

MITCHELL FIELD
Project No. CO2NY064502
Long Island, New York
DERP-FUDS Site Investigation
SCOPE OF WORK

1. **Background:** Mitchell Field has been in the Department of Defense inventory for many years. The site has been the host to several military activities over the past 100 years, from troop encampments to air operations.

Environmental concerns have been discovered at the site that are related to DOD use. These include: abandoned above ground storage tanks, abandoned underground storage tanks and a possible contaminated landfill. Under this scope, the contractor shall perform all work necessary to comply with a Defense Environmental Restoration Program - Formerly Used Defense Site (DERP-FUDS) Site investigation of landfill on the site to determine the presence of suspected contamination.

2. **Organization of Work:** Work conducted under this task order shall be organized into the work elements listed below, and sequenced in the order shown:

- Work Element 1.00 Site Visit/Collection of Background Data
- Work Element 2.00 Preparation of Work Plans
- Work Element 3.00 Field Sampling
- Work Element 4.00 Sample Analysis
- Work Element 5.00 Surveying
- Work Element 6.00 Report of Findings

The contractor shall organize a fee proposal in accordance with the above work elements. The contractor shall list all costs associated with the appropriate work element.

3. **Description of Work By Work Element:**

a. **Work Element 1.00 - Site Visit/Collection of Background Data.** The contractor shall review the Inventory Project Report (INPR) (Furnished by the Government). The contractor will familiarize himself/herself with soil, groundwater and other environmental conditions at the site which might impact the proposed investigation. The contractor shall visit the site; verify agreement with the INPR, verify access, and note existing conditions.

27 April 1995

b. Work Element 2.00 - Preparation of Work Plans. From the information obtained in Work Element 1.00, the contractor shall prepare comprehensive Work Plans. These plans shall consist of a Chemical Data Acquisition Plan (CDAP), and a Site Safety Health Plan (SSHP). All plans shall be distributed in accordance with the distribution table contained in ATTACHMENT C. The contractor shall incorporate review comments as directed by the Contracting Officer's Representative (COR) and answer questions generated as a result of initial draft review. The contractor shall submit a Final set of Work Plans and a response to comments.

The CDAP shall be prepared in compliance with the criteria listed in ¶ 4.0. Additionally, the contractor shall use ATTACHMENT A to prepare a target contamination list for the CDAP. The CDAP shall include, at a minimum, all sections specified in appendix D of ER 1110-1-263.

The contractor shall plan to perform fifteen (15) soil borings approx. 15 feet deep with soil samples taken at 5 foot intervals in the area of the former landfill. Locations for sampling shall be proposed by the contractor and approved by the Government.

The contractor shall review all available site information and develop the necessary safety and health documents sufficient to protect on-site personnel, the environment, and potential off-site receptors. The contractor shall utilize the services of qualified personnel, as defined in Appendix B of ER 385-1-92, to oversee the development and implementation of required safety and health documents.

The Occupational Safety and Health Administration (OSHA) requires all employers performing on-site activities at hazardous waste sites to develop and maintain an ongoing written Safety and Health Program in compliance with OSHA Standard 29 CFR 1910.120(b)/29 CFR 1926.65(b). The program, including update, shall be made available upon request.

The SSHP required by 29 CFR 1910.120(b)(4)/29 CFR 1926.65(b) (4), and as defined by this SOW, shall be prepared and submitted. On-site activities shall not commence until the plan has been reviewed and accepted. The SSHP shall describe the site-specific safety and health procedures, practices, and equipment to be implemented and utilized in order to protect affected personnel from the potential hazards associated with the site-specific tasks to be performed. The level of detail provided in the SSHP shall be tailored to the type of work, complexity of operations to be accomplished, and hazards anticipated. The contractor shall address all elements contained in Appendix B of ER 385-1-92 in preparing the SSHP. Where the use of a specific topic is not applicable to the project, the contractor shall provide a negative declaration to establish that adequate consideration was given the topic, and give a brief justification for its omission. Information readily available in standard texts shall be

27 April 1995

repeated only to the extent necessary to meet the requirements of this SOW. The SSHP shall not duplicate general information contained in the Safety and Health Program which is not specifically related to this project.

In preparation of the SSHP, assume that all work on the project will be performed at Personnel Protection Level C or lower. If the contractor encounters conditions that require a level of Personal Protection higher than Level C, he/she shall cease work immediately and contact the Corps Project Manager.

c. Work Element 3.00 - Field Sampling. Under no circumstances shall any contractor work begin prior to direction from the Government.

The contractor will be responsible for the submission of all reports, forms and other information required by any local, state or Federal agency relevant to any portion of their work. Rights of entry will be obtained by the Government.

The contractor shall perform all work necessary to obtain split spoon soil samples, surface samples, background samples, and Quality Assurance/Quality Control (QA/QC) samples. The contractor shall prepare a price for samples as detailed in ATTACHMENT B.

All boreholes shall be backfilled with grout. All boring locations shall be returned to a clean original condition after drilling is complete. Each location shall be surveyed and plotted.

The contractor shall prepare driller's geologic logs associated with sampling activity. The contractor shall provide a daily record of drilling. This record shall state the progress of each boring, and any noteworthy observations.

All investigation derived waste (IDW) shall be managed on site in accordance with state and federal guidance. Testing and disposal of IDW and all other waste incidental to the drilling and sampling activities such as personal protective equipment, sample handling and preparation equipment, etc. shall be performed by the contractor. This will include any materials or equipment brought on-site by the contractor which becomes contaminated during the course of the investigations.

The contractor shall collect and analyze approximately 10% QC samples and 10% QA samples. All QA samples shall be sent to New England Division Laboratory (NEDL) for analysis. The contractor shall label all QA samples with a U.S. Army Corps of Engineers (USACE) provided identification number. The contractor shall coordinate shipment of samples for analysis with NEDL. The QA laboratory shall be notified by the contractor two weeks prior to the arrival of the first QA sample shipment. The NEDL point of contact,

telephone number, and address for shipment are as follows:

New England Division Environmental Laboratory
Barre Falls Dams, RFD #1
Hubbardston, MA 01452-9743
POC: Mr. David Lubianez
(508) 928-4238,
Monday-Friday 0700-1530

During the field work, the following logs, reports and records shall be developed, maintained and submitted to the Corps Project Manager:

- 1) Training logs (site specific, visitor).
- 2) Daily safety inspection logs (may be part of the Daily QC reports).
- 3) Employee/visitor register.
- 4) Environmental and personal exposure monitoring/sampling results.

d. Work Element 4.00 - Sample Analysis. The contractor shall analyze all samples using a normal 30 day turn-around time. Laboratory analysis shall be as specified in approved work plans from Work Element 2.00.

The contractor shall use an approved USACE validated laboratory for analysis. The contractor is required to inform the Corps Project Manager of the name and location of the contract laboratory proposed for chemical analysis. The laboratory must either be currently validated by the Corps of Engineers Missouri River Division or must achieve validation prior to acceptance of the Final CDAP by USACE.

Upon completion of the chemical testing, the contractor's laboratory shall deliver a copy of their test results to the New England Division Laboratory for data comparison. An additional copy of test results shall be submitted to the Corps project manager as soon as it becomes available.

All laboratory results shall be provided using the Standard EPA Contract Laboratory Program level III.

e. Work Element 5.00 - NOT USED

f. Work Element 6.00 - Report of Findings. The contractor shall prepare a Draft Report of Findings. This report shall be submitted to the USACE for review and comment. The contractor shall prepare a Final Report of Findings that will answer questions, clarify discrepancies, and incorporate comments, as directed by the COR, generated as a result of

Draft Report of Findings Review. The contractor shall issue a response to comments with the Final Report of Findings.

The Report of Findings shall contain field notes, chain of custody, laboratory test results including all internal methods and quality control data, findings from the Chemical Quality Assurance Report prepared by NEDL, summary of analytical test results in tabular form, description of all field activities, and data interpretation. Analytical results from soil sampling shall be tabulated and compared against background soils on-site. In the absence of background samples, the contractor shall refer to U.S. Geologic Survey (USGS) data (provided by USACE). The contractor shall interpret data to determine the presence of contamination at the site.

4. **Criteria:** The following criteria shall be used in accomplishing the proposed work:

- a. AEI Manual dated 9 December 1991;
- b. U.S. Environmental Protection Agency (USEPA) and State of New York Department of Environmental Protection regulations in effect at the time of design;
- c. Safety and Occupational Health Document Requirements for Hazardous, Toxic, and Radioactive Waste (HTRW) Activities, Department of the Army, U.S. Army Corps of Engineers, ER 385-1-92, dated 18 March 1994;
- d. Chemical Data Quality Management for Hazardous Waste Remedial Activities, Department of the Army, U.S. Army Corps of Engineers, ER 1110-1-263, dated 1 October 1990;
- e. Hazardous, Toxic, and Radioactive Waste (HTRW) Guidance for Civil Works Projects, Department of the Army, U.S. Army Corps of Engineers, ER 1165-2-132, dated 26 June 1992;
- f. Monitor Well Installation at Hazardous and Toxic Waste Sites, Department of the Army, U.S. Army Corps of Engineers, EM 1110-7-XX(FR) (Draft), undated;
- g. Management of Investigation-Derived Wastes During Site Investigations, USEPA, Office of Emergency and Remedial Response, EPA/540/g-91/009, dated May 1991;
- h. Data Quality Objectives for Remedial Response Activities - Development Process, USEPA, EPA/540/g-87-003;
- i. EPA Test Methods for Evaluation of Solid Waste - SW-846 Vols. 1-5;
- j. Federal Acquisition Regulation, clause 52.236-13, Accident Prevention;
- k. U.S. EPA Standard Operating Safety Guides, November 1984;
- m. Hazardous Waste Operations and Emergency Response Regulations, 29 CFR 1910.120.
- n. Safety and Health Requirements Manual, Department of the Army, U.S. Army Corps of Engineers, EM 385-1-1, October 1992.
- o. Occupational Safety and Health Guidance Manual for Hazardous Waste Site Activities,

NIOSH/OSHA/USCG/EPA, October 1985;

p. Safety and Health Requirements Manual, Department of the Army, U.S. Army Corps of Engineers, EM 385-1-1.

q. Safety and Occupational Health Document Requirements for Hazardous, Toxic, and Radioactive Waste (HTRW) Activities, Department of the Army, U.S. Army Corps of Engineers, ER 385-1-92, Appendix B;

r. Nuclear Regulatory Commission Standards, 10 CFR 19--171;

s. Occupational Safety and Health Administration (OSHA) General Industry Standards, 29 CFR 1910, and Construction Industry Standards, 29 CFR 1926; specifically 29 CFR 1910.120/ 29 CFR 1926.65 - "Hazardous Waste Site Operations and Emergency Response".

t. "Occupational Safety and Health Guidance Manual Hazardous Waste Site Activities", NIOSH/OSHA/USCG/EPA, October 1985. (DHHS) (NIOSH) Publication No. 85-115);

u. EXECUTIVE ORDER 12873 Federal Acquisition Recycling and Waste Prevention.

v. All other applicable, relevant, and appropriate Federal, state and local regulations which might govern the proposed work.

