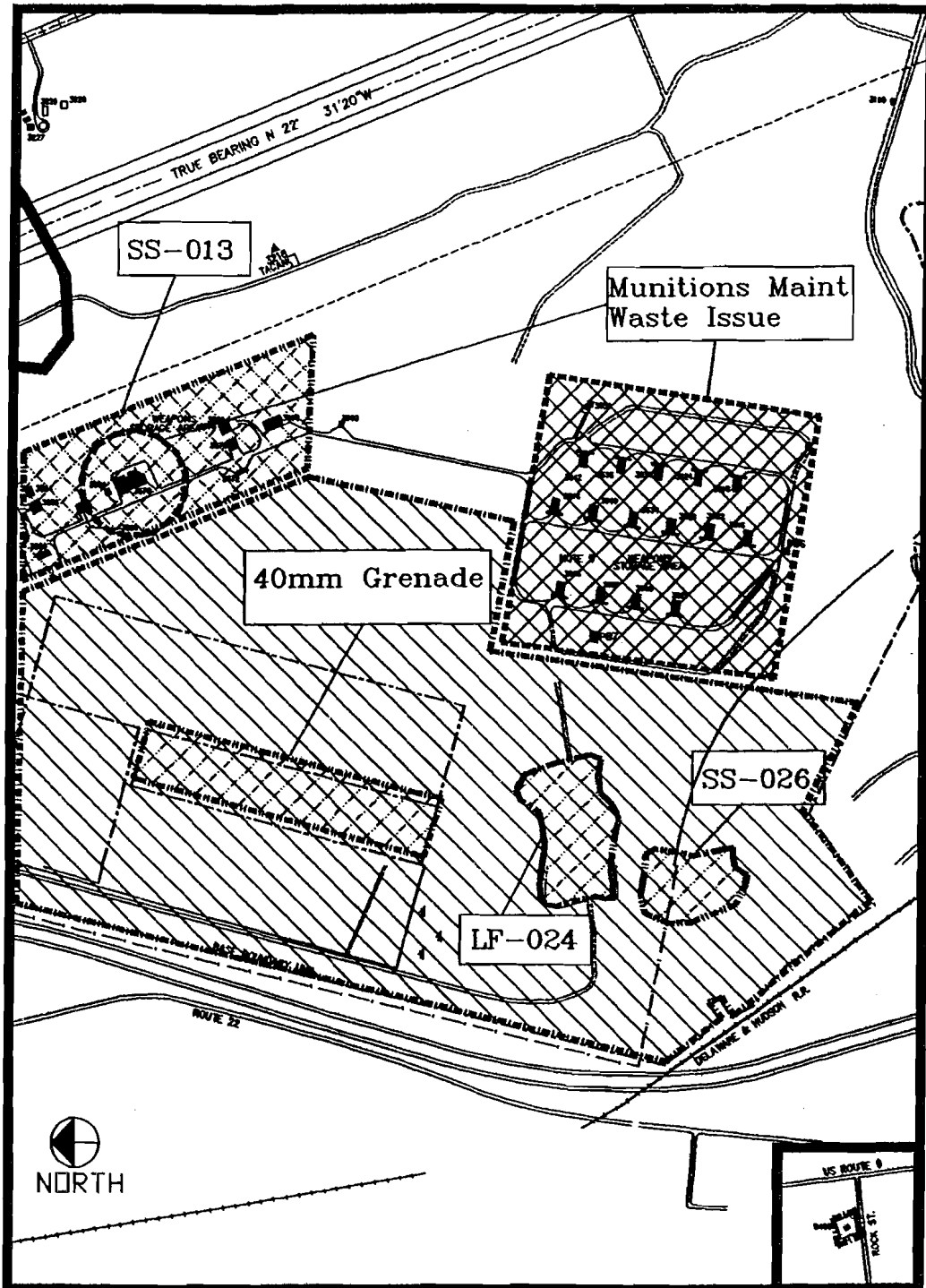


# Parcel A2.15

## Northwest and Southwest Base Areas

### Sheet 2 of 3

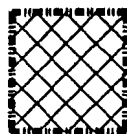
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Area of FOST



IRP Sites & Areas of Concern



Groundwater Contamination Plumes

# Parcel A2.15

## Northwest and Southwest Base Areas

### Sheet 3 of 3

Scale: 1"=950'

Plattsburgh AFB, NY

