FINAL
FINDING OF SUITABILITY TO TRANSFER (FOST)

Roslyn Air National Guard Station
Roslyn, New York

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 Roslyn Air National Guard Station, New York, to the Village of East Hills, New York. The property is described in Section 2 below. The property will be transferred by deed, and its anticipated use is consolidation of government facilities (Village of East Hills) and park/recreational facilities.

1.2 This FOST is a result of a thorough analysis of information contained in the following documents: (1) the Stationwide Environmental Baseline Survey (EBS), November 1996, (2) the Environmental Assessment (EA), March 1998 and Finding of No Significant Impact (FONSI), August 1998 (3) the Roslyn ANGS Final Site Investigation (SI) Report (1999); (4) the Supplemental EBS (SEBS) for the property, June 2000; and (5) Visual Site Inspections (VSIs) updates conducted on 06/01/00 and 06/02/00.

2. PROPERTY DESCRIPTION

The property is shown on Figure 2-1 (Attachment 1) and is comprised of approximately 50.34 acres. The property includes the following improvements:

Facility Number	Former Air Force / ANG Use	Square Footage
2	Mobility Processing Center	3,093
3	Supply Warehouse	16,100
6	Reserve Building	16,213
9	Vehicle Maintenance/Paint Shop	1,067
11	Hazardous Material Storage	1,248
12	Exchange Store	2,091
13	Dining Hall	4,968
14	Storage	4,738
15	Recreation Facility	3,221
16	Vehicle Maintenance Shop	3,165
17	Heat Plant	2,338
18	Emergency Generator Shop	1,543
19	Unheated Storage	11,861
20	Dormitory	8,575
21	Engineering Installation Squadron Cable Shop	5,702
22	VIP Cottage	961
23	Traffic Check House	96
24	Civil Air Patrol	3,668

Facility Number	Former Air Force / ANG Use	Square Footage
25	Administration	1,992
26	Vehicle Maintenance Shop	2,465
27	Administration	9,909
28	Air Force Office of Special Investigations	5,702
29	Radio Shop	5,702
30	Administration	5,702
31	Unheated Storage	905
32	Unheated Storage	860
36	Aerospace Ground Equipment Shop	8,548
37	213th Civil Engineering Squadron and 274th Combat Communications Squadron Radio Shop	21,592

3. NATIONAL ENVIRONMENTAL POLICY ACT (NEPA) COMPLIANCE

The environmental impacts of this proposal have been adequately analyzed and disclosed in compliance with NEPA. These impacts are analyzed in the EA and FONSI. Environmental impacts identified are insignificant.

4. ENVIRONMENTAL CONDITION OF THE PROPERTY

Based on a review of the VSIs and the SEBS, the property is considered Department of Defense Environmental Condition Category 1, 2, 3, and 4. The following table defines the categories referred to in this FOST and identifies the buildings associated with each category.

Category	Description	Buildings
1	Areas where no storage, release, or disposal of hazardous substances or petroleum products has occurred, including no migration of these substances from adjacent areas.	2, 3, 6, 12, 13, 15, 19, 20, 22, 23, 25, 27, 29, 30, and 31
2	Areas where only storage of hazardous substances or petroleum products has occurred, but no release, disposal, or migration to or from adjacent areas has occurred.	11, 14, 18, 21, 26, 28, and 37
3	Areas where storage, release, or disposal, and/or migration of hazardous substances or petroleum products has occurred, but at concentrations that do not require a removal or remedial action.	Surface disposal sites SS-006 and SS-007
4	Areas where storage, release, disposal, and/or migration of hazardous substances has occurred, and all remedial actions necessary to protect human health and the environment have been taken.	9, 16, 17, 24, 32, and 36

The category of four buildings has changed from the categories identified in the Stationwide EBS. Buildings 17, 32, and 36 were previously identified in the EBS as Category 7 areas. Category 7 areas are those which are unevaluated or require additional evaluation. Building 16

was previously classified as a Category 3 site. Buildings 16, 17, 32, and 36 are now classified as Category 4 areas following the completion of site investigations/closure activities conducted in June 1999.

5. DEED RESTRICTIONS AND NOTIFICATIONS

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

The Air Force has determined that the remaining factors listed in Attachment 2 pose no threat to human health or the environment and, therefore, require neither deed restrictions nor notifications to the Transferee.

5.1 Hazardous Substances Notification

Although a hazardous substance notification need not be given pursuant to 40 CFR Part 302.4, a listing of hazardous substances that have been stored for one year or more at Roslyn Air National Guard Station, and the dates that such storage/disposal took place are included in Tables C-1, C-2, and C-3 of the Stationwide EBS (1996). There were hazardous substance releases on the property and a Notice of Hazardous Substances Released is provided in Attachment 3. The releases were investigated/remediated by the Air Force's Installation Restoration Program (IRP). The following table lists the sites at which hazardous substances were released. The EBS and SEBS provide a detailed description for each site. The property contains some level of contamination by hazardous substances (further addressed in section 5.2 Installation Restoration Program and Areas of Interest).

Site No.	Comments
IRP-1	IRP-1 is the Access Road to the Aerospace Ground Equipment (AGE) Shop (Building 36). Potential contaminants at the site included new and waste oil, paint thinners, diesel fuel, leaded MOGAS, and possibly solvents that were poured on the access roadbed to settle dust. Release of contaminants may have occurred between 1961-1971. In 1971, the site was completely covered with asphalt as the motor pool/parking lot was expanded. The site was investigated in 1995 and the NYSDEC concurred with a no further investigation recommendation.
IRP-2	IRP-2 is Old Waste Holding Area No. 1. This site was the old waste holding area for the Vehicle Maintenance Shop (Building 16) and is located adjacent to the north wall. New and waste oil, PD-680 solvent, paint thinner, and leaded MOGAS from the Vehicle Maintenance Shop have been stored at the site. Additionally, liquid wastes from the old AGE Shop (Building 36), in use prior to 1971, were also stored here. The site was investigated in 1995 and the NYSDEC concurred with a no further investigation recommendation.

Site No.	Comments
IRP-3	IRP-3 is Old Waste Holding Area No. 2. This site was the old waste holding area for the Aerospace Ground Equipment (AGE) Shop (Building 36) located along the north wall. Waste oil, paint thinner, JP-4, PD-680 solvent, diesel fuel, toluene, and leaded MOGAS were stored at the site. The site was investigated in 1995 and the NYSDEC concurred with a no further investigation recommendation.
DC-004	DC-004 is the Boiler Blowdown Area at Building 17: The boiler blowdown area consists of three boiler-water ground discharge points on the south side of Building 17, and one small infiltration pool located on the west side of Building 17. An interim removal action (IRA) was performed in June 1999 during which surface soils were removed to a depth of 2 feet bgs. The NYSDEC and NCDH have concurred with a no further action decision for DC-004 in September 1999. During the IRA, a 3-inch subsurface contaminated-soil layer associated with past coal storage was encountered. A notification of the presence of the subsurface "dark" soil layer is included in Section 5.2.
WP-009	WP-009 is the Septic Leach Field, which includes the main septic tank and septic leaching pool system located south of Building 37. The septic tank and all leaching pools were cleaned up in June 2000. The NYSDEC and NCDH have concurred with a no further action decision in 2000.
DC-010	DC-010 is the Drywell and Battery Acid Disposal Pit at Building 16. Battery acid was disposed of by neutralizing it and flushing it down the floor drain. The floor drain was not connected to the septic system and flows directly into a drywell (DW 16-2) beneath it. Three additional floor drains existed in Building 16 that discharged directly to the west bay drywell (DW 16-1) until they were sealed in 1993. An IRA was performed in June 1999 during which several feet of sediments were removed from the interior of the floor drain drywell and the west bay drywell. The NYSDEC and NCDH have concurred with a no further action decision for DC-010 in September 1999.
DC-011	DC-010 is the Battery Acid Disposal Pit at Building 36. Battery acid was routinely disposed of by neutralizing it and flushing it down the floor drain located in the southwest corner of Building 36. The floor drain discharged directly to a ceramic acid neutralization sump and drywell (DRY 36-3) located beneath it. An overflow pipe led from the drywell to a second solid bottom sump. The solid bottom sump contained a pump that formerly discharged excess water to the septic system. However, the sump discharge pipe was disconnected at an unknown date and was discharging directly to the ground outside the southwest corner of Building 36. An IRA was performed in June 1999, during which several feet of sediments were removed from the interior of the drywell and approximately 1.5 cubic yards of soil was removed from the exterior discharge point. The NYSDEC and NCDH have concurred with a no further action decision for DC-011 in September 1999.
DW-013	DW-013 includes two drywells (DRY 36-1 and DRY 36-2) are located on a paved surface northeast of Building 36. The drywells are located approximately 35 feet to the northeast of IRP-3. An IRA was performed in June 1999 and several feet of sediments were removed from the drywells. The NYSDEC and NCDH have concurred with a no further action decision for DW-013 in September 1999.