5. **Points of Contact:** The point of contact for this scope of work is Mr. Mike Castaldi, Design Management (Non-Military) Section, Hazardous, Toxic, and Radioactive Waste Branch, at (410) 962-3563.

6. **Deliverables:** Copies of draft and final reports will be distributed according to the schedule in ATTACHMENTS C & D.

NOTE: As of 1 April 1994, all deliverables must comply with E.O. 12873, which requires the use recycled paper and double sided reproduction for all documents prepared under this Scope of Work.

Consolidated CENAN FUDS Project
TASK 1 Mitchell Field

27 April 1995

ATTACHMENT A

TARGET CONTAMINATION LIST

TAL METALS
TCL
Volatile Organics
Semi Volatile Organics
PCB
Pesticides

27 April 1995

ATTACHMENT C

Distribution Table:

Address	CDAP & SSHP		Final Report	
	Draft	Final	Draft	Final
Department of the Army U.S. Army Engineer District, Baltimore Corps of Engineers P.O. Box 1715 Baltimore, MD 21203-1715 Attn.: Mr. Mike Castaldi CENAB-EN-HN	7	7	7	7
Department of the Army U.S. Army Engineer District, New York Corps of Engineers 190 State Highway 18 Suite 305 East Brunswick, NJ 08816 Attn.: Mr. Frank Wolzein	2	2	2	2
Commander U.S. Army Engineer Div., Missouri River ATTN: HTRW Document Distribution P.O. Box 103, Downtown Station Omaha, NE 68101-0103	3	3	3	3

Consolidated CENAN FUDS Project
TASK 1 Mitchell Field

27 April 1995

ATTACHMENT D

SCHEDULE

WORK ELEMENT	SCHEDULE
WORK ELEMENT 1.00 Site Investigation	Begin Immediately following Award of Delivery Order
WORK ELEMENT 2.00 Preparation of Work Plans <ul style="list-style-type: none">● Draft Work Plans● Final Work Plans	<ul style="list-style-type: none">● 3 Weeks after Award of Delivery Order● 1 Week after receipt of Draft Work Plans review comments
WORK ELEMENT 3.00 Field Sampling	1 Week after approval of Final Work Plans
WORK ELEMENT 4.00 Sample Analysis	Complete 4 Weeks after last Field Sample
WORK ELEMENT 5.00 Surveying	● See WORK ELEMENT 6.00
WORK ELEMENT 6.00 Report of Findings <ul style="list-style-type: none">● Draft Report● Final Report	<ul style="list-style-type: none">● 6 Weeks after completion of last Field Sample● 2 Weeks after receipt of Draft Report review comments

Consolidated CENAN FUDS Project
TASK 1 Mitchell Field

27 April 1995

ATTACHMENT B

Sample	Quantity
SOIL SAMPLES	15
BACKGROUND	9
QA	2
QC	2
Rinsate	1
Trip Blank	2



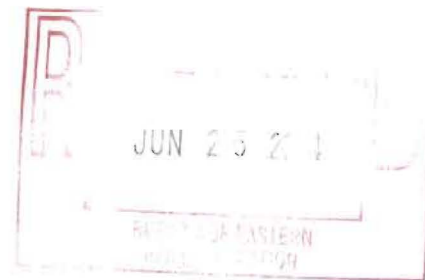
DEPARTMENT OF THE NAVY
ENGINEERING FIELD ACTIVITY, NORTHEAST
NAVAL FACILITIES ENGINEERING COMMAND
10 INDUSTRIAL HIGHWAY
MAIL STOP, #82
LESTER, PA 19113-2090

IN REPLY REFER TO

5090
EV11/TG
June 23, 2004

Ms. Jessica Mollin
U.S. Environmental Protection, Region II
Emergency and Remedial Response Division
290 Broadway, 20th Floor
New York, NY 10007

Mr. John Swartwout
New York State
Department of Environmental Conservation
625 Broadway
Albany, NY 12233



Dear Ms. Mollin/Mr. Swartwout:

SUBJECT: PUBLIC-PRIVATE VENTURE, NAVY HOUSING AT MITCHEL
MANOR/MITCHEL FIELD HOUSING, HEMPSTEAD, NEW YORK

The purpose of this letter is to advise you of the Navy's plan to lease and transfer property associated with Mitchel Manor/Mitchel Field, Hempstead, NY.

The Department of the Navy (DON) intends to utilize the unique powers and authorities provided under existing legislation to ensure that safe, high quality, energy efficient, well-managed, affordable housing will be available to military families, as needed, over the long term. Accordingly, the DON intends to become a partner in a Public-Private Venture (PPV) to provide such housing.

The Navy family housing and land located in Hempstead, NY, Mitchel Field, will be transferred to the Limited Liability Company (LLC) (i.e. with the exception of a Navy retained parcel containing: six Buildings 13, 14, 16, 19, 35, and 84 and two parking lots north of Building 13 and Building 84). At Mitchel Manor, the housing will be transferred to the LLC and the land will be leased.

5090
EV11/TG
June 23, 2004

As a part of this process, the Navy has conducted an Environmental Baseline Survey (EBS) documenting the existing environmental condition of the property. A copy of the EBS is provided for your records. Contained in the EBS is an overall site map as well as maps for each housing community.

Applicable notices required by CERCLA 120(h) will be provided in the land transfer documentation. Similarly, applicable environmental provisions will be included in the lease documentation.

If you have any questions, the point of contact is Ms. Theresa Gallagher, at (610) 595-0567 extension 119.

Sincerely,



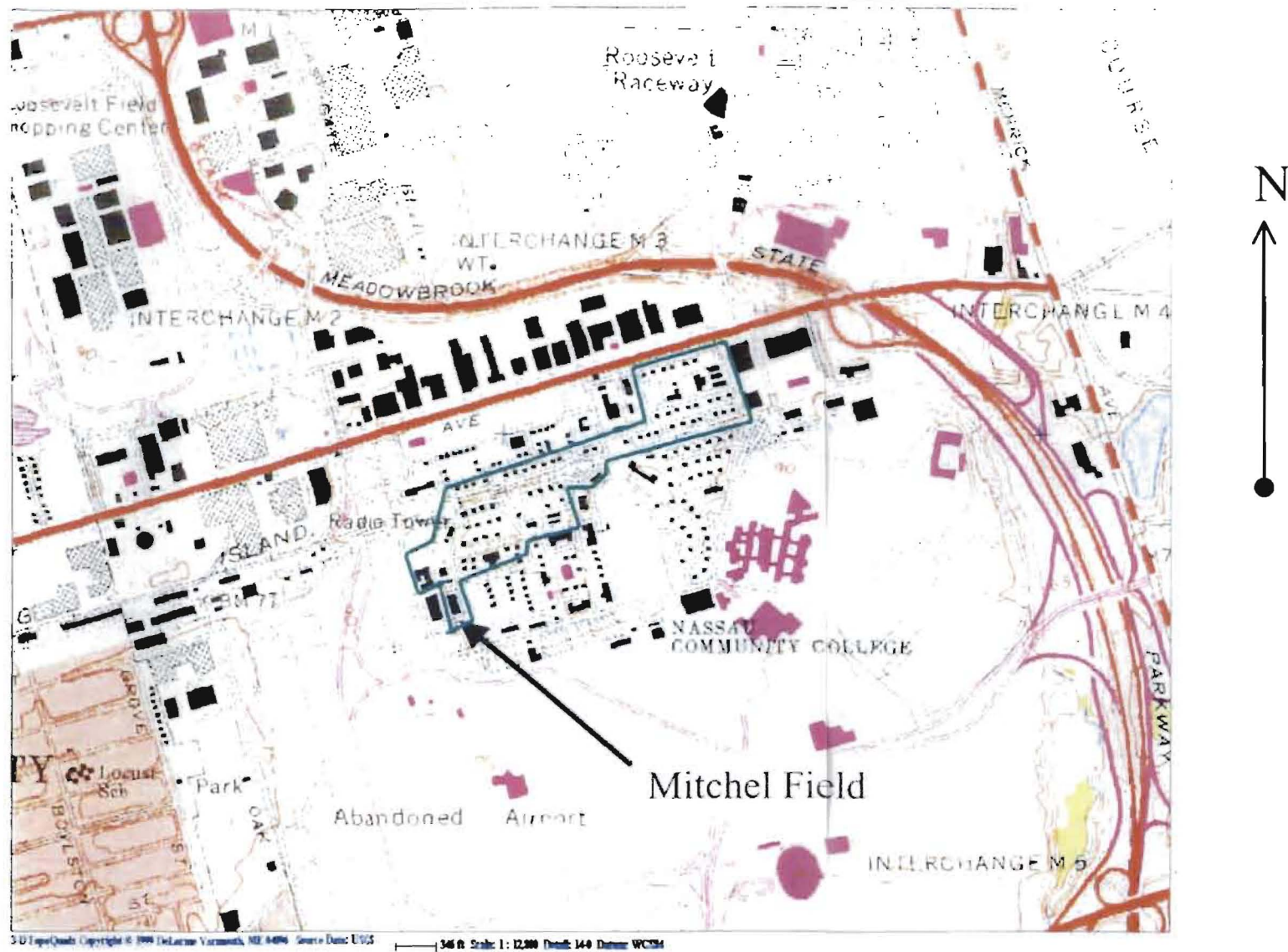
JOSEPH M. ROCHE, P.E.
Supervisory Environmental Engineer
By direction of the
Commanding Officer

Enclosure: 1. CD Containing EBS

Electronic copy to (w/encls): CNRNE EV, Mitchel Manor/
Mitchel Field, Hempstead, NY

Internal electronic copy to (w/o encls): EV22/DF

File on eDOCs?	Yes	No
Site Name		
Site #		
County		
Town		
State		
Please Write The eDOC File	Yes	No
Name Description		



