MEMORANDUM
DEPARTMENT OF TRANSPORTATION

TO: Steve Scharf, DEC, 50 Wolf Road

FROM: Tim Gilchrist

SUBJECT: **ENVIRONMENTAL EVALUATION DOT PROPERTY NORTH OF CONKLIN**

DATE: January 3, 1997

Finally the report is found.

1-52-130

TASK 4:

ENVIRONMENTAL EVALUATION

for the

FORMER FAIRCHILD FACILITY
CONKLIN STREET
EAST FARMINGDALE, NEW YORK 11735

Submitted to:

New York State Department of Transportation

prepared by:

THE SARATOGA ASSOCIATES
Architects, Landscape Architects,
Planners, Engineers
443 Broadway
Saratoga Springs, NY 12866

(518) 587-2550

February, 1992

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TASK 4 - ENVIRONMENTAL EVALUATION

Environmental contamination of the former Fairchild facility at Conklin Street in East Farmingdale, New York complicates the normal process of site development. In order for DOT to make an informed decision which addresses all critical factors, this report identifies the remaining environmental assessment issues and discusses alternative approaches to remove environmental liabilities.

INTRODUCTION

Three tasks have been completed by the consultant and its subconsultant as components of the environmental analysis. Task 1 included a Phase I environmental site assessment in order to identify potential environmental liabilities. Task 2 included an asbestos survey of the site. The task was conducted to identify asbestos containing material (ACM) in the buildings which are located on the site. Task 3 included the removal of underground storage tanks and post removal soil sampling and analysis. The data collected in each of the first three tasks has been used to make recommendations for further action required at the site.

Task 4, presented herein, reviews the environmental assessment and mitigation efforts completed to date. The task also identifies the remaining issues that must be resolved prior to site development. The report includes a discussion and comparative analysis of the DOT's potential alternatives relative to the performance of future environmental work, including the advantages and disadvantages of such alternatives. Two cost estimates for building demolition and site clearing are also provided.

ISSUES SUMMARY

Based on Tasks 1, 2 and 3, the following issues of potential environmental liability were identified. Responses to these issues are also provided based on conclusions presented in the reports for the first three tasks. In addition, issues raised by the NYSDEC are also addressed below. The purpose of this summary is to discuss the complete range of potential environmental hazards and to identify those issues which have not been satisfactorily resolved. This will outline the additional information necessary to reach conclusions regarding the ability to allow public use of the site.

ASBESTOS

Suspect friable and non-friable ACM are present throughout all the buildings in various quantities and conditions. Because it will ultimately be necessary to raze all the buildings on the site to allow future development, a bulk asbestos sampling project and asbestos assessment was conducted by McLaren/Hart Environmental Engineering Corporation. The task intended to establish the types of ACM and their approximate quantity. The asbestos bulk sampling survey included three basic components, including an asbestos inspection, bulk sampling and sample analysis by an independent testing laboratory.

Laboratory analysis confirmed the presence of more than one percent Amosite and/or Chrysotile asbestos in 34 samples from a total of 46. ACM are those that contain in excess of one percent asbestos by weight or surface area. The abatement recommendations and budgetary figures generated in Task 2 are solely for the purpose of complete removal of friable and non-friable ACM in order to accommodate demolition of the buildings. The abatement contractor will estimate the cost of supporting structure at the time of abatement.

The assessment was targeted to quantify ACM for the purpose of abatement cost analysis. Roofs on Buildings 5, 5A, 10, 2, 7, and 13 were not sampled due to poor structural conditions and/or inaccessibility. These wooden subroofs are in very poor condition as a result of neglect and physical decay. These areas were assumed to contain ACM for budgetary purposes. Abatement budgets for these areas do not include structural supports that may be necessary to support the roofs from collapse due to abatement activities.

Based on the quantity of ACM that is present on the site, unit costs for abatement were multiplied by the quantity and type of ACM that was present in every building. Costs estimates were extrapolated from approximate unit costs. The removal costs include approximately $2.1 million for the removal of suspect non-friable ACM on roofs of Buildings 13, 10, 5, 2, and 5A. These areas could not be sampled due to poor roof conditions or other inaccessibility. This sum is approximately 69 percent of the budget total (approximately $2.7 million) estimated for asbestos abatement of the entire site. If all these areas prove to be non-ACM, the budget could be reduced to approximately $650,000.

McLaren/Hart notes in the Task II Report that if the buildings are not demolished and remain unoccupied, no ACM abatement is necessary unless repairs or disturbance to the buildings occurs that result in the release of asbestos fibers. Therefore, until action is taken, no expenditure is necessary to abate the asbestos at the site, unless buildings collapse, catch fire or any conditions occur that results in the release of visible concentrations of asbestos fibers to the atmosphere. However, the buildings should be sealed to the greatest extent practicable to prevent asbestos exposure.