5.2 Installation Restoration Program (IRP) and Areas of Interest (AOI)

IRP sites were located on the boundaries of the property where storage or release of hazardous substances occurred. All site closure activities to protect human health and the environment, in accordance with CERCLA §120(h)(3) have been met for the property. NYSDEC and Nassau County Department of Health (NCDH) have concurred with the No Further Action (NFA) recommendation of the Site Investigation, September 1999.

At AOI DC-004 (Building 17, Heat Plant) a three to twelve-inch dark layer of subsurface soil at a depth of 6 to 18 inches below grade surface (bgs) is present as depicted in Figure 5-1 (Attachment 1). Attachment 1 also includes a survey of Roslyn ANGS and a survey of the dark layer extent). SVOCs and metals were detected in the dark layer during the SI at levels exceeding the New York Department of Environmental Conservation (NYSDEC) Recommended Soil Cleanup Objectives (RSCO). The following table summarizes the results of an endpoint sample that was analyzed for total compounds in the soil matrix (total) and for compounds detected in a Toxicity Compound Leaching Procedure (TCLP) extract. Total analysis is compared to guidance values including the NYSDEC RSCO and U.S. EPA Preliminary Remediation Goals (PRGs). TCLP analysis is compared to N.Y.S groundwater standards, after assuming the leachate is going to immediately discharge to groundwater.

Detected Analytes in Dark Layer Soil
AOI Site DC- 004 Boiler Blowdown Area, Building 17

Sample ID		NYSDEC RSCO	NYSDEC GW Standards	EPA Region 9 PRGs	R004 IN SITU (Total)	R004 IN SITU (TCLP)
SVOCs in ppm						
	(MDL)					
Benzo (a) anthracene	(560)	224 or MDL	NA	Not Available	710	NA
Benzo (a) pyrene	(560)	61 or MDL	NA	Not Available	830	NA
Benzo (b) fluoranthene	(560)	224 or MDL	NA	Not Available	1200	NA
Benzo (g,h,i) perylene		50,000	NA	Not Available	490J	NA
Benzo (k) fluoranthene	(560)	224 or MDL	NA	Not Available	940	NA
Chrysene		400	NA	Not Available	900	NA
Fluoranthene		50,000	NA	Not Available	1500	NA
Indeno (1,2,3-cd) pyrene		3,200	NA	Not Available	450J	NA
Phenanthrene		50,000	NA	Not Available	1000	NA
Pyrene		50,000	NA	Not Available	1200	NA
METALS (Total and TCLP) in ppm						
	(Eastern U.S. Background)					
Arsenic	(3-12)	7.5 or SB	.025	38**	25.3	.01
Barium	(15-600)	300 or SB	1.0	5200	312	1.05
Cadmium	Not Available	10	.005	37	3.4	.008
Chromium	Not Available	50	.05	210	442	.01
Lead	Not Available*	400*	.025	5500	593	.02
Mercury	Not Available	0.1	.0007	22	0.37	U
Selenium	(0.1-3.9)	2 or SB	.010	Not Available	8.4	U
Silver	(<1.0[2])	SB	.050	370	1.7	U

* - The USEPA's Interim Lead Hazard Guidance establishes a residential screening level of 400 ppm.
** - PRG concentration is based on one-in-one million cancer risk.
1 - Eastern U.S. Background concentration reported in a 1984 survey of reference material by E. Carol McGovern, NYSDEC.

2 - Eastern U.S. Background concentrations were not available for these analytes, therefore mean SB concentrations were used and were determined from averaging the concentrations of soil samples taken at three different depths at one sampling location (IRP Site Investigation Report, Roslyn ANGS, Roslyn, New York, Volume I, November 1996)
B - The analyte was found in an associated blank as well as in the sample.
F - The analyte was positively identified but the associated numerical value is below the RL.
J - The analyte was positively identified, the quantitation is an estimation.
NA – Not Analyzed
U - No Detection
MDL - Method Detection Limit
SB - Site Background,
[ ] -Indicates RSCO exceedance

In the total analysis, SVOCs (benzo (a) anthracene, benzo (a) pyrene, benzo (b) fluoranthene, benzo (k) fluoranthene, and chrysene) were detected within one order of magnitude or less above the NYSDEC RSCO. Six of the metals, including arsenic, barium, lead, mercury, selenium, and silver slightly exceeded the NYSDEC RSCO and/or the eastern U.S. background metals by less than one order of magnitude above the guidance values. With the exception of selenium and chromium, the concentrations are at acceptable levels based on comparisons to U.S. EPA PRGs for residential soil. The metal selenium was detected at a concentration slightly above the NYSDEC RSCO and the eastern U.S. background concentrations but is not present at a concentration that poses a threat to human health or the environment. This statement is based on the toxicological profile for selenium, obtained from the U.S. Dept. of Human Health Services. The metal chromium was detected at a concentration that exceeded both the NYSDEC RSCO and the U.S. EPA PRGs for residential soil. However, the concentration of chromium detected is less than the U.S. EPA PRG for industrial soil (450 ppm) and the TCLP results indicate no potential for the leaching of chromium (SI 1999). However, in the event that future property use results in receptor exposure to this subsurface layer, then the transferee must excavate the dark layer and properly dispose of it in accordance with local, state, and federal guidelines.

At AOI Site DC-010 (Battery Acid Disposal at Building #16), NFA was recommended while slight exceedances of regulatory guidance values were noted. Initial sediment sampling, prior to the drywell cleanup, indicated that mercury concentrations exceeded the RSCO. While initial total mercury concentrations significantly decreased with depth, sediments were 0.87 ppm at the surface and 0.17 ppm three feet below the surface, which is just above the NYSDEC RSCO of 0.1 ppm. Following sediment excavation, an endpoint sample was collected from the floor drain drywell from the bottom of the excavation to a depth of six inches. The endpoint sample was analyzed for lead, mercury, and TPH following the TCLP extraction. TCLP analysis was selected as the best method for characterizing subsurface soils. The endpoint sample analytical results indicated no lead or TPH were detected. The results also indicate a potential for the leaching of mercury (3.2 ug/l or ppb). Considering the small area of discharge, the low levels of mercury detected, and an approximate depth to groundwater beneath the site of 150 feet, the concentration of mercury detected was not considered to pose a threat to human health or the environment (SI 1999).

At AOI Site DW-15 (Drywell North of Building #9), NFA was recommended while slight exceedances of regulatory guidance values were noted. Following sediment removal, an endpoint sample was collected from the drywell bottom to a depth of six inches. The endpoint sample was analyzed for lead, mercury, and TPH following the TCLP extraction. TCLP analysis was selected as the best method for characterizing subsurface soils. The endpoint sample analytical results indicate a potential for the leaching of lead (45.8 ug/l) and mercury (0.9 ug/l). Considering the small area of discharge, the low levels of lead and mercury detected, and an

approximate depth to groundwater beneath the site of 150 feet, the concentrations of the detected contaminants is not considered to pose a threat to human health or the environment (SI 1999).

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

5.3 Petroleum Products and Derivatives

Petroleum-contaminated sites were present on the property. All removal or remedial actions to protect human health and the environment have been met for the property. The EBS, SEBS, and SI document past spills and closure activities.

5.4 Underground and Aboveground Storage Tanks (USTs and ASTs)

ASTs are located on the property (see table below). The Transferee will be responsible for complying with all applicable Federal, State, and local laws relating to the use of these tanks. USTs were formerly located on the property. All USTs were removed (UST Closure Assessment Report, December 1994). The EBS and SEBS document all present/former locations of USTs and ASTs.