IE NAVY
 IELD, EAST MEADOW, NY

EFANE

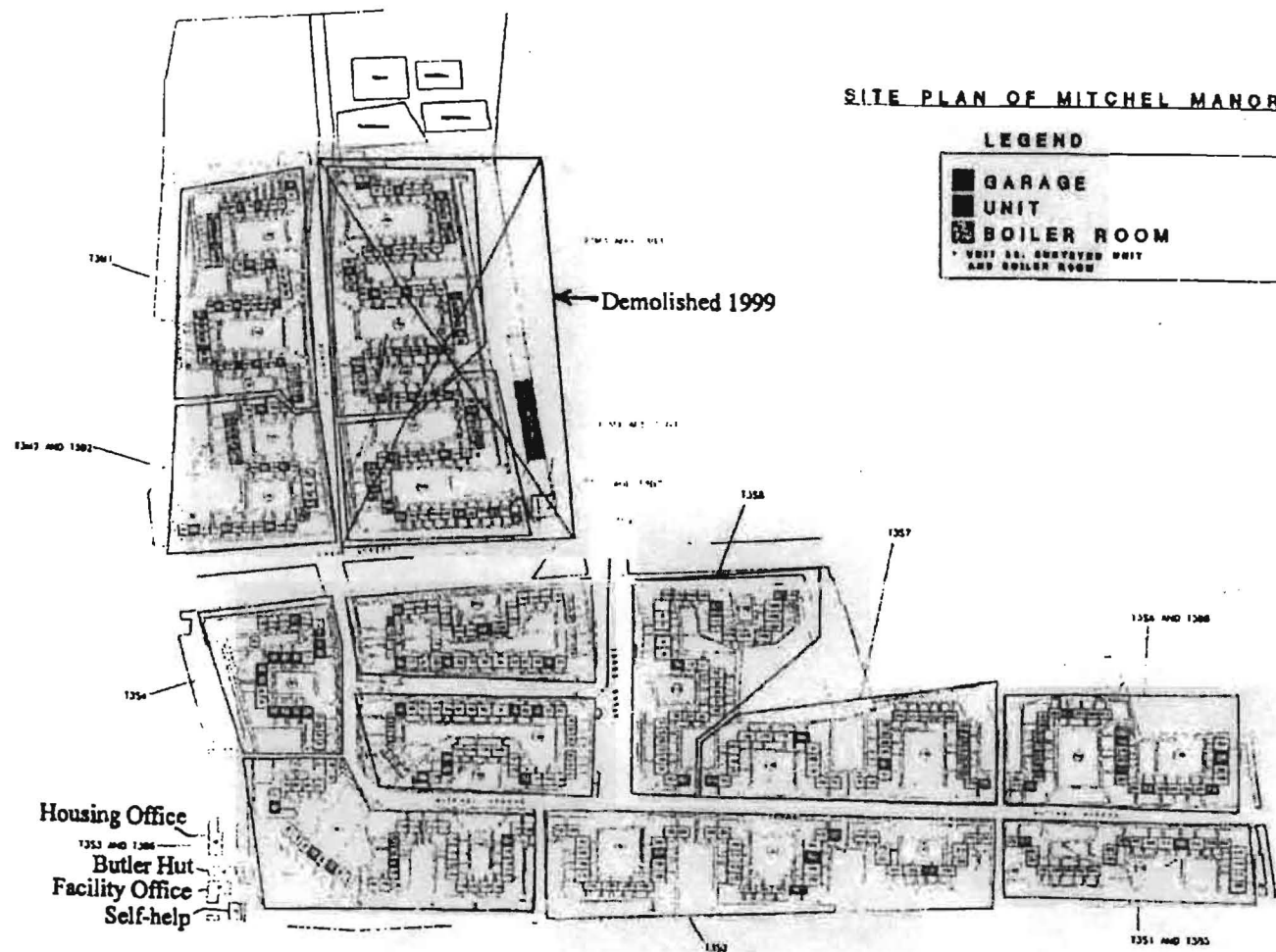
ENVIRONMENTAL BASELINE SURVEY for TRANSFER

OCTOBER 2002

**MALCOLM
 PIRNIE**

SITE PLAN

FIGURE 1-1



DEPT. OF THE NAVY
MITCHEL MANOR, EAST MEADOW, NY

EFANE

ENVIRONMENTAL BASELINE SURVEY for TRANSFER

OCTOBER 2002

**MALCOLM
PIRNIE**

SITE PLAN

FIGURE 1-1



DEPARTMENT OF THE ARMY

U.S. Army Corps of Engineers
WASHINGTON, D.C. 20314-1000

REPLY TO
ATTENTION OF:

CEMP-RF (200-1a)

R-1
10 March 92

MEMORANDUM FOR

COMMANDER, NORTH ATLANTIC DIVISION, ATTN: CENAD-PP-PM (L. Mazzola)
COMMANDER, HUNTSVILLE DIVISION, ATTN: CEHND-ED-PM (P. Loftis)

SUBJECT: Defense Environmental Restoration Program for Formerly Used Defense Sites (DERP-FUDS) - Mitchel Field, Long Island, New York, Site No. C02NY0645, Project Nos. C02NY064501 and C02NY064502.

1. This memorandum authorizes the following projects as described in the Inventory Project Report, SAB.

a. Project No. C02NY064501: The remedial design and remedial action (RD/RA) for proposed containerized hazardous and toxic waste (CON/HTW). Execution of this project shall be assigned through the North Atlantic Division to the New York District.

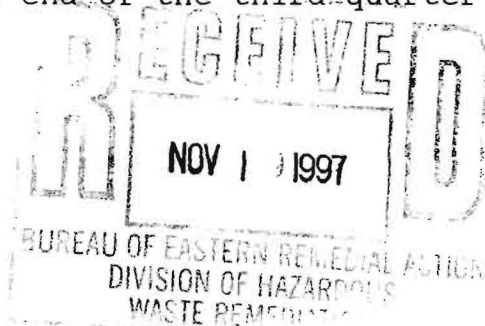
b. Project No. C02NY064502: A site inspection (SI) to investigate and determine whether hazardous, toxic, and radiological waste (HTRW) contamination exists in the landfill and/or whether it is the result of DoD activity as recommended in CEMRD-ED-CP memorandum, dated 29 Jan 92, SAB. We concur with the Missouri River Division that this project should be assigned through the North Atlantic Division to the Baltimore District for execution.

2. CEMRD has been approved as the Mandatory Center of Expertise (MCX) and as such will be the central authority for technical expertise and to provide mandatory review of documents and comments. The MCX point of contact for this project is Mr. Thomas Pfeffer, (402) 221-7439. Recommend you contact Mr. Pfeffer to discuss this project with him.

3. We request:

a. CENAD, within sixty days of the date of this memorandum, ensure that landowners are notified of the decision and provide copies of the notification letter to CEMP-RF and CEHND-ED-PM.

b. CENAD ensure that these projects are included in the DERP-FUDS current fiscal year and five-year workplans. All contracts should be awarded before the end of the third quarter of any fiscal year.




CEMP-RF (200-1a)

SUBJECT: Defense Environmental Restoration Program for Formerly Used Defense Sites (DERP-FUDS) - Mitchel Field, Long Island, New York, Site No. C02NY0645, Project Nos. C02NY064501 and C02NY064502.

c. CEHND ensure that these projects are included in the DERP-FUDS inventory database within thirty days of the date of this memorandum.

4. CEMP-RF POC for this action is Mr. J. R. Gibson, (202) 504-4709.

FOR THE DIRECTOR OF MILITARY PROGRAMS:


FO- MICHAEL H. FELLOWS
Colonel, Corps of Engineers
Chief, Environmental Restoration
Division
Directorate of Military Programs

CF:

CENAD-PP-PM (L. Mazzola)
CENAB-EN-HE (M. Johnson)
CEMRD-ED-CP (R. Hager)

DEPARTMENT OF THE ARMY
NORTH ATLANTIC DIVISION, CORPS OF ENGINEERS
90 CHURCH STREET
NEW YORK, N.Y. 10007-2979



**REPLY TO
ATTENTION OF:**

JAN 03 1992

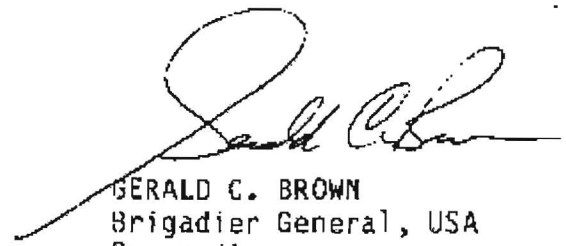
CENAD-PL-F (1105-2-10c)

MEMORANDUM FOR

COMMANDER, DEPARTMENT OF THE ARMY HQ, U.S. ARMY CORPS OF ENGINEERS,
ATTN: CEMP-A, WASHINGTON, DC 20314-1000
COMMANDER, MISSOURI RIVER DIVISION, ATTN: CEMRD-MD-HA, 103 DOWNTOWN STATION,
OMAHA, NE 68101-0103
COMMANDER HUNTSVILLE DIVISIONS ATTN: CEHND-DE, POB 1600,
HUNTSVILLE, AL 35807-4301

SUBJECT: DERP-FUDS Inventory Report (INPR) for Site No. C02NY064500, Mitchel Field, Long Island, NY
(Formerly Mitchel Air Force Base)

1. I am forwarding the subject INPR for appropriate action. The site is eligible for DERP-FUDS. The proposed CON/HTW project is also eligible for DERP-FUDS.
- 2.
3. I recommend that:
 - a. CEMP-R approve the proposed CON/HTW project and assign it through this headquarters to CENAN for RD/RA.
 - b. CEMRD determine if further study is needed at the landfill. If an RI/FS is required, recommend that CENAB be assigned the RI/FS and any subsequent design.
4. 3. I also recommend that until the project is approved, the steel hinged cover associated with the 2nd concrete UST located outside the old central heating plant in Area B. be secured to prevent unauthorized entry and a possible accident.



GERALD C. BROWN
Brigadier General, USA
Commanding

Encl
as

DEPARTMENT OF THE ARMY
NEW YORK DISTRICT CORPS OF ENGINEERS
JACOB K. JAVITS FEDERAL BUILDING
NEW YORK, N.Y. 10278-0090
SEP 18 1991



REPLY TO
ATTENTION OF:

CENAN-EN-IR (200-1a)

MEMORANDUM FOR COMMANDER, NORTH ATLANTIC DIVISION
ATTN: CENAD-PL-F

SUBJECT: DERP-FUDS Inventory Project Report (INPR) for Site No. C02NY064500, Mitchel Field, Long Island, NY (formerly Mitchel Air Force Base).

1. This INPR reports on the DERP-FUDS preliminary assessment of Mitchel Field. Site visits were conducted on October 11 and November 8 1990 by New York District personnel. The site survey summary sheet and site plan are in Encl 1.
- 2.
3. We have determined that the site was formerly used by the Air Force. In addition we have determined that portions of the site are still owned by the Navy and the Army Reserve. A recommended Findings and Determination of Eligibility is in Encl 2.
- 4.
5. We have determined there is hazardous waste at the site eligible for clean-up under DERP-FUDS. The categories of hazardous waste at the site are CON/HTW and HTW. The Project Summary Sheet and DD Form 1391 for the proposed CON/HTW project are

in Encls 3 and 4. The Project Summary Sheet and DD Form 1391 for the potential HTW project are in Encls 5 and 6.