UNDERGROUND STORAGE TANKS

As reported in the Task III Removal Report, during the period between June 17, 1991 and June 21, 1991, McLaren/Hart completed the removal and disposal of four ASTs and nine USTs at the site. All known tanks on the site were removed with one exception. Tank 34, a 10,000 gallon UST within Building 13, was not removed for structural reasons. Future removal of the tank may jeopardize the integrity of Building 13 because of its size and proximity to load bearing walls. The contents of the tank (Tank No. 34) have not been removed and the tank currently remains in place inside Building 13. Removal of the product and 10,000 gallon tank is required.

McLaren/Hart contracted Direct Environmental, Inc., who subsequently contracted with A & B Oil Services to remove the oil, water and waste oil from the various tanks for recycling, disposal and/or treatment. These materials were transported to the BCF Oil Refining facility in Brooklyn, New York. Appropriate manifests will be included in the report.

All tanks were pumped dry and physically removed with the exception of Tank No. 34. Sludges from within the tanks were removed and transported by Direct Environmental, Inc. These wastes were placed in 55 gallon drums and transported for disposal at Cycle Chem, Inc. in Elizabeth, New Jersey. Since all wastes were destined for disposal in New Jersey, and New Jersey considers all petroleum wastes as hazardous wastes, the wastes were all shipped under New Jersey hazardous manifests. The appropriate manifests and documentation for shipment of these wastes are enclosed in Appendix C of the Task III Tank Removal Report.

Gershow Recycling was utilized by Direct Environmental as the scrap metal processor to handle the disposal of the tank shells. The tanks were removed from the site to be recycled with other scrap steel. Receipt records for these tanks are enclosed in Appendix A of the Task III Report.

Prior to the initiation of tank removal, all unregistered USTs and ASTs were registered by the Department with the Suffolk County Department of Health Services (SCDOHS). An underground anodizing and chrome plating vat(s) had been registered by a former tenant (i.e., Aircraft Finishing) in one of the buildings. Telephone notification was provided 48 hours prior to tank removal to SCDOHS, the Town of Babylon Fire Department, and the New York State Department of Environmental Conservation (NYSDEC) at the regional office in Stony Brook, New York (Region 1). Job number 91-7D was assigned to the project by the Babylon Fire Marshall. Verbal authorization to initiate tank removal was provided to McLaren/Hart by all three agencies contacted.

The NYSDEC has reviewed the Task III Tank Removal Report and a representative of the agency witnessed the removal of the 13 storage tanks. Based upon the field observations and the tank removal report, no further action is required by the NYSDEC at this time. In addition, the spill number assigned to this project (Spill No. 91-03123) has been removed from the agency's active list. A copy of the letter from DEC Region 1 is included in Appendix A herein.

HAZARDOUS MATERIALS/WASTES

Six drums of waste liquids containing 75 gallons of waste oil were identified on the site. These drums should be sampled and disposed according to applicable regulations.

A 55 gallon drum is present in Building 13. It is believed that the drum contains approximately 20 gallons of herbicide Malathion. The actual contents and volume of material within the drum must be determined by analytical testing. Following such, proper removal of the drum must be conducted.

Building 2A, leased to Aircraft Finishing Corporation, was inspected by Suffolk County Department of Health Services, Industrial Waste and Hazardous Materials Control Division, on May 22, 1987. The report issued by this agency stated that "all toxic and hazardous materials were removed from the site and that the site may be considered clean and ready for demolition. This inspection included the outdoor waste shed." This report is included in Appendix B of this report.

LEAD PAINTS

Usage of lead paint is suspected at the site due to the age of the buildings. Paint on building interiors and exteriors should be sampled and analyzed for lead contents. Paints were observed in poor condition in several buildings. To establish leachability (and therefore hazardous waste categorization) lead paint samples should be characterized for leachable lead (according to Toxicity Characteristics Leaching Process, TCLP).

It is important to stress that no specific law requires construction debris to be tested for lead. However, if leachable lead is present in any waste stream that exceeds TCLP limits, the waste becomes a hazardous waste under RCRA. If more than 220 pounds of paint which is considered toxic is to be disposed, then notification to NYSDEC of a hazardous waste activity is required. This type and volume of waste requires appropriate handling by permitted hauler and disposal at a permitted hazardous materials facility.

McLaren/Hart recommends analytical sampling for lead paint and estimates the approximate costs of analysis for TCLP-Lead are $150 per sample. Random sampling of 10-15 paint materials will allow for adequate characterization of the paint material with an approximate labor cost of $1,000. This sampling can be accomplished prior to building demolition.

POLYCHLORINATED BIPHENYLS (PCBs)

There were 9 pad mounted transformers each containing less than 50 gallons of dielectrical oils and one small electrical motor containing less than 10 gallons of dielectrical oil that were suspected of containing PCBs. The nine transformer units were sampled for PCBs and must be disposed in accordance with the Toxic Substances Control Act (TSCA) 40 CFR 761. Samples of the oil from nine transformers were collected and analyzed by Environmental Testing Laboratories, Inc. The analytical results, which are included in Appendix C, were submitted for review to the NYSDEC. Subsequent to the analytical sampling, the cooling oil was transferred from the transformers into seven 55 gallon drums. These drums should be properly disposed of to prevent any further incidents. Sampling and analysis for the electrical motor dielectrical oil inside Building 5 has been completed and results are included in Appendix D.

