

SITE TRANSFER AGREEMENT

Between the U.S. Environmental Protection Agency, Region II

and

the New York State Department of Environmental Conservation

on behalf of the State of New York

for

Transfer of Fund-Lead Remedial Action Responsibilities

to State-Lead Operation and Maintenance

for the Claremont Polychemical Corporation Site

Operable Unit 4

EPA ID. No. NYD002044584

I. Purpose

The purpose of this Site Transfer Agreement (Agreement) is to effect an orderly transfer of responsibilities regarding the Operable Unit 4 (OU 4) remedy for the Claremont Polychemical Corporation Superfund Site in Old Bethpage, New York (the Site) from the United States Environmental Protection Agency's Fund-lead remedial action program to New York State's State-lead operation and maintenance (O&M) program. The OU 4 groundwater treatment remedy was selected in a September 28, 1990 Record of Decision (ROD), as amended in September 2000 and April 2003 in two Explanations of Significant Difference (ESDs), hereinafter referred to collectively as the ROD. The ROD addresses contaminated soil and groundwater at the Site, which includes the property located at 505 Winding Road, Old Bethpage, New York 11804 (Claremont Property).

II. Definitions

A. "CERCLA" shall mean the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended, 42 U.S.C. §§ 9601-9675.

B. "Claremont Polychemical Corporation Property" or "Claremont Property" shall mean approximately 9.5 acres of property located at 505 Winding Road, Old Bethpage, New York, NY 11804 upon which the Claremont Polychemical Corporation formerly operated. The Claremont Property is depicted on Figure 1 (Site Map) attached as **Appendix A**.

C. "EPA" shall mean the United States Environmental Protection Agency and any successor departments or agencies of the United States.

D. "Long-Term Response Action" or "LTRA" shall mean the ten-year period after the date that EPA determines the Site remedy as selected in the ROD is Operational and Functional.

E. “NYSDEC” shall mean the New York State Department of Environmental Conservation and any successor departments or agencies of the State.

F. “Operation and Maintenance” or “O&M” shall mean the operation, monitoring, and maintenance of the remedy selected in the ROD which is required to be performed and funded by the State following the completion of Long-Term Remedial Action. NYSDEC refers to O&M as “Site Management.”

G. “Operational and Functional” or “O&F” shall mean the remedial systems have been built, operated, and adjusted for a sufficient period of time to determine that the system is functioning properly and is performing as designed.

H. “Remedial Action” shall mean those activities, other than operation and maintenance, undertaken for the purpose of implementing the remedy selected in the ROD.

I. “Remedial Action Objectives” shall mean the specific goals for protecting human health and the environment set forth in the ROD.

J. “ROD” shall mean the EPA Record of Decision relating to the Claremont Polychemical Superfund Site, signed on September 28, 1990 by the Regional Administrator, EPA, Region II, or his delegate, and all attachments thereto, as modified by two Explanations of Significant Differences (“ESDs”) and all attachments thereto. EPA issued the first ESD in September 2000 and the second ESD in April 2003.

K. “Site” shall mean the Claremont Polychemical Corporation Superfund Site, which includes approximately 9.5 acres of property located at 505 Winding Road, Old Bethpage, New York, NY 11804 and the areal extent of contamination and all suitable areas in very close proximity to the contamination necessary for implementation of the response action, including contamination emanating from the Claremont Property. Figure 1 (Site Map), is attached as **Appendix A**.

L. “State” shall mean the State of New York, including its agencies, departments, and instrumentalities.

M. “Transfer Date” shall mean May 31, 2011.

III. Background

Section 104(c)(3) of CERCLA, 42 U.S.C. § 9604(c)(3), mandates that EPA cannot fund remedial action without a state’s assurance that all future maintenance of a remedial action will be provided for the expected life of such action. Section 104(c)(6) of CERCLA, 42 U.S.C § 9604(c)(6), defines when EPA’s Fund-lead remedial action ends and the State-lead O&M begins for ground or surface water restoration measures.