6.

7. I recommend that you:

- a. Approve and sign the Findings and Determination of Eligibility,
- b. Forward a copy of this INPR to MRD for a determination of the need for further study at the landfill,
- c. Forward a copy of this INPR to HND for the PA file and,
- d. Forward a copy of this INPR to CEMP requesting approval and funds for this District to accomplish the CON/HTW project.


R.M. DANIELSON
COL, EN
Commanding

6 Encls

**SITE SURVEY SUMMARY SHEET
FOR
DERP-FUDS SITE NO. C02NY064500
MITCHEL FIELD, LONG ISLAND, NY**

SITE NAME: Mitchel Field, formerly Mitchel Air Force Base.

LOCATION: Adjacent to Village of Garden City, Town of Hempstead, Long Island, New York (see attached site map).

SITE HISTORY: The area known as Mitchel Field has had various titles, as it has been the site of troop encampments during every war in which the U.S. has engaged. It was known as Camp Winfield Scott during the Civil War, Camp Black during the Spanish American War, and as Hazelhurst Field in 1915. The area was not formally leased until 1 July 1917 when the Government leased the property for the Aeronautical General Supply Depot and Concentration Camp from the Hempstead Plains Company. On 16 July 1918 the installation was renamed for Major J.P. Mitchel, reclassified as an active flying field and eventually became the home of observation, bombardment and pursuit groups. Mitchell Field was deactivated in April 1961, 1076.77 acres fee were reported excess to GSA, and the remaining 92.13 acres fee were transferred to other DoD agencies. The principal owners of the site now are Hofstra University and Nassau community College.

SITE VISITS: Two site visits were conducted: 11 October and 8 November 1990. The team members included Mr. Honesto Castaneda and Mr. Manuel Massa, both of CENAN-EN-IR. During the first visit they were accompanied by Mr. Steve McDevitt of CENAN-RE. At the site they spoke with appropriate personnel from Hofstra University, Nassau County Community College, and Nassau County Department of Public Works. The names of all contacts made are on file. There are two former DoD structures left on the site and due to their contents and accessibility, a hazardous condition may exists. The structures are the the Central Heat Plant and Pump Room. Both structures doors and windows are totally enclosed with plywood and no falling or structural hazard are anticipated this time. Buildings and other structures located on privately owned property are no longer eligible for removal and/or remediation unless said removal is incidental to proposed project on the site, such as removal of toxic waste.

CATEGORY OF HAZARD: CON/HTW, HTW.

PROJECT DESCRIPTION: There are 2 potential projects at this site:

a. CON/HTW: At the site there are 2 concrete underground fuel storage tanks (UST), 5 steel UST, 3 aboveground fuel storage tanks (AST), 1 abandoned drum, 3 indoor transformers and 3 pole mounted transformers.

b. HTW. There is an old Air Force landfill, also used as an incinerator, that may contain hazardous and/or toxic materials. It requires investigation beyond the scope of this preliminary assessment to determine the extent of any hazards.

AVAILABLE STUDIES AND REPORTS: Previous INPR prepared by O'Brien & Gere, Oct 1986.

DISTRICT POC: Honesto Castaneda, 212-264-6070.

Site Map

Preliminary Assessment

Preliminary Assessment Page 2

Preliminary Assessment Page 3

**DEFENSE ENVIRONMENTAL RESTORATION PROGRAM
FOR FORMERLY USED DEFENSE SITES
FINDINGS AND DETERMINATION OF ELIGIBILITY
MITCHEL FIELD, LONG ISLAND, NY
SITE NO. C02NY064500**

FINDINGS OF FACTS

1. Mitchel Field (previously Mitchel Air Force Base) is located in the Town of Hempstead, Nassau County, New York, approximately 20 miles east of New York City. Acquisition of the site occurred from 1917 to 1959. Real estate records indicate that this installation consisted of 1,168.90 acres fee, 181.67 acres easement, 7.08 acres license and 79.07 acres lease. The site was under DOD control during the entire period of ownership.
2. Mitchel Air Force Base was not excessed in a single disposal action. The disposition of Mitchel Air Force Base was as follows:
 - a. 7.08 acres license were terminated between 1943 and 1944.
 - b. 79.07 acres lease were terminated between 1944 and 1961.
 - c. 0.60 acres easement reported excess to General Services Administration (GSA) on 15 April 1952 and conveyed by GSA to the Incorporated Village of Garden City by quitclaim deed dated 2 July 1952. There were no restrictive, recapture, or restoration clauses in this deed.
 - d. 1076.77 acres fee, 181.67 acres easement, and 0.13 acres license were reported excess to GSA on 19 June 1961.

1. 135.0 acres fee conveyed by the Department of Health Education and Welfare (HEW) to the County of Nassau by quitclaim deed dated 19 October 1962. There were no recapture or restoration clauses in the deed but there was a restrictive clause which restricted use to educational purposes.
 - 2.
 3. 88.01 acres fee conveyed by the HEW to Hofstra University by quitclaim deed dated 19 October 1962. There were no recapture or restoration clauses in the deed but there was a restrictive clause which restricted use to educational purposes.
 - 4.
 5. 22.0 acres fee conveyed by HEW to the Roman Catholic Diocese by quitclaim deed dated 29 November 1962. Said deed contained a restrictive clause which limited use to educational purposes.
 - 6.
 7. 5.15 acres fee conveyed by HEW to Long Island University by quitclaim deed dated 23 January 1963. Said deed contained a restrictive clause which limited use to educational purposes.
 - 8.
 9. 435.08 acres fee conveyed by GSA to the County of Nassau by quitclaim deed dated 27 June 1963. Said deed contained a restrictive clause which limited use to park purposes only.
 - 10.
 11. 4.54 acres fee conveyed by HEW to the Hebrew Academy of Nassau County by quitclaim dated 6 April 1964. Said deed contained a restrictive clause which limited use to educational purposes.
 - 12.
 13. On 1 July 1964 accountability for 386.99 acres fee, 181.67 acres easements, and 0.13 acres license were assumed by GSA.
- e. 87.83 acres fee transferred to the Department of the Navy by Secretarial Transfer between 1962 and 1969.
- f. 4.30 acres fee transferred to the Department of the Army by Secretarial Transfer dated 4 January 1962.
3. As per GSA, 374.49 acres fee, 9.49 acres easement, and 0.13 acres license were conveyed by three quitclaim deeds to the County of Nassau between 1970 and 1979. All three deeds contained restrictive clauses restricting use of the property to park purposes only. There are no copies of these deeds in the historical files.
 4. As per GSA, 12.5 acres fee were conveyed by GSA to the US Postal Service by quitclaim dated 23 June 1983. The deed did not contain any restrictive, restoration, or recapture clauses. There is no copy of this deed in the historical files.
 5. 171.58 acres easements are still in the GSA inventory. These easements are aviation (navigation of aircraft) easements and are situated on the westerly boundary line of the

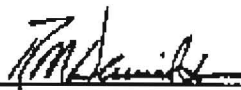
former Mitchel Air Force Base. GSA will cancel these avigation easements only upon request of each individual property owner.

DETERMINATION

Based on the foregoing findings of facts, the site has been determined to be formerly used by DOD. Therefore it is eligible for Defense Environmental Restoration Program for Formerly Used Defense Sites established under 10 USC 2701 et seq.

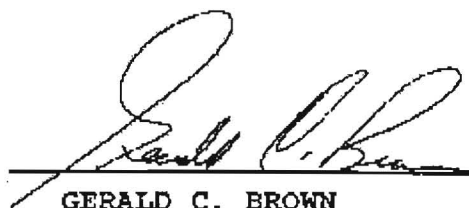
Recommended for Signature:

18 Sep 91
Date


R. M. DANIELSON
COL, EN
Commanding

Approval:

30 Jan 1992
Date


GERALD C. BROWN
Brigadier General, USA
Commanding

**PROJECT SUMMARY SHEET
FOR
DERP-FUDS CON/HTW PROJECT NO. C02NY064501 -
MITCHEL FIELD, LONG ISLAND, NY
SITE NO. C02NY064500**

PROJECT DESCRIPTION: During the second site visit the team discovered 3 aboveground fuel storage tanks (AST), 1 drum, 2 concrete underground fuel storage tanks (UST), and 3 pole mounted transformers. There is also a possibility that 3 100-KVA, indoor, PCB contaminated transformers, and 5 steel UST may still remain on site.

The three AST's are set on concrete pedestals and surrounded by a concrete containment wall approximately 5 1/2 feet high. They are very rusted but there is no readily visible evidence of leakage, or of whether the tanks contain any fuel. Inside the containment there is a drum lying on its side, and other miscellaneous debris (see Encl 1, Site Map - AREA A).

One of the concrete UST's is located on the Western border of Nassau County Department of Public Works (DPW) property. It is located partly underneath an old railroad engine with coal car which is on display (see Encl 1, Site Map - AREA A).

The second concrete UST is located outside the old Central Heating Plant and was most likely used to service this facility. This tank has an access manhole approximately 20 ft deep, with a steel, hinged cover which is not secured. Upon opening the manhole we saw what appeared to be free product remaining in the bottom, and residue along the manhole walls. The tank's vent pipe emits a fuel odor which was detectable 10-15 feet away

(see Encl 1, Site Map - AREA B).

The team spoke with persons from the Cradle of Aviation Museum and Nassau County DPW, and determined that 5 additional UST's used by DOD may still be remaining on the site. The area in question was recently paved by Nassau County DPW personnel. They stated that under this pavement there were concrete covers with hooks which they believed to be aircraft tie-downs. A source from the Museum however seemed very sure that these were tank access covers. Aboveground truck fill stands and piping associated with these tanks is still present (see Encl 1, Site Map - AREA C).

The previous Oct 1986 INPR for this site included data on three 100-KVA transformers which had been identified and labeled as PCB transformers according to EPA. The report pointed out that one of these transformers was leaking. At present the transformer vault in question is sealed off with plywood and no records have been found to indicate what actions - if any - had been taken and by whom. Since it has proved difficult to gather information from the Manager of the Physical Plant for the Nassau County Community College (NCCC) we recommend that further investigation be performed to assess any hazards that may still exist in this vault (see Encl 1, Site Map - AREA D).

A bank of three 25 KVA, pole mounted transformers was discovered in the vicinity of 7th Street and Hospital Road. The present condition of the pole and transformers seems to indicate that these are the original transformers (see Encl 1, Site Map - AREA E).