Inventory of Existing/Former Aboveground Storage Tanks

EBS ID No.	Facility No.	Year Installed	Year Removed	Capacity (gallons)	Contents	Location	Category
AST-02	2	1996	(a)	500	Heating Fuel	South of Building 2	NA
AST-06	6	Unk	(a)	1000	Heating Fuel	East side of Building 6	NA
AST-13	13	1996	(a)	500	Heating Fuel	North side of Building 13	NA
AST-17	17	Unk	(a)	480	Waste Oil	South side of Building 17	2
AST-24-1	24	Unk	(a)	5000	Diesel Fuel	East side of Building 24	NA
AST-24-2	24	Unk	(a)	5000	Unleaded Fuel	East side of Building 24	2
AST-25	25	1996	(a)	500	Heating Fuel	East side of Building 25	NA
AST-31	31	Unk	2000	275	Heating Fuel	East side of Building 31	NA
AST-32	32	Unk	1998	275	Heating Fuel	North side of Building 32	4

Note: (a) = AST was in place at the time of September 2000 visual site inspection.
AST = aboveground storage tank
NA = not applicable; AST stored petroleum product only (not regulated under the Comprehensive Environmental Response, Compensation, and Liability Act)
Unk = unknown

5.5 Asbestos Containing Material (ACM)

ACM is located on the property and portions are damaged or deteriorated to the extent that it creates a potential source of airborne fibers (see table below). The Transferee will be notified through the EBS and SEBS of the locations of the buildings associated with ACM. 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 the maintenance, handling, removal, and disposal of asbestos.

Summary of Asbestos Survey Information

BUILDING NUMBER	SQUARE FEET	YEAR CONSTRUCTED	ACM IDENTIFICATION	FACILITY CLASSIFICATION[a]
2	3,093	1943	FLOOR TILE, THERMAL INSULATION, MASTIC	1
3	16,100	1966[b]	NO ACM IDENTIFIED	
6	16,213	1948	MUDDED THERMAL INSULATION, FLOOR TILE, THERMAL INSULATION, BLACK TAR	1
9	1,067	1961[b]	NO ACM IDENTIFIED	
11	1,248	1948[b]	NO ACM IDENTIFIED	
12	1,967	1948	THERMAL INSULATION, TRANSITE SHEET, MASTIC	2
13	4,968	1951	MUDDED THERMAL INSULATION, THERMAL INSULATION	3
14	4,738	1948	THERMAL INSULATION, FLOOR TILE, MASTIC	1
15	3,221	1951	LOOSE THERMAL INSULATION, MUDDED THERMAL INSULATION, THERMAL INSULATION	1
16	3,165	1951	THERMAL INSULATION, MUDDED THERMAL INSULATION	3
17	2,338	1951	THERMAL INSULATION, MUDDED THERMAL INSULATION, THERMAL AIRCELL INSULATION	3
18	1,543	1951	MUDDED THERMAL INSULATION, THERMAL INSULATION	6
19	11,861	1951[b]	NO ACM IDENTIFIED	
20	8,575	1951[b]	NO ACM IDENTIFIED	
21	5,702	1951	FLOOR TILE, MUDDED THERMAL INSULATION, WALLBOARD, THERMAL INSULATION	3
22	961	1951	FLOOR TILE, THERMAL INSULATION	6
23	96	1951[b]	NO ACM IDENTIFIED	
24	3,668	1952	THERMAL INSULATION, MUDDED THERMAL INSULATION, UNDERLAY TO FLOOR TILE	
25	1,992	1954	MUDDED THERMAL INSULATION, THERMAL AIRCELL INSULATION, THERMAL PERFORMED INSULATION	1
26	2,465	1954	THERMAL AIRCELL INSULATION, THERMAL PERFORMED INSULATION	6
27	9,909	1955	FLOOR TILE, THERMAL AIRCELL INSULATION, THERMAL PERFORMED INSULATION, MUDDED THERMAL INSULATION, THERMAL INSULATION, TRANSITE PANELING	
28	5,702	1951	FLOOR TILE, MUDDED THERMAL INSULATION, WALLBOARD, THERMAL INSULATION	3
29	5,702	1951	FLOOR TILE, THERMAL INSULATION	4
30	5,702	1951	FLOOR TILE, THERMAL INSULATION, MUDDED THERMAL INSULATION, WALLBOARD	3
31	905	1951	THERMAL INSULATION, MUDDED THERMAL INSULATION, TRANSITE SIDING	1
32	860	1951	THERMAL INSULATION, MUDDED THERMAL INSULATION, TRANSITE SIDING	1
36	8,548	1971	THERMAL INSULATION, MUDDED THERMAL INSULATION	2
37	21,592	1991[b]	NO ACM IDENTIFIED	

Notes:
(a) Facility classification refers to the USAF Guidance for Rating and Assessing Damage and Exposure with classification ranges from 1-6. Classification 1 indicates immediate removal; classification indicates no immediate removal; classification 6 indicates no immediate action. Highest classification is presented; some ACM within the facilities may have lower classification rating.
(b) Visual ACM inspection revealed no building materials potentially containing ACM; no sampling conducted.
ACM = asbestos-containing material

Source: Air National Guard, 1992.

5.6 Lead-Based Paint (LBP) - Target Housing

There are no target housing facilities on the property.

5.7 Lead-Based Paint (LBP) - Facilities other than Housing (including dormitories)

LBP might be present in facilities other than housing on the property since 24 of the 25 non-housing facilities were built prior to 1978. During the June 2000 VSI. It was noted that interior paint was generally in fair condition but did appear to be chipped in some areas. Notice will be provided to the Transferee that the Transferee will be responsible for managing all LBP and potential LBP in compliance with all applicable laws and regulations.

5.8 Polychlorinated Biphenyls (PCBs)

Serviceable PCB-containing equipment is present on the property (one pole-mounted transformer south of Building 12). The Transferee will be advised through the EBS and SEBS in accordance with the Toxic Substances Control Act of 1976 of the location of this equipment, and corresponding PCB concentrations.

5.9 Air Conformity/Air Permits

Air emission sources are present on the property (Central Heat Plant). The Transferee will be responsible for submitting any required applications for air emission sources.

5.10 Sanitary Sewer Systems (Wastewater)

Currently, a connection to a publicly-owned sanitary sewer system does not exist. If a future connection to the publicly-owned sanitary sewer system is planned, the Transferee will be responsible for submitting any required applications for discharging wastewater to the sanitary sewer system and for meeting all applicable wastewater discharge permit standards.

5.11 Septic Tanks (Wastewater)

Septic tanks are present on the property (see table below for inventory). The Transferee will be notified through the EBS and SEBS of the location and status of the tanks, and will be responsible for complying with all applicable laws and regulations pertaining to discharge and maintenance of the tanks.

Inventory of Existing Septic Tanks

SITE ID	FACILITY NO.	INSTALLATION DATE	CATEGORY	COMMENTS
SPT-23	23	1951	1	500-GALLON, DOMESTIC WASTE ONLY
SPT-31	31	1951	1	500-GALLON, DOMESTIC WASTE ONLY
SPT-32	32	1948	1	500-GALLON, DOMESTIC WASTE ONLY
SPT-37	37	1995	4	26,000-GALLON, POSSIBLE INDUSTRIAL WASTE DISCHARGED

SPT = Septic tank

6. REGULATOR COORDINATION

The US EPA, NCDH, and NYSDEC were notified on July 11, 2000 of the initiation of the FOST and SEBS and were invited to participate in preparing the working draft documents. US EPA declined involvement in the review of the draft documents because Roslyn is not a National Priority List (NPL) base, and the property transfer does not involve an operating properly and successfully (OPS) determination. Consequently, the transfer documents were reviewed by NYSDEC and NCDH. Consolidated draft documents were provided on July 14, 2000 for their formal review and comment. A draft final FOST and SEBS were provided for final coordination and the NCDH provided additional comments that were addressed in this final FOST. Attachment 4 includes concurrence letters from NCDH and NYSDEC. Attachments 5 and 6 include regulatory comments and Air Force responses to regulatory comments, respectively.

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.