Section 300.435(f)(3) of the National Oil and Hazardous Substances Pollution Contingency Plan (“NCP”), 40 CFR § 300.435(f)(3), states “[f]or Fund-financed remedial actions involving

treatment or other measures to restore ground water or surface water quality to a level that assures protection of human health and the environment, the operation of such treatment or other measures for a period of up to 10 years after the remedy becomes operational and functional [O&F] will be considered part of the remedial action.” Section 300.435(f)(3) of the NCP further states, “[a]ctivities required to maintain the effectiveness of such treatment or measures following the ten-year period, or after the remedial action is complete, whichever is earlier, shall be considered O&M.” The State is responsible for O&M. This Agreement describes the respective tasks required of EPA and the State to transfer the Site from LTRA to O&M.

This Agreement is entered into in accordance with CERCLA and the NCP. Any deviation(s) from the requirements of CERCLA and the NCP, which are either stated or implied by this agreement, shall be null and void. Subsequent operation and maintenance of the Site will be in accordance with EPA and NYSDEC Division of Environmental Remediation guidance documents.¹

IV. Transfer Agreement

A. Applicability. This Agreement applies only to the OU 4 groundwater remedy on the Claremont Property at the Site, which also includes the downgradient monitoring network on Bethpage State Park property, and the injection wells and infiltration galleries located on SUNY Farmingdale property.

B. Site History. The Site is a Fund-financed National Priorities List (“NPL”) site. On September 28, 1990, EPA issued a ROD for the Site which required, among other things, extraction, treatment, and reinjection of the groundwater until remedial action objectives, set forth in the ROD, are achieved. The ROD required the groundwater cleanup to be implemented in two sequential phases.

For the first phase, three extraction wells were installed on the property boundary to capture the on-site groundwater plume or the most contaminated groundwater. EPA designated the first phase groundwater remedy as OU 4. Construction of the OU 4 remedy began in 1997 and the system went into full-scale operation in February 2000. EPA and NYDEC determined that the treatment system was operational and functional on September 15, 2000. The second phase, which EPA designated as OU 5, was designed to address the groundwater contamination that has migrated beyond the Claremont Property boundary. In the September 2000 ESD, EPA integrated the groundwater migrating off the Claremont Property into the nearby Old Bethpage Landfill Site groundwater treatment system, which is capturing the plume. This portion of the groundwater remedy, or OU 5, is being addressed by NYSDEC through a municipal agreement with the Town of Oyster Bay. The responsibility for the remediation of this plume was transferred from EPA to NYSDEC on December 31, 2006.

¹ See, “Transfer of Long-Term Response Action (LTRA) Projects to States,” OSWER Directive 9355.0-81FS-A, July 2003, EPA 540-F-01-021; and “Operation and Maintenance in the Superfund Program”, OSWER 9200.1-37FS, May 2001, EPA 540-F-01-004. See also “DER-10, *Technical Guidance for Site Investigation and Remediation*”: Chapter 6 *Site Management, Periodic Review and Closeout*.

The OU 4 groundwater treatment system includes an extraction system, an above-ground treatment plant, and a reinjection system. The operation of the system has been monitored on a regular basis. Groundwater monitoring has been conducted on a quarterly basis since May 2000. Monitoring points consist of three (3) extraction wells, four (4) re-injection wells, thirty one (31) groundwater monitoring wells, and the groundwater treatment plant influent and effluent. The system has been capturing and treating the contaminated groundwater. Results of sampling performed from May 2000 to July 2010, indicate that Site-related contamination at most of the groundwater monitoring wells is decreasing.