The previous INPR (Oct 1986) recommended additional field investigation to locate possible underground tunnels and to determine whether any hazardous waste was abandoned in these tunnels. Shallow soil borings are also proposed to verify whether the 13 underground oil storage tanks in the vicinity of Building T-144 (see Part Plan A) had been removed when the main thoroughfare was constructed through the community college.

PROJECT ELIGIBILITY: Utilities records indicate that all fuel storage tanks and all transformers were built and used by the Air Force. The origin of the drum could not be determined with certainty. However, the condition of the drum seems to indicate that it has been abandoned for a long time; it is likely that it was also DOD owned and abandoned with the tanks. Therefore all items are eligible under DERP-FUDS.

PROPOSED PROJECT: Five steel UST's, two concrete UST's, three AST's, three indoor transformers, three pole mounted transformers, and one drum meet eligibility criteria and policy considerations. All of the tanks are proposed for removal. In addition we propose that the transformers be tested for PCB content and, if necessary, that they be removed. The removal of the manhole, aboveground containment wall, and associated truck fill stand should also be accomplished since they are all associated with the tanks. We recommend field investigation to determine if underground tunnels with hazardous waste exist. If any waste is found it will be tested, disposed, and the tunnel backfilled. We also recommend five borings, each to a depth of 10 feet, to verify whether the 13 underground fuel storage tanks had been removed when the roadway was constructed in the vicinity of Building T-144.

DD FORM 1391: Attached.

POC: Honesto Castaneda, 212-264-6070.

**PROJECT SUMMARY SHEET
FOR
DERP-FUDS HTW PROJECT NO. C02NY064502
MITCHEL FIELD, LONG ISLAND, NY
SITE NO. C02NY064500**

PROJECT DESCRIPTION: During the first site visit the team was informed by personnel from Hofstra University of an existing area used as a landfill and incinerator by Mitchel Air Force Base personnel. Part of this landfill was removed by Hofstra University during recent construction of a dormitory complex. A section of this landfill still appears to remain, as the area was not excavated by Hofstra. We did not sample the landfill contents. None of

the persons interviewed knew of any contamination problems resulting from the landfill (see Encl 1, Site Map - AREA A").

PROJECT ELIGIBILITY: An eyewitness indicated the landfill was initiated and used by the Air Force, and was closed before the Air Force closed the AFB. Therefore we have determined that it is eligible under DERP-FUDS.

POLICY CONSIDERATIONS: The landfill cleanup is allowed under DERP-FUDS if it poses a hazard. There is no policy which prohibits the proposal of this project.

EPA Form 2070-12: Attached

PROPOSED ACTIVITIES: The INPR should be referred to MRD for a determination of further action.

POC: Honesto Castaneda, 212-264-6070.

BACK-UP COST ESTIMATE FOR MITCHEL AIR FORCE BASE GARDEN CITY, NY CON/HTW

Backfill Investigation:

Geophysical survey.

Soil borings, 20 ft deep each.

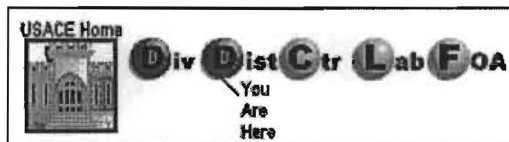
Fifteen borings	@ \$	400/boring
15 x 400	= \$	6,000.00

Soil sampling.

(Use 3 samplings/boring, fifteen borings)

Forty-five samplings	@ \$	2,000/sampling
45 x 2,000	= \$	90,000.00

Total Construction: \$ 96,000.00



Privacy and Security Notice Contact PIRS Webmaster

Provided By:
US Army Corps of Engineers, Rock Island District
and
US Army Engineering Support Center, Huntsville



DEPARTMENT OF THE ARMY
NORTH ATLANTIC DIVISION, CORPS OF ENGINEERS
90 CHURCH STREET
NEW YORK, N.Y. 10007-2979

IN REPLY REFER TO

CENAD-PL-F (1105-2-10c)

JAN 03 1992

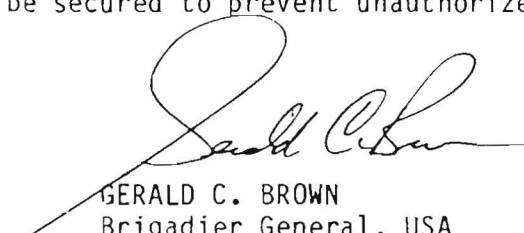
MEMORANDUM FOR

COMMANDER, DEPARTMENT OF THE ARMY HQ, U.S. ARMY CORPS OF ENGINEERS,
ATTN: CEMP-R, WASHINGTON, DC 20314-1000
COMMANDER, MISSOURI RIVER DIVISION, ATTN: CEMRD-MD-HA, 103 DOWNTOWN STATION,
OMAHA, NE 68101-0103
COMMANDER, HUNTSVILLE DIVISION, ATTN: CEHND-DE, POB 1600,
HUNTSVILLE, AL 35807-4301

SUBJECT: DERP-FUDS Inventory Report (INPR) for Site No. C02NY064500,
Mitchel Field, Long Island, NY (Formerly Mitchel Air Force Base)

1. I am forwarding the subject INPR for appropriate action. The site is eligible for DERP-FUDS. The proposed CON/HTW project is also eligible for DERP-FUDS.
2. I recommend that:
 - a. CEMP-R approve the proposed CON/HTW project and assign it through this headquarters to CENAN for RD/RA.
 - b. CEMRD determine if further study is needed at the landfill. If an RI/FS is required, recommend that CENAB be assigned the RI/FS and any subsequent design.
3. I also recommend that until the project is approved, the steel hinged cover associated with the 2nd concrete UST located outside the old central heating plant in Area B, be secured to prevent unauthorized entry and a possible accident.

Encl
as


GERALD C. BROWN
Brigadier General, USA
Commanding

✓CF; CENAD-PP-PM (Larry)



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
NEW YORK DISTRICT CORPS OF ENGINEERS
JACOB K. JAVITS FEDERAL BUILDING
NEW YORK, N.Y. 10278-0080

SEP 18 1991


CENAN-EN-IR (200-1a)

MEMORANDUM FOR COMMANDER, NORTH ATLANTIC DIVISION
ATTN: CENAD-PL-F

SUBJECT: DERP-FUDS Inventory Project Report (INPR) for Site No. C02NY064500, Mitchel Field, Long Island, NY (formerly Mitchel Air Force Base).

1. This INPR reports on the DERP-FUDS preliminary assessment of Mitchel Field. Site visits were conducted on October 11 and November 8 1990 by New York District personnel. The site survey summary sheet and site plan are in Encl 1.
2. We have determined that the site was formerly used by the Air Force. In addition we have determined that portions of the site are still owned by the Navy and the Army Reserve. A recommended Findings and Determination of Eligibility is in Encl 2.
3. We have determined there is hazardous waste at the site eligible for clean-up under DERP-FUDS. The categories of hazardous waste at the site are CON/HTW and HTW. The Project Summary Sheet and DD Form 1391 for the proposed CON/HTW project are in Encls 3 and 4. The Project Summary Sheet and DD Form 1391 for the potential HTW project are in Encls 5 and 6.
4. I recommend that you:
 - a. Approve and sign the Findings and Determination of Eligibility,
 - b. Forward a copy of this INPR to MRD for a determination of the need for further study at the landfill,
 - c. Forward a copy of this INPR to HND for the PA file and,
 - d. Forward a copy of this INPR to CEMP requesting approval and funds for this District to accomplish the CON/HTW project.

6 Encls


R.M. DANIELSON
COL, EN
Commanding

SITE SURVEY SUMMARY SHEET
FOR
DERP-FUDS SITE NO. C02NY064500
MITCHEL FIELD, LONG ISLAND, NY

SITE NAME: Mitchel Field, formerly Mitchel Air Force Base.

LOCATION: Adjacent to Village of Garden City, Town of Hempstead, Long Island, New York (see attached site map).

SITE HISTORY: The area known as Mitchel Field has had various titles, as it has been the site of troop encampments during every war in which the U.S. has engaged. It was known as Camp Winfield Scott during the Civil War, Camp Black during the Spanish American War, and as Hazelhurst Field in 1915. The area was not formally leased until 1 July 1917 when the Government leased the property for the Aeronautical General Supply Depot and Concentration Camp from the Hempstead Plains Company. On 16 July 1918 the installation was renamed for Major J.P. Mitchel, reclassified as an active flying field and eventually became the home of observation, bombardment and pursuit groups. Mitchell Field was deactivated in April 1961, 1076.77 acres fee were reported excess to GSA, and the remaining 92.13 acres fee were transferred to other DoD agencies. The principal owners of the site now are Hofstra University and Nassau community College.

SITE VISITS: Two site visits were conducted: 11 October and 8 November 1990. The team members included Mr. Honesto Castañeda and Mr. Manuel Massa, both of CENAN-EN-IR. During the first visit they were accompanied by Mr. Steve McDevitt of CENAN-RE. At the site they spoke with appropriate personnel from Hofstra University, Nassau County Community College, and Nassau County Department of Public Works. The names of all contacts made are on file. There are two former DoD structures left on the site and due to their contents and accessibility, a hazardous condition may exist. The structures are the Central Heat Plant and Pump Room. Both structures doors and windows are totally enclosed with plywood and no falling or structural hazard are anticipated this time. Buildings and other structures located on privately owned property are no longer eligible for removal and/or remediation unless said removal is incidental to proposed project on the site, such as removal of toxic waste.

CATEGORY OF HAZARD: CON/HTW, HTW.

PROJECT DESCRIPTION: There are 2 potential projects at this site:

a. CON/HTW: At the site there are 2 concrete underground fuel storage tanks (UST), 5 steel UST, 3 aboveground fuel storage tanks (AST), 1 abandoned drum, 3 indoor transformers and 3 pole mounted transformers.

b. HTW. There is an old Air Force landfill, also used as an incinerator, that may contain hazardous and/or toxic materials. It requires investigation beyond the scope of

this preliminary assessment to determine the extent of any hazards.

AVAILABLE STUDIES AND REPORTS: Previous INPR prepared by O'Brien & Gere, Oct 1986.

DISTRICT POC: Honesto Castañeda, 212-264-6070.

DEFENSE ENVIRONMENTAL RESTORATION PROGRAM
FOR FORMERLY USED DEFENSE SITES
FINDINGS AND DETERMINATION OF ELIGIBILITY
MITCHEL FIELD, LONG ISLAND, NY
SITE NO. C02NY064500

FINDINGS OF FACTS

1. Mitchel Field (previously Mitchel Air Force Base) is located in the Town of Hempstead, Nassau County, New York, approximately 20 miles east of New York City. Acquisition of the site occurred from 1917 to 1959. Real estate records indicate that this installation consisted of 1,168.90 acres fee, 181.67 acres easement, 7.08 acres license and 79.07 acres lease. The site was under DOD control during the entire period of ownership.