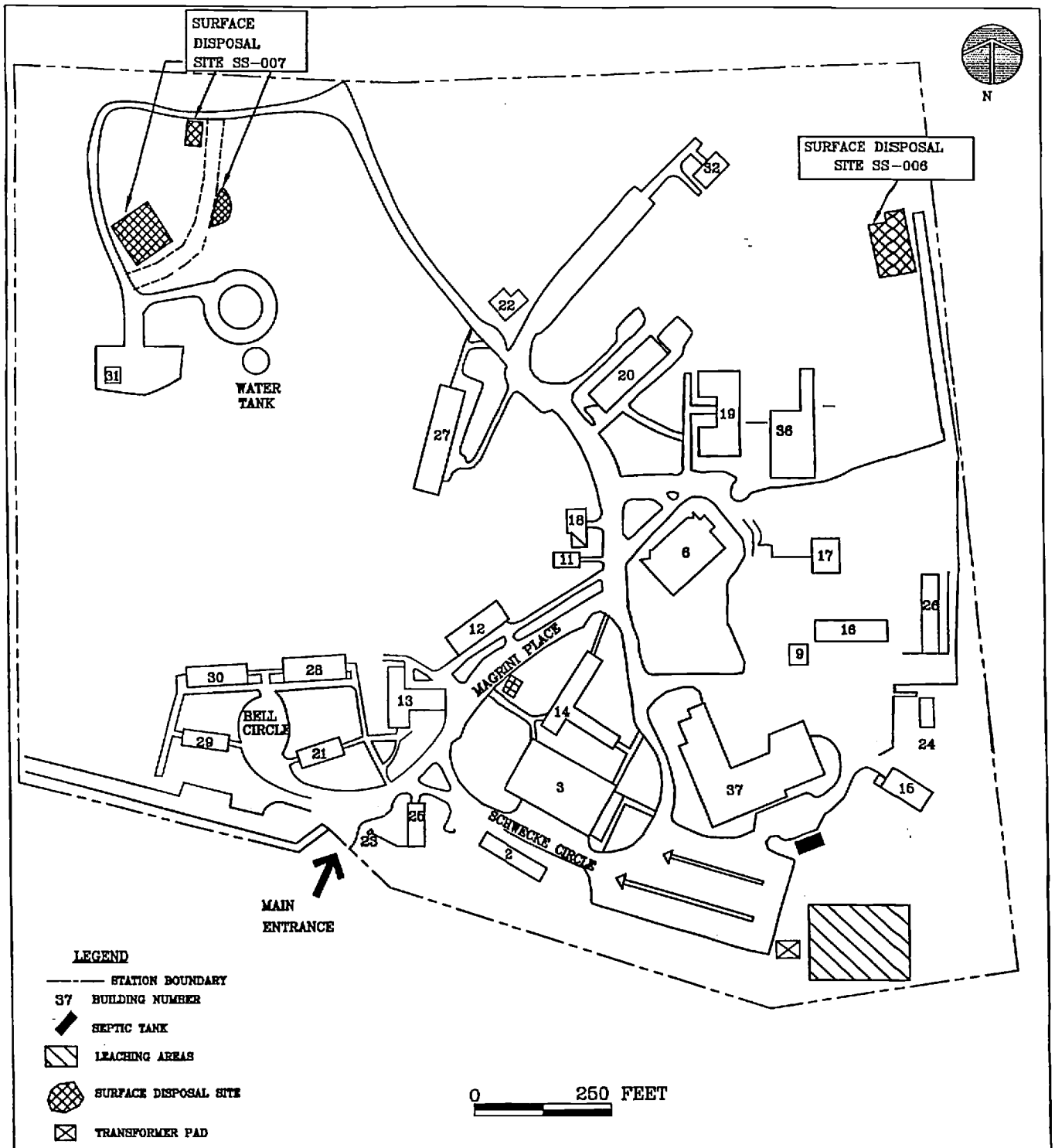
29 November 2000
Date

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

Attachments:
1. Property Maps
2. Environmental Factors Considered
3. Notice of Hazardous Substances Release
4. Regulatory Agency Concurrence
5. Regulator Comments
6. Air Force Response to Regulator Comments

Attachment 1

Property Maps



SOURCE: ROSLYN ANGS, N.Y., STATIONWIDE ENVIRONMENTAL BASELINE SURVEY

Fanning, Phillips & Molnar
Engineers

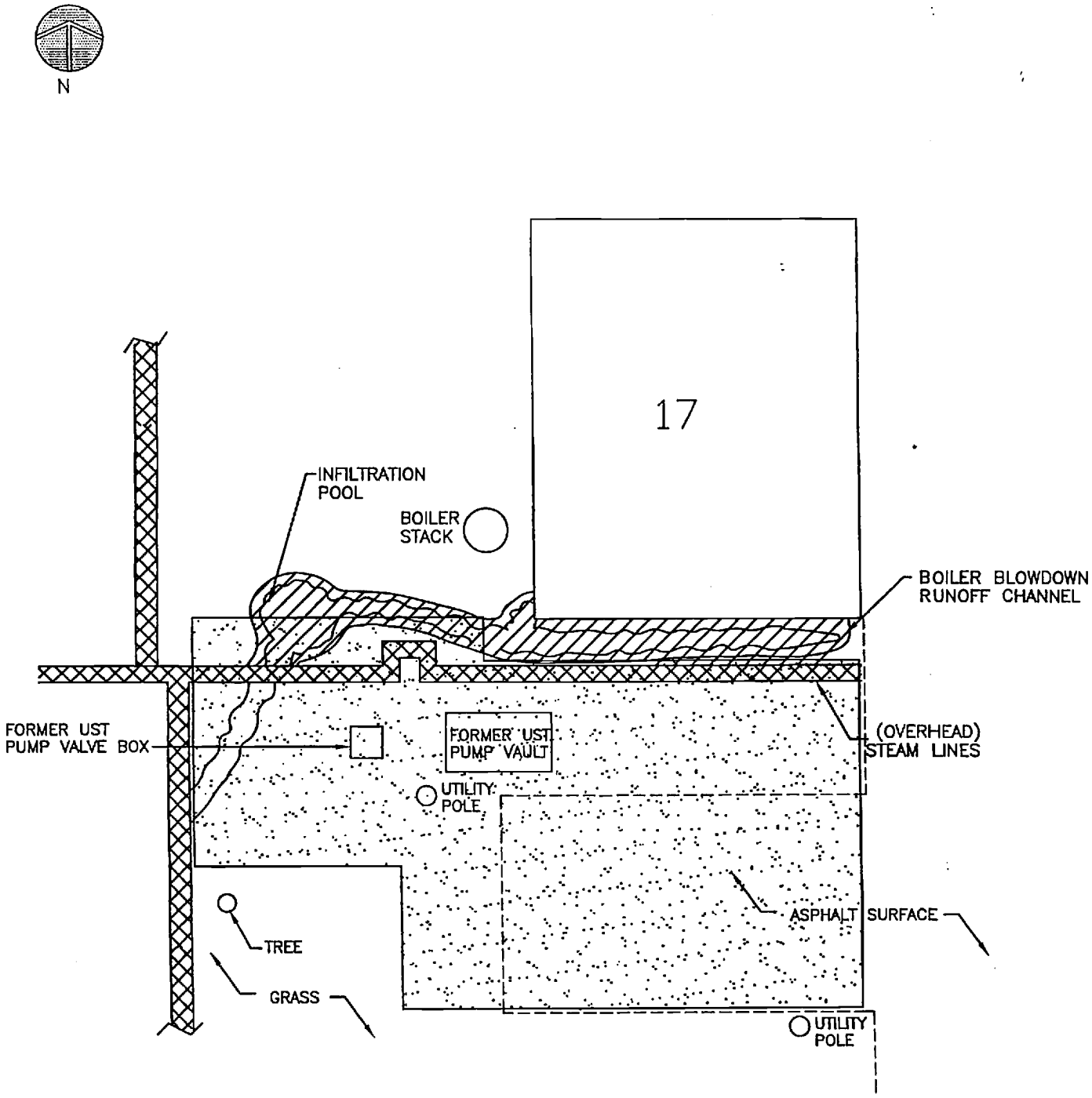
FIGURE 2-1

SITE LAYOUT

ROSLYN ANGS, NEW YORK

Drawn By: L.G.	Checked By: G.A.	Date: 7/10/00

L:\DRAW\AFCEE\ROSLYN\SEBS\FIGURE1_1.DWG



Fanning, Phillips & Molnar
Engineers

FIGURE 5-1
EXTENT OF DARK LAYER
AOI SITE DC-004
BOILER BLOWDOWN AREA, BUILDING 17
ROSLYN ANGS, NEW YORK

Drawn By: L.G.	Checked By: G.A.	Date: 7/10/00

L:\DRAW\AFCEE\ROSLYN\SEBS\FIG5-1.DWG

LEGAL DESCRIPTION

All that certain plot, piece or parcel of land with buildings and, improvements erected thereon lying and being situated at Roslyn, County of Nassau and State of New York, being more particularly bounded and described as follows:

Beginning at a point on the northeasterly corner of the parcel about to be described, said point is the following two (2) courses and distances from the southeasterly corner of the Roslyn Air National Guard Station (Mackay Estate) Roslyn, New York as shown of a map entitled " Roslyn, New York – Mackay Estate, Topographical & Subsurface Survey" Corps of Engineers, U.S. Army, N.Y. District, New York, N.Y. on April 6, 1950, File No. 7587-102:

(1) North 04 degrees 20 minutes 00 seconds West for a distance of 654.48 feet to a point;
(2) South 85 degrees 40 minutes 00 seconds West for a distance of 214.84 feet to the point of beginning;

THENCE South 00 degrees 30 minutes 35 seconds East for a distance of 51.00 feet to a point;

THENCE North 89 degrees 02 minutes 06 seconds West for a distance of 62.90 feet to a point;

THENCE North 02 degrees 10 minutes 32 seconds West for a distance of 18.54 feet to a point;

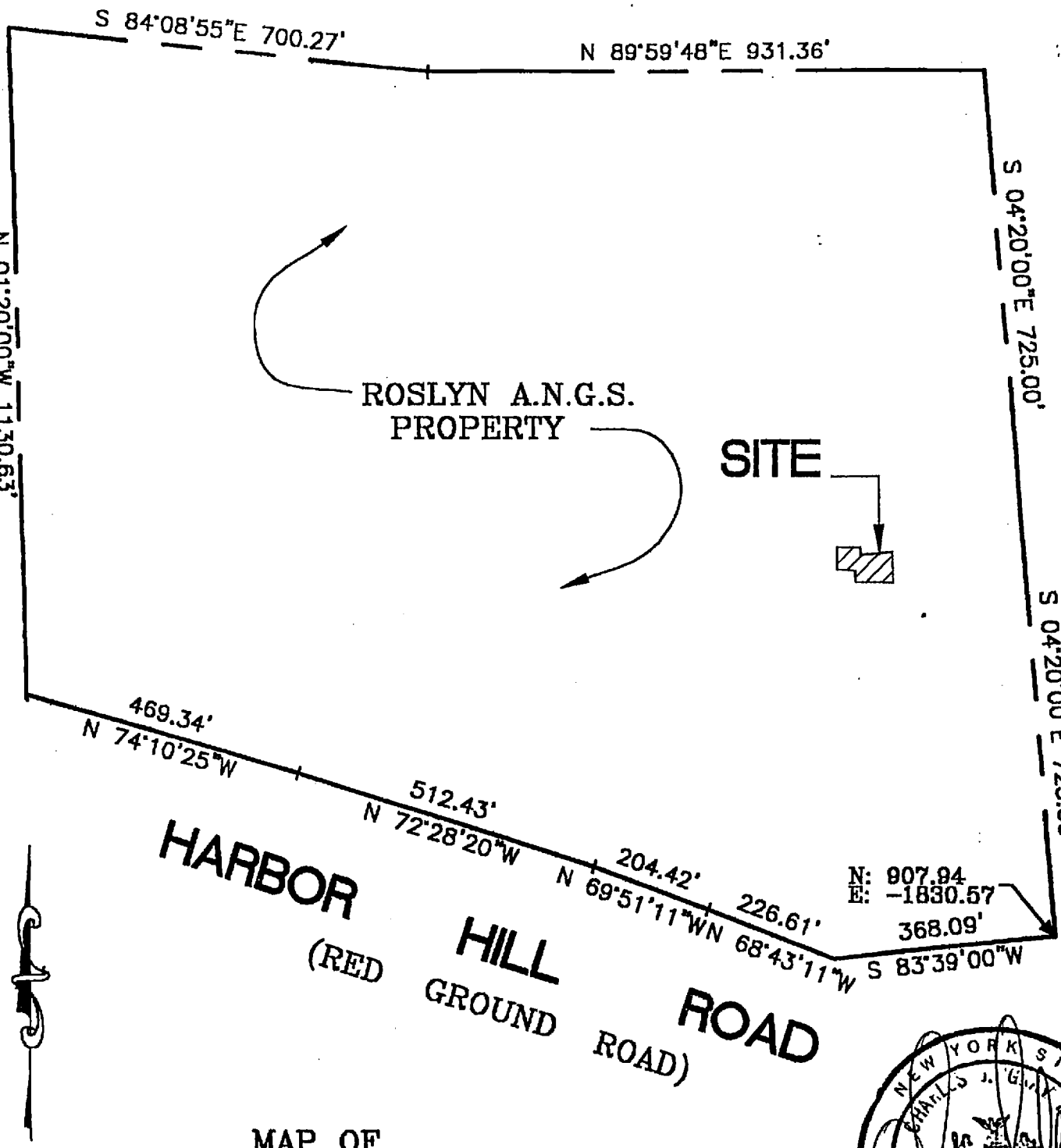
THENCE North 83 degrees 45 minutes 16 seconds West for a distance of 30.59 feet to a point;

THENCE North 00 degrees 53 minutes 28 seconds West for a distance of 36.61 feet to a point;

THENCE South 89 degrees 03 minutes 09 seconds East for a distance of 39.40 feet to a point;

THENCE South 04 degrees 20 minutes 45 seconds East for a distance of 12.57 feet to a point;

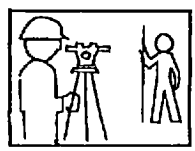
THENCE North 85 degrees 03 minutes 15 seconds East for a distance of 53.98 feet to the point and place of BEGINNING.