Review of data collected from November 2004 to July 2010 regarding the distribution of volatile organic compounds (VOCs) in the groundwater indicates that high concentrations of trichloroethylene (TCE) were detected upgradient and on the east side of the plume, suggesting that contaminants are migrating onto the Claremont Property at levels in the aquifer deeper than that traditionally found at the Site. Specifically, TCE concentrations ranging from 1,100 to 1,400 micrograms per liter ($\mu\text{g/L}$) were detected in deep upgradient well EW-7C (185 feet below ground surface). This well is located just north of the northern boundary of the Claremont Property. A groundwater flow model was developed to assess the origin of this TCE source and the direction in which it is flowing. EPA's Pre-Remedial Section assessed potential sources upgradient of the Claremont Site. Exploratory wells were installed and groundwater sampling was conducted during field investigations at two suspected upgradient sources. Initial results confirmed the existence of upgradient sources of contaminants which have migrated onto the Site. The exploratory wells installed upgradient of the Claremont Property detected TCE at 940 $\mu\text{g/L}$ and 1,900 $\mu\text{g/L}$ in the groundwater. Soil samples collected at this location detected TCE at 140 milligrams per kilogram (mg/kg) and 520 mg/kg . EPA notified NYSDEC about these potential facilities/sources upgradient of the Site that could be contributing to its groundwater contamination, and NYSDEC indicated that it will undertake remediation at these locations by pursuing voluntary cleanups or listing them under an appropriate State program.

C. Funding and Performance of O&M. Upon the transfer of the Site to the State, the State shall be solely responsible for funding O&M activities and ensuring performance of the O&M in accordance with the O&M Manual for the Site. Nothing herein shall supersede the provisions of the State Superfund Contract for the Site and any amendments thereto.

D. Site Inspections. The State hereby agrees to provide EPA with 45 days advance notice of periodic inspections of the Site to be performed by the State after the Transfer Date, in order to provide EPA an opportunity to participate in such inspections.

E. Transfer Schedule. The State and EPA agree to implement the transfer of responsibilities for the OU 4 O&M from EPA to the State. The State will commence O&M responsibilities on the Transfer Date. A Transfer Schedule is included as **Appendix B**.

F. Transfer of Records. EPA will provide necessary Site-related documents that are not already in the State's possession to the State on or before the Transfer Date. Records not transferred prior to the Transfer Date but later found to be germane to the operation of OU 4 and available in EPA's files shall be provided by EPA upon request to the NYSDEC. Records to be transferred in accordance with this paragraph are listed in **Appendix C**. These records will be

provided in their current format, either in electronic and/or hard copy format.

G. Progress Reports. The State will submit OU 4 progress reports to EPA once per calendar year. However, if the sampling frequency is decreased, the reporting frequency may be adjusted commensurate with the sampling events. Progress reports will be submitted to EPA not later than 90 days after the last sampling event in the calendar year in which the sampling is performed. Groundwater analytical data resulting from the above-referenced sampling and an electronic base map may be submitted in accordance with New York State Department of Environmental Conservation, Division of Environmental Remediation Electronic Data Deliverable Format requirements. A recommended monitoring plan for the Site is set forth in **Appendix D**.

H. Five-Year Review Reports. EPA will continue to perform Five-Year Reviews for the Site pursuant to Section 121(c) of CERCLA, 42 U.S.C. § 9621(c), until such time that such reviews are no longer required. The most recent Five-Year Review for OU 4 was completed on September 26, 2008. EPA will notify the State at least nine (9) months prior to the due date of a Five-Year Review that a Five-Year Review will be performed. In coordination with EPA, the State will conduct the following activities at least six months prior to the date each such Five-Year Review is due:

1. Review monitoring data for the Site;
2. Summarize Site Management activities and initiatives;
3. Conduct a Site visit to review remedy implementation; and
4. Identify further response actions or corrective actions that should be conducted.

EPA will provide the State with an opportunity to comment on a draft of each Five-Year Review Report at least thirty (30) days before each Five-Year Report becomes final. EPA will provide the State with a copy of each Five-Year Review Report once it is finalized.

I. Training. Proper training of State personnel will be necessary to operate the groundwater treatment plant. EPA will provide transition training to State employees, consultants, and/or contractors who will be involved with OU 4 O&M at the Site and who are designated by NYSDEC on or before the Transfer Date. A Personnel Transition Training Plan (PTTP) is attached hereto as **Appendix E**. Completed certifications from all personnel who have completed training will be submitted to the State Project Manager on or before the Transfer Date, certifying satisfactory completion of the training by the person(s) responsible for O&M activities at the Site.