2. Mitchel Air Force Base was not excessed in a single disposal action. The disposition of Mitchel Air Force Base was as follows:

a. 7.08 acres license were terminated between 1943 and 1944.

b. 79.07 acres lease were terminated between 1944 and 1961.

c. 0.60 acres easement reported excess to General Services Administration (GSA) on 15 April 1952 and conveyed by GSA to the Incorporated Village of Garden City by quitclaim deed dated 2 July 1952. There were no restrictive, recapture, or restoration clauses in this deed.

d. 1076.77 acres fee, 181.67 acres easement, and 0.13 acres license were reported excess to GSA on 19 June 1961.

1. 135.0 acres fee conveyed by the Department of Health Education and Welfare (HEW) to the County of Nassau by quitclaim deed dated 19 October 1962. There were no recapture or restoration clauses in the deed but there was a restrictive clause which restricted use to educational purposes.

2. 88.01 acres fee conveyed by the HEW to Hofstra University by quitclaim deed dated 19 October 1962. There were no recapture or restoration clauses in the deed but there was a restrictive clause which restricted use to educational purposes.

3. 22.0 acres fee conveyed by HEW to the Roman Catholic Diocese by quitclaim deed dated 29 November 1962. Said deed contained a restrictive clause which limited use to educational purposes.

4. 5.15 acres fee conveyed by HEW to Long Island University by quitclaim deed dated 23 January 1963. Said deed contained a restrictive clause which limited use to educational purposes.

5. 435.08 acres fee conveyed by GSA to the County of Nassau by quitclaim deed dated 27 June 1963. Said deed contained a restrictive clause which limited use to park purposes only.

6. 4.54 acres fee conveyed by HEW to the Hebrew Academy of Nassau County by quitclaim dated 6 April 1964. Said deed contained a restrictive clause which limited use to educational purposes.

7. On 1 July 1964 accountability for 386.99 acres fee, 181.67 acres easements, and 0.13 acres license were assumed by GSA.

e. 87.83 acres fee transferred to the Department of the Navy by Secretarial Transfer between 1962 and 1969.

f. 4.30 acres fee transferred to the Department of the Army by Secretarial Transfer dated 4 January 1962.

3. As per GSA, 374.49 acres fee, 9.49 acres easement, and 0.13 acres license were conveyed by three quitclaim deeds to the County of Nassau between 1970 and 1979. All three deeds contained restrictive clauses restricting use of the property to park purposes only. There are no copies of these deeds in the historical files.

4. As per GSA, 12.5 acres fee were conveyed by GSA to the US Postal Service by quitclaim dated 23 June 1983. The deed did not contain any restrictive, restoration, or recapture clauses. There is no copy of this deed in the historical files.

5. 171.58 acres easements are still in the GSA inventory. These easements are avigation (navigation of aircraft) easements and are situated on the westerly boundary line of the former Mitchel Air Force Base. GSA will cancel these avigation easements only upon request of each individual property owner.

DERP-FUDS INPR FOR SITE No. C02NY064500
MITCHEL FIELD
LONG ISLAND, NY

DETERMINATION

Based on the foregoing findings of facts, the site has been determined to be formerly used by DOD. Therefore it is eligible for Defense Environmental Restoration Program for Formerly Used Defense Sites established under 10 USC 2701 et seq.

Recommended for Signature:

18 Sep 91

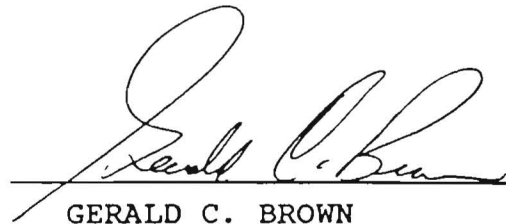
Date



R. M. DANIELSON
COL, EN
Commanding

Approval:

3 Jan 1992
Date



GERALD C. BROWN
Brigadier General, USA
Commanding

PROJECT SUMMARY SHEET
FOR
DERP-FUDS CON/HTW PROJECT NO. C02NY064501
MITCHEL FIELD, LONG ISLAND, NY
SITE NO. C02NY064500

PROJECT DESCRIPTION: During the second site visit the team discovered 3 aboveground fuel storage tanks (AST), 1 drum, 2 concrete underground fuel storage tanks (UST), and 3 pole mounted transformers. There is also a possibility that 3 100-KVA, indoor, PCB contaminated transformers, and 5 steel UST may still remain on site.

The three AST's are set on concrete pedestals and surrounded by a concrete containment wall approximately 5½ feet high. They are very rusted but there is no readily visible evidence of leakage, or of whether the tanks contain any fuel. Inside the containment there is a drum lying on its side, and other miscellaneous debris (see Encl 1, Site Map - AREA A).

One of the concrete UST's is located on the Western border of Nassau County Department of Public Works (DPW) property. It is located partly underneath an old railroad engine with coal car which is on display (see Encl 1, Site Map - AREA A).

The second concrete UST is located outside the old Central Heating Plant and was most likely used to service this facility. This tank has an access manhole approximately 20 ft deep, with a steel, hinged cover which is not secured. Upon opening the manhole we saw what appeared to be free product remaining in the bottom, and residue along the manhole walls. The tank's vent pipe emits a fuel odor which was detectable 10-15 feet away (see Encl 1, Site Map - AREA B).

The team spoke with persons from the Cradle of Aviation Museum and Nassau County DPW, and determined that 5 additional UST's used by DOD may still be remaining on the site. The area in question was recently paved by Nassau County DPW personnel. They stated that under this pavement there were concrete covers with hooks which they believed to be aircraft tie-downs. A source from the Museum however seemed very sure that these were tank access covers. Aboveground truck fill stands and piping associated with these tanks is still present (see Encl 1, Site Map - AREA C).

The previous Oct 1986 INPR for this site included data on three 100-KVA transformers which had been identified and labeled as PCB transformers according to EPA. The report pointed out that one of these transformers was leaking. At present the transformer vault in question is sealed off with plywood and no records have been found to indicate what actions - if any - had been taken and by whom. Since it has proved difficult to gather information from the Manager of the Physical Plant for the Nassau County Community College (NCCC) we recommend that further investigation be performed to assess any hazards that may still exist in this vault (see Encl 1, Site Map - AREA D).

1 2

A bank of three 25 KVA, pole mounted transformers was discovered in the vicinity of 7th Street and Hospital Road. The present condition of the pole and transformers seems to indicate that these are the original transformers (see Encl 1, Site Map - AREA E).

The previous INPR (Oct 1986) recommended additional field investigation to locate possible underground tunnels and to determine whether any hazardous waste was abandoned in these tunnels. Shallow soil borings are also proposed to verify whether the 13 underground oil storage tanks in the vicinity of Building T-144 (see Part Plan A) had been removed when the main thoroughfare was constructed through the community college.

PROJECT ELIGIBILITY: Utilities records indicate that all fuel storage tanks and all transformers were built and used by the Air Force. The origin of the drum could not be determined with certainty. However, the condition of the drum seems to indicate that it has been abandoned for a long time; it is likely that it was also DOD owned and abandoned with the tanks. Therefore all items are eligible under DERP-FUDS.

PROPOSED PROJECT: Five steel UST's, two concrete UST's, three AST's, three indoor transformers, three pole mounted transformers, and one drum meet eligibility criteria and policy considerations. All of the tanks are proposed for removal. In addition we propose that the transformers be tested for PCB content and, if necessary, that they be removed. The removal of the manhole, aboveground containment wall, and associated truck fill stand should also be accomplished since they are all associated with the tanks.

We recommend field investigation to determine if underground tunnels with hazardous waste exist. If any waste is found it will be tested, disposed, and the tunnel backfilled. We also recommend five borings, each to a depth of 10 feet, to verify whether the 13 underground fuel storage tanks had been removed when the roadway was constructed in the vicinity of Building T-144.

DD FORM 1391: Attached.

POC: Honesto Castañeda, 212-264-6070.

1. COMPONENTS		FY 91 MILITARY CONSTRUCTION PROJECT DATA		2. DATE 8 July 1991	
3. INSTALLATION AND LOCATION MITCHEL AIR FORCE BASE GARDEN CITY, NY			4. PROJECT TITLE DERP-FUDS		
5. PROGRAM ELEMENT	6. CATEGORY CODE CON/HTW	7. PROJECT NUMBER C02NY064501	8. PROJECT COST (\$000) 899.2 say 900.00		
9. COST ESTIMATES					
ITEM		UM	QUANTITY	UNIT COST	COST (000)
CONSTRUCTION COST					655.00
CONTINGENCIES (10%)					65.50
SUPERVISION & ADMINISTRATION (8.5%)					55.70
TOTAL CONSTRUCTION CWE					776.20
DESIGN (6%)					46.60
DESIGN REVIEW					18.50
FEASIBILITY COST - SITE INVESTIGATION/ DATA GATHERING					5.00
REAL ESTATE					0.50
SAMPLING					35.40
ADVERTISING AND AWARD					17.00
TOTAL IMPLEMENTATION COST					899.20
10. DESCRIPTION OF PROPOSED CONSTRUCTION					
10.1 Removal and disposal of aboveground and underground storage tanks --					
a. Three 4,000 gallon tanks					
b. Five 30,000 gallon tanks.					
10.2 Dewatering (water & oil) and steam cleaning of waste water disposal tanks --					
a. One 50,000 gallon concrete underground tank (assume 1/4 full)					
b. One 205,700 gallon concrete underground tank (assume 1/4 full).					
10.3 Backfilling and seeding of locations of underground storage tanks, fuel lines, and vent pipes.					
10.4 Removal and disposal of three 100 KVA floor mounted transformers and three 25 KVA pole mounted transformers.					
10.5 Removal and disposal of contaminated concrete floor underneath the transformers.					
10.6 Analysis of soil around concrete and steel underground tanks and fuel lines.					
10.7 Removal of one 55 gallon drum, cleaning of debris inside the concrete moat, demolition and disposal of supports and enclosures of AST's.					
10.8 Geophysical survey of the tunnels, including boring and sampling of soil.					
10.8 Survey for probable underground storage tanks.					