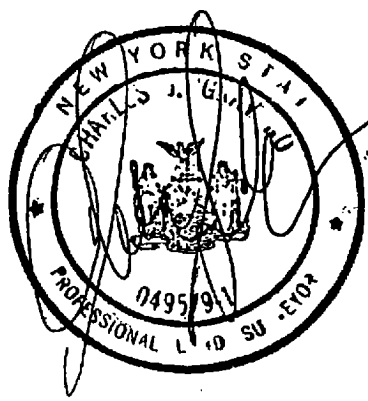


MAP OF
ROSLYN AIR NATIONAL GUARD STATION

ROSLYN, NEW YORK

SCALE: 1 in.= 250 ft. November 20, 1999



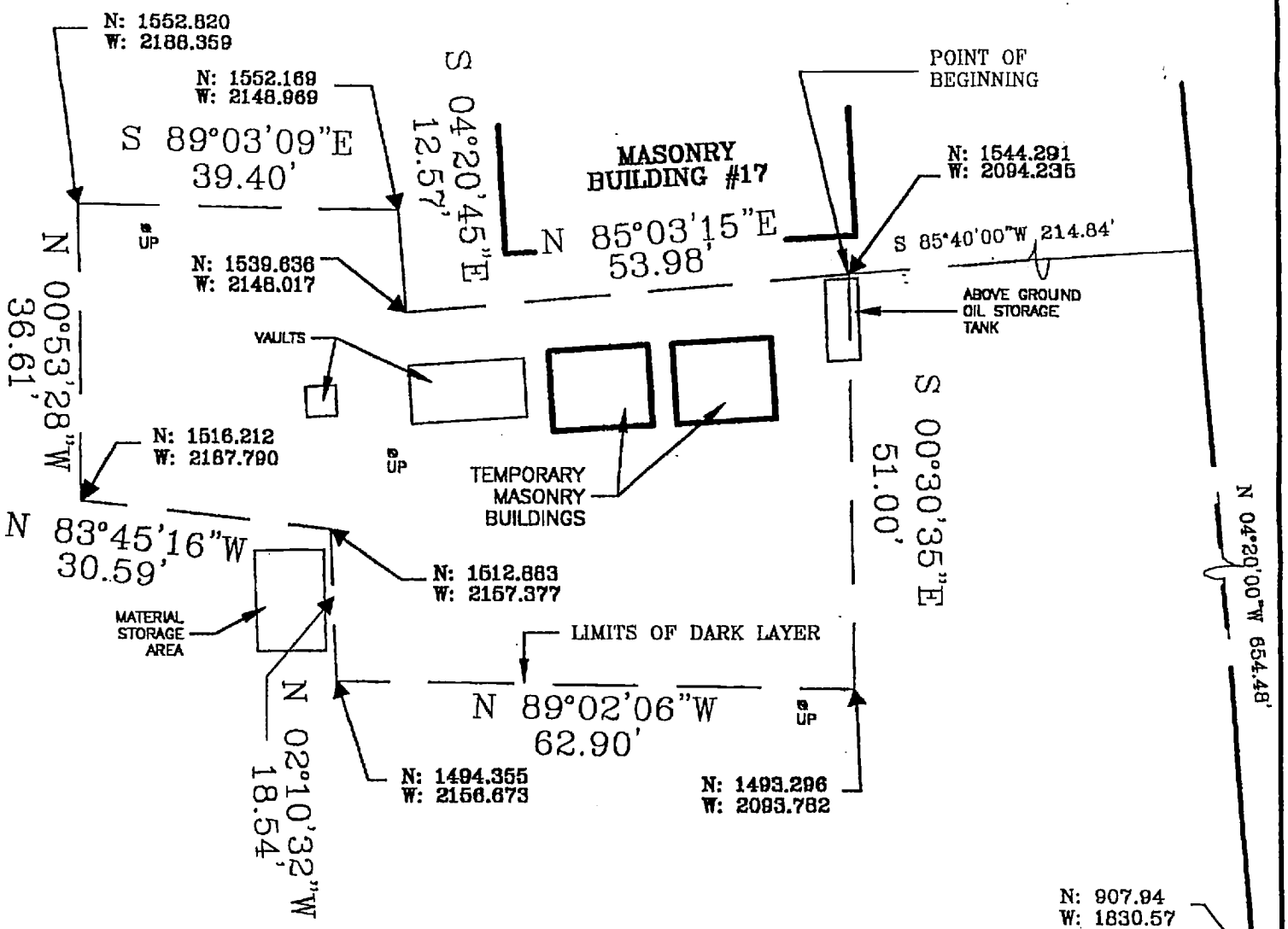


NOTES:

COORDINATES SHOWN HEREON REFER TO THE MAP OF MACKAY ESTATE, ROSLYN, NEW YORK, APRIL 6, 1950.

ROSLYN A.N.G.S. BOUNDARY HAS NOT BEEN VERIFIED FOR CLOSURE AND ACCURACY THEREFORE IS NOT CERTIFIED.

TYSON SURVEYORS
Professional Surveying Services
52 HAZARD AVENUE
HUNTINGTON STA., N.Y. 11746
JOHN TYSON, JR.
427-0404

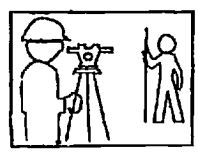


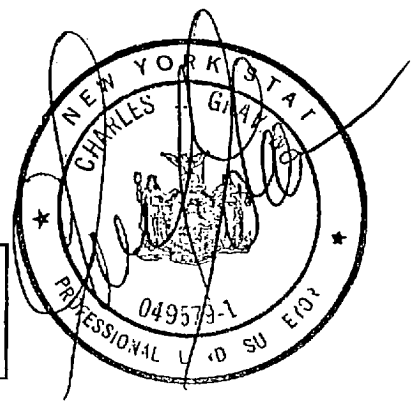
SITE AREA: 4300.53 s.f.; 0.099 ac.

MAP OF
EXTENT OF LAYER AREA
ROSLYN AIR NATIONAL GUARD STATION

ROSLYN, NEW YORK

SCALE: 1 in.= 20 ft. November 20, 1999





NOTES:

COORDINATES SHOWN HEREON REFER TO THE MAP OF MACKAY STATE, ROSLYN, NEW YORK, APRIL 6, 1950.

ROSLYN A.N.G.S. BOUNDARY HAS NOT BEEN VERIFIED FOR CLOSURE OR ACCURACY AND THEREFORE IS NOT CERTIFIED.

TYSON SURVEYORS
Professional Surveying Services
52 HAZARD AVENUE
HUNTINGTON STA., N.Y. 11746
JOHN TYSON, JR.
427-0404

Attachment 2

Deed Restriction or Notification Required?		*Environmental Factors Considered*
No	Yes	
		Environmental Restoration, Hazardous Substances, Petroleum
	X	Hazardous Substances (Notification)
	X	Installation Restoration Program (IRP)
	X	Petroleum Products and Derivatives
X		Oil/Water Separators (OWSs)
X		Unexploded Ordnance
X		Radioactive & Mixed Wastes
	X	Storage Tanks (USTs/ASTs)
		Disclosure Factors/Resources:
	X	Asbestos
X		Drinking Water Quality
X		Indoor Air Quality
X		Lead-Based Paint (Housing)
	X	Lead-Based Paint (Facilities other than Housing)
	X	PCBs
X		Radon
		Other Factors:
	X	Air Conformity/Air Permits
X		Energy (Utilities)
X		Flood plains
X		Historic Property (Archeological/Native American, Paleontological)
X		Outdoor Air Quality
X		Prime/Unique Farmlands:
	X	Sanitary Sewer Systems (Wastewater)
X		Sensitive Habitat
	X	Septic Tanks (Wastewater)
X		Solid Waste
X		Threatened and Endangered Species
X		Transportation
X		Wetlands

Note: Each item identified with an "X" in the "Yes" column is discussed in Section 5

Attachment 3

NOTICE OF HAZARDOUS SUBSTANCES RELEASE

Notice is hereby provided that the information set out below from the Basewide EBS and its Supplement provide notice of hazardous substances that have known to have been released on Roslyn ANGS, New York, and the dates the release took place. The information contained in this notice is required under the authority of regulations promulgated under section 120(h) of the Comprehensive Environmental Response, Liability, and Compensation Act (CERCLA or "Superfund") 42 U.S.C. section 9620(h).

Hazardous substances Releases

Substance	Regulatory Synonym(s)	CAS Registry Number	Quantity kg/pounds	Date	Hazardous Waste ID Number (if applicable)	Response	Remarks
Fuel and Chlorinated Solvents	Acenaphthene Anthracene Benzene Benzo(a)anthracene Benzo[ghi] perylene 2-butanone bis-(2 - Ethylhexyl)phthalate Chlorinated benzenes Chrysene Dibenzo[a, h] - anthracene Dibenzofuran Ethylbenzene 1,2-dichloroethene fluoranthene fluorene Indeno(1,2,3- cd) – pyrene 2-methylnaphthalene Naphthalene Methylene chloride Phenanthrene Pyrene Toluene Trichloroethene Xylene	83329 120127 71432 56553 191242 78933 unknown N/A 218019 53703 132649 100414 75354 206440 86737 193395 unknown 91203 75092 85018 129000 108883 79016 1330207	unknown	1958-1999	N/A	Yes	Some or all of the listed substances were detected at sites IRP 1, IRP-2, IRP-3, DC-4, SS-7, SS-8, WP-9, DC-10, DC-11, and DW-13. The EBS and SEBS describe the response action performed at each site. Regulatory concurrence for a NFA decision at each site has been received.

Substance	Regulatory Synonym(s)	CAS Registry Number	Quantity kg/pounds	Date	Hazardous Waste ID Number (if applicable)	Response	Remarks
Pesticides	Endrin aldehyde alpha chlordane gamma chlordane Dieldrin 4,4'-DDE 4,4'-DDD 4,4'-DDT Endrin aldehyde Heptachlor	7421934 57749 57749 60571 72559 72548 50293 7421934 76448	unknown	1958-1999	N/A	Yes	Some or all of the listed substances were detected at sites IRP-2, IRP-3, SS-6, and SS-7. The EBS and SEBS describe the response action performed at each site. Regulatory concurrence for a NFA decision at each site has been received.
Inorganics	Arsenic Chromium Copper Lead Manganese Mercury Nickel Silver Thallium Zinc	N/A N/A N/A N/A N/A N/A N/A N/A N/A N/A	unknown	1958-1998	N/A	Yes	Some or all of the listed substances were detected at sites IRP-1, IRP-2, IRP-3, DC-4, SS-6, SS-7, WP-9, DC-10, DC-11, DW-13, and DW-15. The EBS and SEBS describe the response action performed at each site. Regulatory concurrence for a NFA decision at each site has been received.
PCB Containing Oil	Aroclor-1260	11096825	Unknown	1958-1982	N/A	Yes	Some or all of the listed substances were detected at sites IRP-2, and SS-8. The EBS and SEBS describe the response action performed at each site. Regulatory concurrence for a NFA decision at each site has been received.