J. EPA-Owned Property and Equipment. EPA-owned fixtures, equipment, and property associated with the Remedial Action at the Site are identified on the Property Disposition List attached hereto as **Appendix F**. All such property will be transferred to the State on or before the Transfer Date. Upon such transfer, full title to all items identified on the Property Disposition List is granted to the State. On and after the Transfer Date, the State is responsible for repairs, replacement, abandonment, and disposal; EPA will have no further responsibility for such property. Attached as **Appendix G** is a determination by the EPA Region 2 Property Officer that all fixtures, equipment, and property has a negligible independent value outside of

the Claremont Polychemical Corporation Superfund Site and therefore has no value to the United States. There will be no requirement for transfer of funds to EPA upon demolition or dismantling of the groundwater treatment system and other such components of the Remedial Action.

K. Community Involvement. EPA will provide the State with its most recent mailing list for the Site. Prior to the Transfer Date, EPA will prepare a Fact Sheet, which shall be sent to the parties on the mailing list, announcing the transfer of responsibility for the OU 4 O&M of the ROD remedy to the State.

V. Change of Site Status

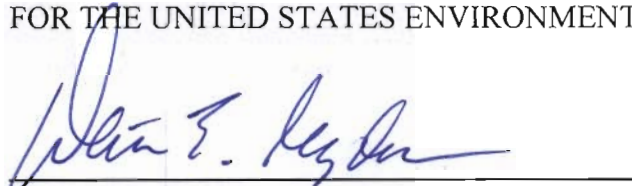
A. Technical Impracticability Waiver. Section 121(d)(4) of CERCLA, 42 U.S.C. § 9621(d)(4), allows for a technical impracticability waiver. The State may apply for a Technical Impracticability Waiver in accordance with Section 121(d)(4) of CERCLA, 40 CFR Section 300.430(f)(1)(ii)(C)(3), and EPA guidance if the State believes that the Remedial Action Objectives cannot be met because they are technically impracticable from an engineering perspective. If EPA, in consultation with the State, determines that the Remedial Action Objectives cannot be met because they are technically impracticable from an engineering perspective, EPA may modify the ROD.

B. Shutdown and Closure of OU 4 Remedial Action. The Remedial Action is considered complete when three (3) consecutive rounds of annual sampling indicate that the remedy has fully achieved the remedial action objectives identified by the ROD and any subsequent modification or amendment thereto.

C. Deletion of Site from National Priorities List. The Site will be deleted from the National Priorities List by EPA after remedial action objectives have been achieved in accordance with 40 CFR Section 300.425(e) and EPA's guidance, "Close Out Procedures for National Priorities List Site", OSWER Directive 9320.2-09A-P, January 2000, EPA/540/R-98-016.

In witness whereof, the parties hereto have executed this Site Transfer Agreement for transfer of responsibility from Fund-lead Remedial Action to State-lead Operation and Maintenance for the Claremont Polychemical Superfund Site OU 4 remedy in two (2) copies, each of which shall be deemed an original.

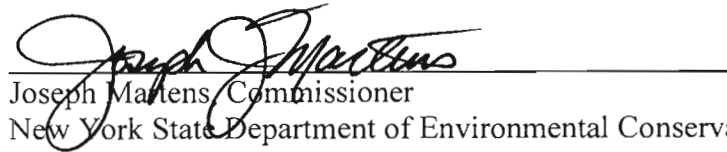
FOR THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY



Walter E. Mugdan, Director
Emergency & Remedial Response Division

May 12, 2011
DATE

FOR THE STATE OF NEW YORK



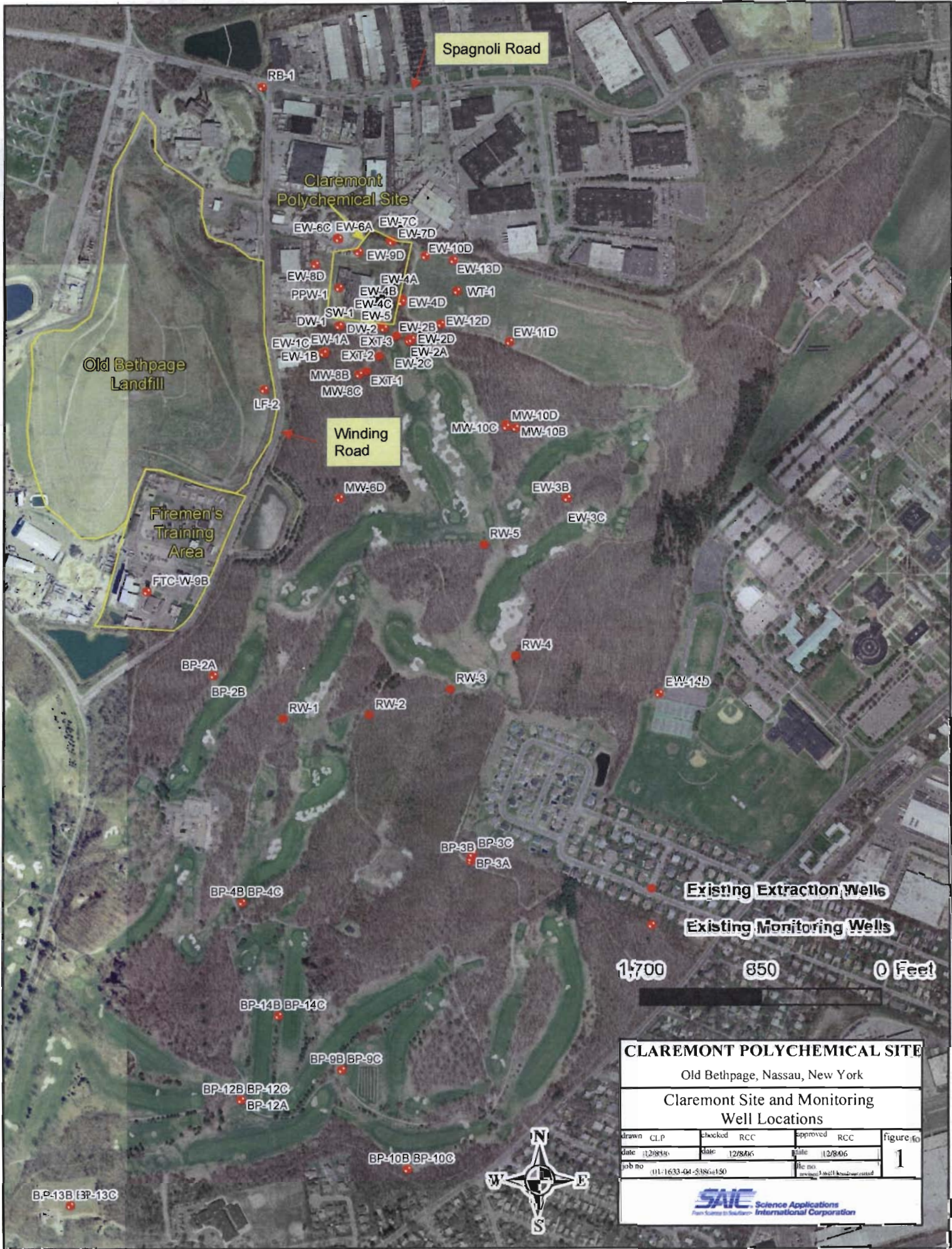
Joseph Martens, Commissioner
New York State Department of Environmental Conservation

June 12, 2011
DATE

APPENDIX A

**CLAREMONT POLYCHEMICAL CORPORATION
SITE MAP**

(Figure 1)



Spagnoli Road

Claremont Polychemical Site

Old Bethpage Landfill

Winding Road

Firemen's Training Area

Existing Extraction Wells

Existing Monitoring Wells

1,700 850 0 Feet

CLAREMONT POLYCHEMICAL SITE

Old Bethpage, Nassau, New York

Claremont Site and Monitoring Well Locations

drawn	CLP	checked	RCC	approved	RCC	figure	60
date	12/8/06	date	12/8/06	date	12/8/06		1
job no	(11-1633-04-5386a150)		file no		insert 1 well head mounted		