**BACK-UP COST ESTIMATE FOR MITCHEL AIR FORCE BASE
GARDEN CITY, NY
CON/HTW**

Aboveground Fuel Storage Tanks:

Removal and disposal of tanks including contents.
Three 4,000 gallon tanks @ \$ 5,000/tank
3 x 5,000 = \$ 15,000.00

Sampling and testing.
Three 4,000 gallon tanks @ \$ 500/tank
3 x 500 = \$ 1,500.00

Removal and disposal of concrete saddles incidental to the
removal of three 4,000 gallon tanks.
Six saddles totalling 10 cubic yards of concrete
at cost of @ \$ 45/c.y.
10 x 45 = \$ 450.00

Demolition and removal of concrete enclosure and the garbage
accumulated therein at cost of @ \$ 12,000/lot
1 x 12,000 = \$ 12,000.00

Backfilling and seeding.
Three 4,000 tanks @ \$ 2,430/tank
3 x 2,430 = \$ 7,290.00

Underground Steel Fuel Storage Tanks:

Removal and disposal of tanks including contents.
Five 30,000 gallon tanks @ \$ 61,000/tank
5 x 61,000 = \$ 305,000.00

Sampling and testing.
Five 30,000 gallon tanks @ \$ 500/tank
5 x 500 = \$ 2,500.00

Removal of truck fill stands.
Two stands @ \$ 360/stand
2 x 360 = \$ 720.00

Removal and disposal of fuel piping and vent
at cost of @ \$ 15/l.f.
(Use 600 l.f.)
600 x 15 = \$ 9,000.00

Removal and disposal of concrete slabs
at cost of @ \$ 45/c.y.
(Use 23.5 c.y. per tank)
5 x 23.5 x 45 = \$ 5,290.00

Backfilling and seeding.
Five 30,000 gallon tanks @ \$ 12,130/tank
5 x 12,130 = \$ 60,650.00

Underground Concrete Storage Tanks:

Dewatering of tank (water and oil), including disposal.

One 50,000 gallon tank assumed 1/4 full
at cost of @ \$ 1/gallon
 $50,000 \times 0.25 \times 1 = \$ 12,500.00$

Steam cleaning of tank.

One 50,000 gallon tank @ \$ 0.50/s.f.
(Use 2,400 s.f. surface area)
 $2,400 \times 0.50 = \$ 1,200.00$

Waste water disposal.

One 50,000 gallon tank @ \$ 0.75/gallon
 $5,000 \times 0.75 = \$ 3,750.00$

Backfilling.

One 50,000 gallon tank @ \$ 19/c.y.
(Use 250 c.y. volume)
 $250 \times 19 = \$ 4,750.00$

Dewatering of tank (water and oil), including disposal.

One 205,700 gallon tank assumed 1/4 full
at cost of @ \$ 1/gallon
 $205,700 \times 0.25 \times 1 = \$ 51,425.00$

Steam cleaning of tank.

One 205,700 gallon tank @ \$ 0.50/s.f.
(Use 5,950 s.f. surface area)
 $5,950 \times 0.50 = \$ 2,975.00$

Waste water disposal.

One 205,700 gallon tank @ \$ 0.75/gallon
 $21,000 \times 0.75 = \$ 15,750.00$

Backfilling.

One 205,700 gallon tank @ \$ 19/c.y.
(Use 1020 c.y. volume)
 $1020 \times 19 = \$ 19,380.00$

Analysis of soil around concrete and steel tanks and fuel lines
at cost of @ \$ 500/sample

(Use 20 samples)
 $20 \times 500 = \$ 10,000.00$

Electric Transformers:

Removal and disposal of 3 100-KVA transformers

at cost of @ \$ 10,000/unit
 $3 \times 10,000 = \$ 30,000.00$

Removal and disposal of 3 25-KVA transformers

at cost of @ \$ 4,000/unit
 $3 \times 4,000 = \$ 12,000.00$

Sampling and testing of transformer oil for PCB.
 Six transformers @ \$ 450/unit
 6 x 450 = \$ 2,700.00

Removal and disposal of contaminated concrete floor slab,
 10 ft x 15 ft x 0.5 ft = 75 c.f. = appr 3 c.y.
 at cost of @ \$ 135/c.y.
 3 x 135 = \$ 405.00

Tunnel Investigation:

Geophysical survey.
 Five acres @ \$ 3,000/acre
 5 x 3,000 = \$ 15,000.00

Soil borings, 10 ft deep each.
 Ten borings @ \$ 200/boring
 10 x 200 = \$ 2,000.00

Soil sampling.
 Twenty samplings @ \$ 2,000/sampling
 20 x 2,000 = \$ 40,000.00

Site Survey for Probable Underground Storage Tanks:

Survey for location.
 Total cost = \$ 2,000.00

Soil borings, 10 ft deep each.
 Fifteen borings @ \$ 200/boring
 15 x 200 = \$ 3,000.00

Geotechnical services.
 Total cost = \$ 1,000.00

Mob/demob.
 Total cost = \$ 1,000.00

Boring analysis.
 Total cost = \$ 1,000.00

Total Construction: \$ 651,235.00
 Say: \$ 655,000.00

PROJECT SUMMARY SHEET
FOR
DERP-FUDS HTW PROJECT NO. C02NY064502
MITCHEL FIELD, LONG ISLAND, NY
SITE NO. C02NY064500

PROJECT DESCRIPTION: During the first site visit the team was informed by personnel from Hofstra University of an existing area used as a landfill and incinerator by Mitchel Air Force Base personnel. Part of this landfill was removed by Hofstra University during recent construction of a dormitory complex. A section of this landfill still appears to remain, as the area was not excavated by Hofstra. We did not sample the landfill contents. None of the persons interviewed knew of any contamination problems resulting from the landfill (see Encl 1, Site Map - AREA A").

PROJECT ELIGIBILITY: An eyewitness indicated the landfill was initiated and used by the Air Force, and was closed before the Air Force closed the AFB. Therefore we have determined that it is eligible under DERP-FUDS.

POLICY CONSIDERATIONS: The landfill cleanup is allowed under DERP-FUDS if it poses a hazard. There is no policy which prohibits the proposal of this project.

EPA Form 2070-12: Attached

PROPOSED ACTIVITIES: The INPR should be referred to MRD for a determination of further action.

POC: Honesto Castañeda, 212-264-6070.

1. COMPONENTS	FY 91 MILITARY CONSTRUCTION PROJECT DATA			2. DATE 8 July 1991	
3. INSTALLATION AND LOCATION MITCHEL AIR FORCE BASE GARDEN CITY, NY			4. PROJECT TITLE DERP-FUDS		
5. PROGRAM ELEMENT	6. CATEGORY CODE HTW	7. PROJECT NUMBER C02NY064502	8. PROJECT COST (\$000) 154.70		
9. COST ESTIMATES					
ITEM		UM	QUANTITY	UNIT COST	COST (000)
CONSTRUCTION COST					96.00
CONTINGENCIES (10%)					9.60
SUPERVISION & ADMINISTRATION (8.5%)					8.20
TOTAL CONSTRUCTION CWE					113.80
DESIGN (6%)					6.80
DESIGN REVIEW					15.00
FEASIBILITY COST - SITE INVESTIGATION/ DATA GATHERING					5.00
REAL ESTATE					0.50
ADVERTISING AND AWARD					13.60
TOTAL IMPLEMENTATION COST					154.70
10. DESCRIPTION OF PROPOSED CONSTRUCTION					
10.1 Backfill investigation, including boring and sampling of soil.					

**BACK-UP COST ESTIMATE FOR MITCHEL AIR FORCE BASE
GARDEN CITY, NY
HTW**

Backfill Investigation:

Geophysical survey.

Soil borings, 20 ft deep each.

Fifteen borings		@ \$	400/boring
15 x 400	=	\$	6,000.00

Soil sampling.

(Use 3 samplings/boring, fifteen borings)

Forty-five samplings		@ \$	2,000/sampling
45 x 2,000	=	\$	90,000.00

Total Construction: \$ 96,000.00

EPA		POTENTIAL HAZARDOUS WASTE SITE PRELIMINARY ASSESSMENT PART 1 - SITE INFORMATION AND ASSESSMENT		I. IDENTIFICATION	
				01 STATE	02 SITE NUMBER
				NY	002NY064500
II. SITE NAME AND LOCATION					
01 SITE NAME, ALIAS, ADDRESS, OR OTHER IDENTIFYING INFO		02 STREET, ROUTE NO. OR SPECIFIC LOCATION IDENTIFIER			
Mitchel Field, formerly Mitchel AFB		Hofstra Campus, near Charles Lindbergh Blvd & Colonial Drive			
03 CITY		04 STATE	05 ZIP CODE	06 COUNTY	07 COUNTY CODE 08 CONG DIST
Garden City, New York		NY	11550	Nassau	
09 COORDINATES LATITUDE		LONGITUDE			
10 DIRECTIONS TO SITE (Starting from nearest public road)					
Long Island Expressway to Exit 38 to Meadowbrooks Pkwy South to Hempstead Tpke					
III. RESPONSIBLE PARTIES					
01 OWNER of facility		02 STREET (Address, mailing, telephone)			
Hofstra University					
03 CITY		04 STATE	05 ZIP CODE	06 TELEPHONE NUMBER	
Hempstead		NY	11550	(516) 560-6820	
07 OPERATOR (If owner and operator are different)		08 STREET (Address, mailing, telephone)			
Hofstra University					
09 CITY		10 STATE	11 ZIP CODE	12 TELEPHONE NUMBER	
				()	
13 TYPE OF OWNERSHIP (Check one)					
<input type="checkbox"/> A. PRIVATE <input type="checkbox"/> B. FEDERAL <input type="checkbox"/> C. STATE <input type="checkbox"/> D. COUNTY <input type="checkbox"/> E. MUNICIPAL <input checked="" type="checkbox"/> F. OTHER: Hofstra University <input type="checkbox"/> G. UNKNOWN					
14 OWNER/OPERATOR NOTIFICATION ON FILE (Check one)					
<input type="checkbox"/> A. RCRA 3001 DATE RECEIVED: MONTH DAY YEAR <input type="checkbox"/> B. UNCONTROLLED WASTE SITE (RCRA 3002) DATE RECEIVED: MONTH DAY YEAR <input type="checkbox"/> C. NONE					
IV. CHARACTERIZATION OF POTENTIAL HAZARD					
01 ON SITE INSPECTION		BY (Check one)			
<input checked="" type="checkbox"/> YES DATE 10 / 11 / 90 <input type="checkbox"/> NO		<input type="checkbox"/> A. EPA <input type="checkbox"/> B. EPA CONTRACTOR <input type="checkbox"/> C. STATE <input type="checkbox"/> D. OTHER CONTRACTOR <input type="checkbox"/> E. LOCAL HEALTH OFFICIAL <input type="checkbox"/> F. OTHER: US Army Corps of Engineers			
CONTRACTOR NAME(S):					
02 SITE STATUS (Check one)		03 YEARS OF OPERATION			
<input type="checkbox"/> A. ACTIVE <input type="checkbox"/> B. INACTIVE <input type="checkbox"/> C. UNKNOWN		BEGINNING YEAR ENDING YEAR <input type="checkbox"/> UNKNOWN			
04 DESCRIPTION OF SUBSTANCES POSSIBLY PRESENT, KNOWN, OR ALLEGED					
It is alleged that garbage (cans and bottles) was found during the construction of Dormitory Building and Recreation Building.					
05 DESCRIPTION OF POTENTIAL HAZARD TO ENVIRONMENT AND/OR POPULATION					
Unknown					
V. PRIORITY ASSESSMENT					
01 PRIORITY FOR INSPECTION (Check one) If high or medium is selected, complete Part 2 - Waste Inspection and Part 3 - Description of Hazardous Conditions and Remedial					
<input type="checkbox"/> A. HIGH <input type="checkbox"/> B. MEDIUM <input type="checkbox"/> C. LOW <input type="checkbox"/> D. NONE					
VI. INFORMATION AVAILABLE FROM					
01 CONTACT		02 OF Agency's Organization		03 TELEPHONE NUMBER	
Mr. James McCue		Hofstra University		()	
04 PERSON RESPONSIBLE FOR ASSESSMENT		05 AGENCY	06 ORGANIZATION	07 TELEPHONE NUMBER	08 DATE
Mr. Procelli		Hofstra University	School	(516) 560-6820	10 / 11 / 90