The above information is provided from analytical data obtained during the environmental investigation(s) performed at each site. The listed substances are <u>not</u> known to have been released in quantities exceeding the Reportable Quantities as defined under 40 CFR 302.

Attachment 4

REGULATORY AGENCY CONCURRENCE

THOMAS E. GULOTTA
COUNTY EXECUTIVE

COUNTY OF NASSAU
DEPARTMENT OF HEALTH
240 OLD COUNTRY ROAD
MINEOLA, N.Y. 11501-4250
516-571-3410
FAX # 516-571-3369

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JOAN L. CAEMMERER
KATHLEEN A. GAFFNEY, M.D., M.P.H.
COMMISSIONER

September 28, 2000

VIA FAX 518-563-3025 and MAIL

Mr. Michael D. Sorel, PE,
BRAC Environmental Coordinator
Department of the Air Force
AFBCA/DA Plattsburg
22 US Oval Suite 2200
Plattsburg, New York 12903

Re: Final Supplemental Environmental Baseline Survey (SEBS) and
Final Finding of Suitability to Transfer (FOST)
Roslyn Air National Guard Station, New York

We have reviewed the subject documents transmitted with your letter of September 25, 2000 for the Roslyn Air National Guard Station and are satisfied that all concerns raised in the Draft documents, and all necessary actions to protect the public health and the environment, have been addressed.

We are in concurrence with the Final Supplemental Environmental Baseline Survey (SEBS) and Final Finding of Suitability to Transfer (FOST) documents.

Thank you for the cooperation of the Department of the Air Force and the consulting firm of Fanning, Phillips and Molnar during our work on this project.

Very truly yours,

Michael J. Alarcon

Michael J. Alarcon, PE, Director
Bureau of Environmental Engineering

Copies: Distribution list on Page 2

Mike —
Joe has cy

Copies & FAX (where indicated):

Incorporated Village of East Hills
Attn: Hon. Michael Koblenz, Mayor

USEPA
Attn: John Kushwara, Chief
Groundwater Compliance Section
Attn: Robert Wing, Chief, Federal Facilities Section

NYSDEC, Albany
Division of Environmental Remediation,
Bureau of Hazardous Site Control
Attn: John B. Swartwout, PE, Chief, Eastern Investigation Section
Attn: Hayden Brewster, Environmental Engineer

NYSDEC, Region I Stony Brook,
Attn: Walter Parish, Division of Hazardous Waste Remediation

Roslyn Water District
Attn: Albert J. Russo, Chairman

Roslyn Air National Guard Station
Attn: Major Larry Johnson

Department of the Air Force
Attn: Mr. Joseph Szot (Also FAX 518-563-3025)

Fanning, Phillips and Molnar
Attn: Kevin Phillips, PE
Attn: Gabby A. Atik, PE (Also FAX 315-336-8102)
Attn: Kevin Loyst, PE

Rang000928.doc

New York State Department of Environmental Conservation
Division of Environmental Remediation
Bureau of Hazardous Site Control, Room 260A
50 Wolf Road, Albany, New York 12233-7010
Phone: (518) 457-0927 FAX: (518) 457-8989

John P. Cahill
Commissioner

August 29, 2000

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

Dear Mr. Sorel:

Re: Draft Supplemental Environmental Baseline Survey (SEBS) - July 2000
Draft Finding of Suitability to Transfer (FOST) - July 2000
Draft Closure Report for Various Sites - August 2000
Roslyn Air National Guard Station; ID # 130069

With regard to the SEBS and FOST, we can offer no substantive comments at this time. Regarding the Closure Report, we agree that no further action is required to transfer the property. However, for all the referenced reports, we will defer to the Nassau County Department of Health (NCDH), and recommend you address any outstanding issues they may have. I did notice an error in their comment letter dated August 15, 2000. NCDH associated AOI Site DC-010 with Building #36, but in the Draft SEBS DC-010 is described as Battery Acid Disposal at Building #16.

If there are any questions regarding these comments, please contact Hayden Brewster at (518) 457-0639.

Sincerely,

for JBS

John B. Swartwout, P.E.
Chief
Eastern Investigation Section
Bureau of Hazardous Site Control
Division of Environmental Remediation

cc: H. Brewster

Attachment 5

REGULATOR COMMENTS

THOMAS S. GULOTTA
COUNTY EXECUTIVE

KATHLEEN A. GAFFNEY, M.D., M.P.H.
COMMISSIONER

COUNTY OF NASSAU
DEPARTMENT OF HEALTH
240 OLD COUNTRY ROAD
MINEOLA, N.Y. 11501-4250

August 15, 2000

VIA FAX AND MAIL
FAX # 518-563-3025

Michael D. Sorel, P.E.
BRAC Environmental Coordinator
Department of the Air Force
AFBCA/DA Plattsburg
426 US Oval Suite 2200
Plattsburg, NY 12903

Re: Draft Supplemental Environmental Baseline Survey
Draft Finding of Suitability to
Transfer; July 2000
Roslyn Air National Guard Station
Contract No F41624-95-D-8003-0032

Dear Mr. Sorel:

We have reviewed the Draft Supplemental Environmental Baseline Survey (SEBS) and Draft Finding of Suitability to Transfer (FOST) documents dated July 2000 and we have the following comments:

1. A report of the closure of various sites in June and July 2000 should be submitted to the Department for evaluation and final comments and recommendations. The report should include all endpoint soil sample testing results from leaching pools, hazardous waste satellite accumulation areas and the oil water separator.

2. The Draft SEBS and Draft FOST, Section 5.1 Hazardous Substances Notification should indicate that the endpoint samples collected from AOI Site DC-010 Battery Acid Disposal at Building #36 contains mercury exceeding the TCLP regulatory limit, and AOI Site DW-015 Drywell North of Building #9 contains both Lead and Mercury exceeding the TCLP regulatory limits.

3. NCHD laboratory endpoint soil sampling results for Leaching Pool # 19 contain elevated levels of total lead (95.1 ppm) relative to eight (8) other leaching pools sampled

(LP #3: 6.9 ppm lead, LP #11: 15.7 ppm, LP #12: 9.6 ppm, LP #14, 11.9 ppm, LP #15: 6.4 ppm, LP #16: 23.1 ppm, LP #18: 8.2 ppm, LP #20: 10.7 ppm). A copy of the NCDH Laboratory VOC and metal leaching pool endpoint soil sampling results are being provided to Mr. Szot and Mr. Atik with a copy of this letter.

Please call me or Robert Weitzman at (516) 571-2404 if you have any questions.

Very truly yours,

Michael J. Alarcon, P.E., M.C.E.
Director
Bureau of Environmental Engineering

MJA:RW:ld

cc: Department of the Air Force, w/attachments
AFBCA/DA Plattsburg
Attn: Joseph Szot

Incorporated Village of East Hills
Attn: Michael Koblenz, Mayor

USEPA
Attn: John Kushwara, P.E., Chief, Groundwater Compliance Section
Attn: Robert Wing, Chief, Federal Facilities Section

NYSDEC, Albany Division of Environmental Remediation
Bureau of Hazardous Site Control
Attn: John B. Swartwout, P.E., Chief, Eastern Investigation Section
Attn: Hayden Brewster, Environmental Engineer

Roslyn Water District
Attn: Albert J. Russo, Chairman

Roslyn Air National Guard Station
Attn: Major Larry Johnson

Fanning, Phillips and Molnar, w/attachments
Attn: Gaby A. Atik, P.E. (Also FAX 315-336-8102) ✓
Kevin Loyst, (Also FAX 631-737-2410)

Document # 2201Q-45

Attachment 6

ROSLYN AIR NATIONAL GUARD STATION
FINDING OF SUITABILITY TO TRANSFER (FOST)
AFBCA RESPONSE TO REGULATORY COMMENTS

1. The Nassau County Department of Health (NCDH) submitted comments in response to the July 2000 consolidated draft of the subject FOST and SEBS. Their comments (Attachment 4) are addressed as follows:

August 15, 2000 NCDH letter regarding the SEBS and FOST documents

Comment 1: *A report of the closure of various sites in June and July 2000 should be submitted to the Department for evaluation and final comments and recommendations. The report should include all endpoint soil sample testing results from leaching pools, hazardous waste satellite accumulation areas and the oil water separator.*
Response 1: Comment acknowledged. A Draft Closure Report for the Closure of Various was delivered on August 16, 2000 to the NCDH for evaluation, final comments, and recommendations. NCDH comments regarding the Closure Report were documented in an August 18, 2000 letter. The comments and the responses are also included in this Attachment.