BP-13B BP-13C

BP-10B BP-10C

BP-12B BP-12C
BP-12A

BP-9B BP-9C

BP-14B BP-14C

BP-4B BP-4C

BP-3B BP-3C
BP-3A

RW-4

RW-3

RW-1

RW-2

RW-5

EW-3C

EW-3B

MW-10C

MW-10D

MW-10B

MW-6D

MW-8B

MW-8C

EXT-1

EW-1C

EW-1A

EW-1B

EXT-2

EXT-3

EW-2B

EW-2D

EW-2A

EW-2C

DW-1

SW-1

DW-2

EW-4B

EW-4C

EW-4D

WT-1

EW-8D

PPW-1

EW-9D

EW-4A

EW-7D

EW-10D

EW-13D

EW-6C

EW-6A

EW-7C

EW-7D

RB-1

FTC-W-9B

BP-2A

BP-2B

RW-1

RW-2

BP-14B BP-14C

BP-9B BP-9C

BP-12B BP-12C
BP-12A

BP-10B BP-10C

BP-13B BP-13C

Appendix B
Transfer Schedule for EPA LTRA to New York State O&M
of the Claremont Polychemical Corporation Superfund Site (OU 4)

Transfer Schedule		EPA ID Number: NYD002044584
Claremont Polychemical Corporation Superfund Site, Old Bethpage, NY		
Task	Actual Date(s) / Status	
EPA Determines O&F Date (9/15/2000)	Completed	
EPA Notifies State of the LTRA Transfer Date	Completed	
Construction Complete	Completed	
Final Inspection	Completed	
EPA Completes Interim RA Report or RA Report	Completed	
EPA Develops Transfer Schedule	Completed	
EPA Develops and Provides Property and Equipment Disposition List for State Tracking	Completed	
EPA Transfers Records	On-going	
State Verifies All Records are in State Site File Record	In-Progress	
EPA Finalizes & Implements Personnel Transition Training Plan (the PTTP) - Trainer / Operators Sign PTTP Signature Sheets	In-Progress	
EPA Provides Copies of Easements for Access	Completed	
EPA Conducts Community Relations Activities	On-going	
EPA and NYSDEC Conduct Transfer Site Visits (7/12/2010 and 2/8/2011)	Completed	
Transfer Agreement Signed by EPA and New York State DEC	To Be Performed	
State Assumes Management of Site	Transfer Date	
NYSDEC Prepares Periodic Review Reports Annually After Transfer	To Be Performed	
EPA Completes Next Five-Year Review	September 25, 2013	
EPA Transfers Equipment and Property to State	Transfer Date	

**Appendix C:
List of Site-Related Records
Claremont Polychemical Corporation Site**

1. Groundwater Monitoring Well Location Map
2. Groundwater Sampling Data
3. Community Relations Plan and mailing list
4. Five Year Review Report
5. Claremont Polychemical Superfund Site Fact Sheet
6. Operation and Maintenance (O&M) Manual
7. Site Quality Assurance Project Plan (QAPP)
8. Site Specific Health and Safety Plan
9. Additional Well Installation Report
10. Groundwater Modeling Report
11. Monthly O&M Reports
12. Quarterly Groundwater Reports

Appendix D

Long-Term Monitoring Plan Claremont Polychemical Corporation Superfund Site

- A. Groundwater Sampling and Analysis is to be conducted at the Claremont Polychemical Corporation Site in accordance with the *Sampling and Analysis Plan for Groundwater Treatment O & M at the Claremont Polychemical Site* (Revised July 2007).
- B. Operation and Maintenance of the groundwater treatment system pursuant to the O&M Manual.
- C. Analysis of each groundwater sample should include the analysis for target compound list (TCL) Volatile Organic Compounds (VOCs) in order to observe the Contaminants of Concern for the Claremont Polychemical Corporation Site.
- D. The aforementioned wells are to be sampled in accordance with the USEPA Region 2 Division of Environmental Science & Assessment Monitoring & Assessment Branch Standard Operating Procedures for Field Activities or the NYSDEC equivalent.
- E. Sampling data which reveals levels of contamination observed in the groundwater monitoring wells listed in the Sampling and Analysis Plan, cited in paragraph "A" above, are to be tabulated to analyze trends in order to determine the progress of groundwater restoration and progress toward attaining state and federal groundwater drinking water standards.