POTENTIAL HAZARDOUS WASTE SITE
PRELIMINARY ASSESSMENT

PART 3 - DESCRIPTION OF HAZARDOUS CONDITIONS AND INCIDENTS

1. IDENTIFICATION

01 STATE NY 02 SITE NUMBER CO2NY064500

E. HAZARDOUS CONDITIONS AND INCIDENTS

01 ☐ A. GROUNDWATER CONTAMINATION 02 ☐ OBSERVED (DATE _____) ☐ POTENTIAL ☐ ALLEGED
03 POPULATION POTENTIALLY AFFECTED _____ 04 NARRATIVE DESCRIPTION

Unknown

01 ☐ B. SURFACE WATER CONTAMINATION 02 ☐ OBSERVED (DATE _____) ☐ POTENTIAL ☐ ALLEGED
03 POPULATION POTENTIALLY AFFECTED _____ 04 NARRATIVE DESCRIPTION

Unknown

01 ☐ C. CONTAMINATION OF AIR 02 ☐ OBSERVED (DATE _____) ☐ POTENTIAL ☐ ALLEGED
03 POPULATION POTENTIALLY AFFECTED _____ 04 NARRATIVE DESCRIPTION

Unknown

01 ☐ D. FIRE/EXPLOSIVE CONDITIONS 02 ☐ OBSERVED (DATE _____) ☐ POTENTIAL ☐ ALLEGED
03 POPULATION POTENTIALLY AFFECTED _____ 04 NARRATIVE DESCRIPTION

Unknown

01 ☐ E. DIRECT CONTACT 02 ☐ OBSERVED (DATE _____) ☐ POTENTIAL ☐ ALLEGED
03 POPULATION POTENTIALLY AFFECTED _____ 04 NARRATIVE DESCRIPTION

Unknown

01 ☐ F. CONTAMINATION OF SOIL 02 ☐ OBSERVED (DATE _____) ☐ POTENTIAL ☐ ALLEGED
03 AREA POTENTIALLY AFFECTED _____ 04 NARRATIVE DESCRIPTION

Unknown

01 ☐ G. DRINKING WATER CONTAMINATION 02 ☐ OBSERVED (DATE _____) ☐ POTENTIAL ☐ ALLEGED
03 POPULATION POTENTIALLY AFFECTED _____ 04 NARRATIVE DESCRIPTION

Unknown

01 ☐ H. WORKER EXPOSURE/INJURY 02 ☐ OBSERVED (DATE _____) ☐ POTENTIAL ☐ ALLEGED
03 WORKERS POTENTIALLY AFFECTED _____ 04 NARRATIVE DESCRIPTION

Unknown

01 ☐ I. POPULATION EXPOSURE/INJURY 02 ☐ OBSERVED (DATE _____) ☐ POTENTIAL ☐ ALLEGED
03 POPULATION POTENTIALLY AFFECTED _____ 04 NARRATIVE DESCRIPTION

Unknown



POTENTIAL HAZARDOUS WASTE SITE
PRELIMINARY ASSESSMENT

PART 3 - DESCRIPTION OF HAZARDOUS CONDITIONS AND INCIDENTS

I. IDENTIFICATION

01 STATE 02 SITE NUMBER

NY C02NY06450

II. HAZARDOUS CONDITIONS AND INCIDENTS

01 ☐ J. DAMAGE TO FLORA
04 NARRATIVE DESCRIPTION

02 ☐ OBSERVED (DATE: _____) ☐ POTENTIAL ☐ ALLEGED
Unknown

01 ☐ K. DAMAGE TO FAUNA
04 NARRATIVE DESCRIPTION

02 ☐ OBSERVED (DATE: _____) ☐ POTENTIAL ☐ ALLEGED
Unknown

01 ☐ L. CONTAMINATION OF FOOD CHAIN
04 NARRATIVE DESCRIPTION

02 ☐ OBSERVED (DATE: _____) ☐ POTENTIAL ☐ ALLEGED
None

01 ☐ M. UNSTABLE CONTAINMENT OF WASTES
04 NARRATIVE DESCRIPTION

03 POPULATION POTENTIALLY AFFECTED _____

02 ☐ OBSERVED (DATE: _____) ☐ POTENTIAL ☐ ALLEGED
Unknown

01 ☐ N. DAMAGE TO OFFSITE PROPERTY
04 NARRATIVE DESCRIPTION

02 ☐ OBSERVED (DATE: _____) ☐ POTENTIAL ☐ ALLEGED
None

01 ☐ O. CONTAMINATION OF SEWERS, STORM DRAINS, WWTPs
04 NARRATIVE DESCRIPTION

02 ☐ OBSERVED (DATE: _____) ☐ POTENTIAL ☐ ALLEGED
None

01 ☐ P. ILLEGAL/UNAUTHORIZED DUMPING
04 NARRATIVE DESCRIPTION

02 ☐ OBSERVED (DATE: _____) ☐ POTENTIAL ☐ ALLEGED
Unknown

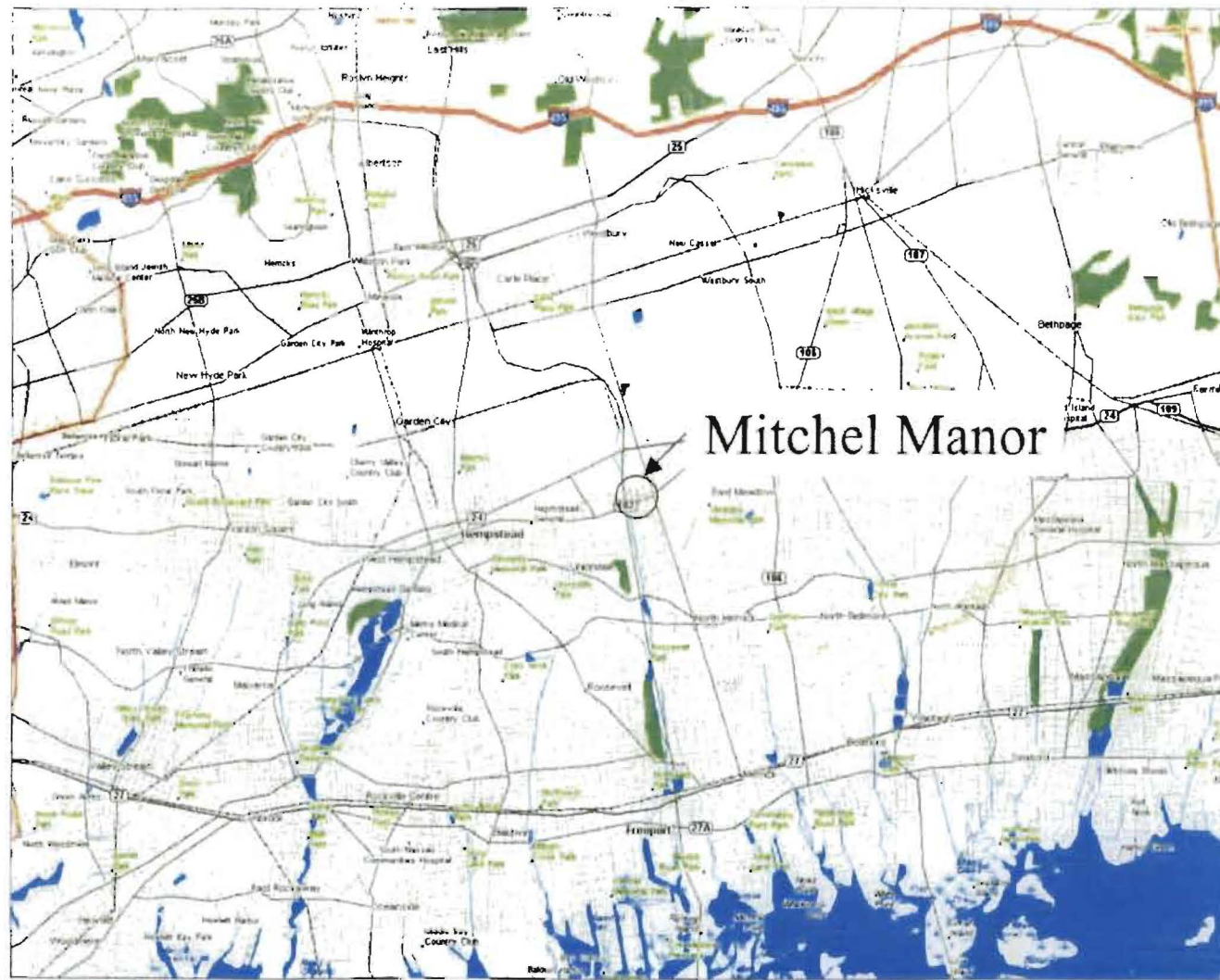
05 DESCRIPTION OF ANY OTHER KNOWN, POTENTIAL OR ALLEGED HAZARDS

Unknown

III. TOTAL POPULATION POTENTIALLY AFFECTED: _____

IV. COMMENTS

V. SOURCES OF INFORMATION



3-D TopoQuint Copyright © 1998 DeLorme Vermont, ME 05404 3000 ft Scale: 1:100,000 Detail: 1:10,000 Datum: WGS84

DEPT. OF THE NAVY
MITCHEL MANOR, EAST MEADOW, NY

EFANE

ENVIRONMENTAL BASELINE SURVEY for TRANSFER

OCTOBER 2002

**MALCOLM
PIRNIE**

VICINITY PLAN

FIGURE 1-2