Comment 2: *The Draft SEBS and Draft FOST, Section 5.1 Hazardous Substances Notification should indicate that the endpoint samples collected from AOI Site DC-010 Battery Acid Disposal at Building #36 contains mercury exceeding the TCLP regulatory limit, and AOI Site DW-015 Drywell North of Building #9 contains both Lead and Mercury exceeding the TCLP regulatory limits.*
Response 2: This response separately addresses the no further action recommendation for AOI Site DC-010 Battery Acid Disposal at Building #16 and AOI Site DW-015 Drywell North of Building #9. The comment and the response will be included in the FOST as an attachment. A deed notification is not warranted.

AOI Site DC-010 Battery Acid Disposal at Building #16: Initial sediment sampling, prior to the drywell cleanup, indicated total mercury concentrations significantly decreased with depth. Sediments were 0.87 ppm at the surface and 0.17 ppm three feet below the surface, which is just above the NYSDEC RSCO of 0.1 ppm. The detected mercury concentrations are at acceptable levels based on U.S. EPA residential screening levels for soil (Region 9 Preliminary Remediation Goals [PRGs] 1996). The EPA PRG for mercury is 22 ppm.

Cleanup of the drywell involved the removal of approximately six feet of soil, at which depth the TCLP endpoint sample was collected and 3.2 ppb of mercury was detected. The detection of 3.2 ppb of mercury appears in the SI report as a regulatory exceedance because it was compared to the very low class GA groundwater standards. However, the concentration of mercury detected in the TCLP endpoint sample is not considered to pose a threat to groundwater since the depth to groundwater is approximately 150 feet bgs. The NYSDEC concurs with this opinion as documented in their September 28, 1999 letter. Furthermore, other risks to human health or the environment are not believed to exist due to the absence of surface exposure pathways and low

total mercury concentrations, estimated to be below the RSCO based on the 20:1 rule (extrapolation of total concentrations from TCLP analysis) times a safety factor of 1.5.

Response 2 (Continued):
AOI Site DW-015 Drywell North of Building #9: The endpoint sample results exceed the very low class GA groundwater standards by the same order of magnitude. The concentrations of mercury and lead detected in the TCLP endpoint sample are not considered to pose a threat to groundwater since the depth to groundwater is approximately 150 feet below ground surface. The NYSDEC concurs with this opinion in their September 28, 1999 letter. Furthermore, other risks to human health or the environment are not believed to exist due to the absence of surface exposure pathways and the low total mercury and lead concentrations, estimated to be below the RSCO based on the 20:1 rule (extrapolation of total concentrations from TCLP analysis) times a safety factor of 1.5.

Comment 3: *NCHD laboratory endpoint soil sampling results for Leaching Pool # 19 contain elevated levels of total lead (95.1 ppm) relative to eight (8) other leaching pools sampled (LP #3: 6.9 ppm lead, LP #11: 15.7 ppm, LP #12: 9.6 ppm, LP #14, 11.9 ppm, LP #15: 6.4 ppm, LP #16: 23.1 ppm, LP #18: 8.2 ppm, LP #20: 10.7 ppm). A copy of the NCDH Laboratory VOC and metal leaching pool endpoint soil sampling results are being provided to Mr. Szot and Mr. Atik with a copy of this letter.*
Response 3: Comment acknowledged. Although the lead levels detected in Leaching Pool #19 (95.1 ppm) are higher than the other leaching pool endpoint samples analyzed by NCDH, the levels are well below the USEPA residential screening levels of 400 ppm for lead in soil (Region 9 Preliminary Remediation Goals [PRGs], 1996) and average background levels in metropolitan or suburban areas or near highways which typically range from 200-500 ppm. As a result, further investigation or remediation of Leaching Pool #19 is not warranted.

August 18, 2000 NCDH letter regarding the Draft Closure Report

Comment 1: *Table 1 of the report should include the actual depth below the surface of the ground above the leaching pools from which the endpoint samples were collected. This is in addition to the sample collection details that are provided in Appendix B.*
Response 1: Table 1 has been revised to include the depth below the surface of the ground above the leaching pools instead of the depth below the bottom of the remediated pools.

Comment 2: *Table 2 indicates that the endpoint sample testing results for the following Hazardous Waste Satellite Accumulation Areas exceed NYSDEC Soil Cleanup Objectives (RSCOs):*
Area 1 (WSTOR-16) - Exceeds RSCO for Mercury (0.1 ppm)
Area 2 (WSTOR-14) – Exceeds RSCO for Chrysene (400 ppb)
Area 3 (WSTOR-36) – Exceeds RSCOs for Mercury and Silver (1.0 ppm (SB))
The Department of the Air Force should provide hazardous substance notification of this residual soil contamination in the Supplemental Environmental Baseline Survey (SEBS) and the finding of Suitability to Transfer (FOST) deed documents, if further remedial action is not completed.
Response 2: As stated in the Draft Closure Report, the detected concentrations of mercury (maximum concentration of 0.16 mg/kg) and silver (2.6 mg/kg) do not warrant any further investigation or remediation since the concentrations detected are at acceptable levels based on U.S. EPA residential screening levels for soil (Region 9 Preliminary Remediation Goals [PRGs] 1996). EPA PRGs for mercury and silver are 22 and 370 mg/kg, respectively. Moreover, the detected concentrations are within an order of magnitude of the NYSDEC RSCO guidelines, a level that the NYSDEC typically finds acceptable. Chrysene was also detected at a concentration above the RSCO in a duplicate sample at WSTOR-16. The chrysene detection is considered to be an anomaly given its absence in the primary sample and the presence of a matrix effect in the duplicate sample.

This comment and response will be included as an attachment to the FOST and Final Closure Report. A deed notification is not warranted.

Comment 3: *The Air Force should notify the next owner of the RANGS property that the aboveground waste oil storage tank must be re-registered as required under Article XI of the Nassau County Public Health Ordinance. The next owner should also be notified that the aboveground waste oil and fuel oil storage tanks should not remain out of service for more than a year. After one year, the tanks must be removed unless the Commissioner approves their abandonment in place.*

Response 3: The NCDH has notified members of the Roslyn ANGS local reuse agency (LRA), including Hon. Michael Koblenz and Mr. Albert J. Russo, of this comment through copies of the August 18, 2000 NCDH comment letter. Furthermore, during a meeting at Roslyn ANGS on May 22, 2000, NCDH notified LRA representatives of their responsibilities as the new property owner (with reference to storage tanks management). Deferring to NCDH and other regulatory agencies, the Air Force will not notify the new property owners of their regulatory compliance responsibilities.

September 14, 2000 NCDH letter regarding the Draft-Final FOST

Comment 1: *In Section 5.2 Installation Restoration Program (IRP) and Areas of Interest (AOI), the existing contaminants in the three-inch dark layer of subsurface soil at a depth of 15-18 inches below grade surface at AOI DC–004 (Building #17 Heating Plant) are not adequately described. A complete listing of the five SVOC compounds and the seven (7) metals including Chromium that exceeded the NYSDEC Recommended Soil Cleanup Objectives (RSCOs), along with their respective RSCO, should be provided in this section of the FOST. Table 4-5 Detected Analytes in Dark Layer Soil contained in the Final Investigation Report should also be used as a FOST attachment.*
Response 1: Requested information has been included in the final FOST.

Comment 2: *In accordance with our previous agreement, the FOST (Section 5 text) should list other areas of concern at the site with remaining residual soil contamination at levels exceeding the RSCOs. The information should include the area, contaminants and RSCOs exceeded at AOI Site DW–15, and AOI Site DC-010. The text of the FOST should also generally describe information presented in Attachments #3, #4, and #5 and any further attachments included in the Final FOST.*
Response 2: Requested information has been included in the final FOST

Comment 3: *It is recommended that the listing of hazardous substances known to be stored on the property for a period of one year or more, which was previously provided in Attachment #3 of the Draft FOST, be included in the Final FOST. This information should be included because of the nature and size of the facility, and the past releases that have occurred at the site.*
Response 3: Specific reference to requested information has been included in the final FOST Section 5.1.