Appendix E

Personnel Transition Training Plan (PTTP) Claremont Polychemical Corporation Site

PERSONNEL TRANSITION TRAINING PLAN OUTLINE

<u>Segment</u>		<u>Remarks</u>
Part 1	HEALTH & SAFETY*	
	OSHA 1910 Basics	As necessary/relevant to Site
	Emergency Response	As necessary/relevant to Site
	Hazard Communication	As necessary/relevant to Site
	Respiratory Protection	As necessary/relevant to Site
	Lockout Tagout	As necessary/relevant to Site
	Confined Space Entry	As necessary/relevant to Site
	Right to Know	As necessary/relevant to Site
Part 2	FAMILIARIZATION WITH SITE**	
	O&M Manual and As-Built Drawings	
	Cursory review of Site layout	
Part 3	REVIEW - Treatment System Catalog-cuts**	Ongoing during training period

Appendix E (cont.)

Personnel Transition Training Plan (PTTP) Claremont Polychemical Corporation Superfund Site

Part 4 OBSERVATION & HANDS ON**
Operation and Maintenance of Treatment Plant According to Procedures in O&M Manual

TRAINING TO INCLUDE:

- a. System Operation, including taking the system on- and off-line
- b. Monthly Plant Performance Sampling
- c. Annual Effectiveness Monitoring Sampling Locations
- d. Contingency Plan for Re-routing Plant Effluent
- e. Inspections
- f. Operating Records
- g. Other Structure Maintenance
- h. Other Site Maintenance

NOTE: Observation and hands on training may be performed multiple times depending on the difficulty of the task. Complete performance tracking sheet after each observation and hands on event until proficiency is obtained.

Part 5 TRAINING EVALUATION
Training plan completion review and certification

* Indicates items to be done prior to entering the Site.

** Start immediately (following Health and Safety Completion).

Appendix E (cont.)

**Certification Showing Satisfactory Completion
Personnel Transfer Training Plan
Claremont Polychemical Corporation Superfund Site**

- A. Satisfactorily completed health & safety training and submitted needed verification (PART 1)
- B. Satisfactorily acknowledged completion of document review (ALL PARTS)
- C. Satisfactorily observed operations listed (completed operation performance tracking sheet for each operation) (PART 4)
- D. Satisfactorily performed routine operations and special procedures with guidance (completed function training sheet for each operation) (PART 4)
- E. Satisfactorily understood field hydraulics and site layout (PART 2)
- F. Satisfactorily performed all operations listed in the Transfer Training Plan (PART 4)
- G. Satisfactorily completed one simulated problem solving period (Optional)
- H. Satisfactorily performed operations and problem solving with no/minimal guidance
- I. Remarks:

Trainee	_____	_____	_____
	Print	Signature	Date
Trainee	_____	_____	_____
	Print	Signature	Date
Trainer	_____	_____	_____
	Print	Signature	Date
Trainer	_____	_____	_____
	Print	Signature	Date
Trainer Supervisor	_____	_____	_____
	Print	Signature	Date

Appendix E (cont.)

**Operation Performance Tracking Sheet
Claremont Polychemical Corporation Superfund Site**

<u>Operation Description</u>	<u>Date</u>	<u>Performance</u> (<u>Obs/Partly Perf/Perf</u>)	<u>Rating/ comment</u>	<u>Trainer/Trainee</u> <u>Initials</u>
Describe the operation as shown in the training plan		Observation Partly Performed Performed	Satisfactory Not satisfactorily Completed independently	

Appendix F –Property and Equipment Disposition List
Claremont Polychemical Corporation Superfund Site OU4
Groundwater Pump and Treat System

Groundwater Extraction and Treatment Plant
3 Extraction Wells -EXT-1, EXT-2 and EXT-3
Equalization Tank - 59,000 gal, Effluent Storage Tanks
Metal Removal System
Air Stripping System
Liquid Carbon Treatment System
Metals Removal System
Water Re-injection System with 4 re-injection wells - IW-1, IW-2, IW-3, and IW-4
Two Infiltration Galleries
31 Monitoring Wells: EW-1A, EW-1B, EW-1C EW-2A, EW-2B, EW-2C, EW-2D EW-3A, EW-3B, EW-3C EW-4A, EW-4B, EW-4C, EW-4D EW-5 EW-6A, EW-6C EW-7C, EW-7D EW-8D EW-9D EW-10C EW-11D EW-12D EW-13D EW-14D DW1 DW2 SW1 SW2 WT-1
Consumables
Outside Fencing

APPENDIX G

**FINDINGS AND DETERMINATION
DISPOSITION OF U.S. GOVERNMENT PROPERTY
AT THE CLAREMONT POLYCHEMICAL CORP. SUPERFUND SITE (OU 4)**

**FINDINGS AND DETERMINATION
DISPOSITION OF U.S. GOVERNMENT PROPERTY
AT THE CLAREMONT POLYCHEMICAL CORPORATION SITE
EPA ID No. NYD002044584**

Findings:

The site requires additional monitoring. EPA shall continue to perform five year reviews at the site pursuant to section 121(c) of CERCLA, 42 U.S.C. 9621(c) until such time as reviews are deemed to be no longer necessary. The groundwater treatment plant at the Claremont Polychemical Corporation site was custom designed to mitigate and monitor the pollutants at the site. Almost all of the equipment is permanently mounted and would require disassembly of major subsystems for removal. Removal of any significant part of this equipment would moreover jeopardize the ability of EPA and the State of New York to monitor the site and identify further response or corrective actions that may be necessary.

Upon completion of the cleanup and monitoring of the site some which began in 1980, (31 years ago), the value of equipment is determined to be below salvage value. The duration of the remediation effort in this case is by itself a sufficient period of time for the depreciation of the equipment to have reached salvage value by age alone.

Transferring ownership of the equipment to New York State will serve the best interests of both the federal and state governments as it will provide the means to allow the State to carry out the ongoing monitoring of the site and will effectively allow EPA to avoid significant costs of maintaining the equipment as well as the future costs associated with the dismantling and disposal of the property in question.

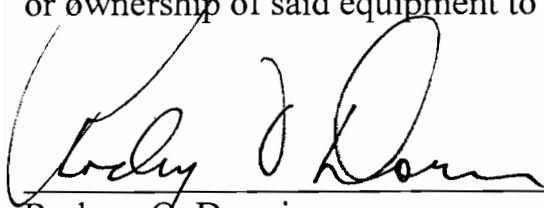
Determination:

The substantial government investment at the Claremont Polychemical Corporation site is integral to monitoring the site and determining what if any additional action may be necessary to remediate the site in the future. The equipment is therefore currently fulfilling the intent of CERCLA legislation to clean up contaminated sites and protect public health. It is therefore determined that removal of the equipment would be considered to be contrary to the interest of the government as such action would jeopardize the ultimate remediation effort at the site. Effectively the government cannot reasonably expect to realize any significant reimbursement for the water treatment unit and

installed equipment without violating the congressional intent in authorizing the CERCLA law.

Under the terms of the agreement between New York State and EPA when the clean up and monitoring of the site has been completed, the water treatment plant shall be dismantled and removed at the expense of the State of New York, who has agreed to bear all costs associated with the dismantling and disposal of the equipment.

Since it is my determination that the government property at the Claremont Polychemical Corporation site has a negligible independent value outside the specific remediation of the site and that the State of New York will be required to bear all expenses for the operation of the equipment for the remainder of the remediation effort, as well as all costs incurred for the future disposal of the equipment, I find it is in the best interests of the government to transfer the title or ownership of said equipment to the State of New York.



Rodney O. Dorwin
Region 2 Property Officer
Chief, Facilities and Administrative Management Branch

2/23/11
Date