On September 19, 1991, a representative of NYSDEC responded to a transformer oil spill at the northeast transformer enclosure in Building 5. The transformer had reportedly been damaged by vandals causing a maximum of 50 gallons of cooling oil to spill onto the ground and into an abandoned storm drain. Prior to the NYSDEC inspection, a clean-up had been performed by Tyree Brothers on behalf of NYSDOT. The storm drain was excavated and approximately 15-20 cubic yards of contaminated soil was stockpiled on site due to this incident. This material must remain covered with plastic sheeting until proper disposal can be arranged.

It was determined by NYSDEC (see Appendix E) that a soil sample was necessary to verify that all contamination had been removed. The sample was collected below the bottom of the excavation in undisturbed soil and analyzed for the presence of PCB's and petroleum utilizing NYS Department of Health Method 312.3 and EPA Method 8270. A copy of the result of the analysis by Environmental Testing Laboratories, Inc. (Appendix F) were submitted to the NYSDEC regional office.

According to NYSDEC (see Appendix G) no further work is required at this time and the excavation can be backfilled with clean soil. The stockpiled soil on the site is contaminated and must be disposed of properly. Removal of the pile requires a Part 364 Permit from the NYSDEC. Upon disposal, a copy of the manifest must be submitted to NYSDEC office handling the spill incident and the Solid and Hazardous Waste Division. The spill file will remain open until the soil pile has been disposed of and copies of the manifest have been received by NYSDEC.

REMAINING ISSUES

The next steps and known cost estimates for site reclamation based on the previous environmental assessment are outlined below.

NEXT STEPS

Remaining issues to be addressed include the following:

1) removal of the 10,000 gallon UST and product in Building 13;

2) testing and removal of approximately 20 gallons of herbicide stored in a 55 gallon drum in Building 13;

3) removal of 6 abandoned drums containing approximately 75 gallons of liquid waste (oil);

4) removal of transformer oil spill soil with Part 364 Permit and submission of manifests to NYSDEC;

5) proper disposal of approximately 10 gallons of transformer oil in an electrical transformer inside Building 5;

6) proper disposal of 7 drums of transformer oil;

7) backfilling with clean soil and compaction of excavation from where USTs and storm drain were removed;

8) conduct paint sampling and analysis for toxic levels of lead;

9) conduct sampling for ACM in roofs of structures;

10) removal of the ACM; and

11) building demolition.

COST ESTIMATES

Known cost estimates for site reclamation activities include removal of ACM and building demolition. Removal of ACM is estimated by McLaren-Hart to be approximately $0.65 to $2.7 million. Estimates for building demolition provided by two private demolition contractors range from $1.1 million to $1.2 million (See Appendix H). Cost estimates for the remaining actions above must be obtained by NYSDOT.

ALTERNATIVES

This property has significant value due to its location in the Route 110 corridor. Environmental problems are not uncommon on industrial properties throughout the region. In addition, there is no insurmountable physical constraint to development by a new owner following remediation. Therefore, it is reasonable to assume that the site is desirable for development.

The alternatives analysis focuses on the advantages and disadvantages of actions necessary to prepare the site for redevelopment. Key issues pertain to the timing and responsibility for the actions. Two approaches to site development are discussed below. The scenarios vary according to the timing of the development action. It is assumed that property development under both scenarios will result in land leases as opposed to developer buying the property. A third option, site development prior to complete remediation by DOT or private owner is not viable since remediation must be completed prior to demolition and site clearing.

The discussion below reviews the questions associated with the leasing of the property to other parties. The discussion is intended only to raise the appropriate questions not answer them.

ALTERNATIVE 1 - Development Following Remediation By DOT.

Development of the site following complete remediation of environmental liabilities by NYSDOT offers a range of opportunities and constraints. These are discussed below.

Opportunities - The major benefit associated with this alternative is the increase in the market value compared to it current condition. Upon completion of the remedial and demolition actions, the level of knowledge regarding environmental contamination on the site is greater than many other potential development sites on Long Island. A large number of sites within the region suffer from some amount of contamination. This site, simply because of what is known about its environmental problems, may be preferred to a similar site that has not been studied as well. In this case, knowledge may limit the risk perceived by future site users. Therefore, knowledge of contamination and the subsequent remediation is important for the marketability of the site. Some firms may be more willing to operate on a property with extensive testing than on a property with no evidence of contamination, but little testing to confirm that the site is clean. The increase in the market value of this site due to required site preparation activities and the increased level of knowledge regarding site characteristics should be examined prior to undertaking these actions.

Constraints - The major constraint under this alternative is capital investment required of NYSDOT to remediate the site's environmental liabilities. The State has the responsibility to remediate regardless of financial conditions. The only alternative is for a private developer to complete the remedial action and demolition as an agent of the State. The cost to the State for completing these activities above may be higher than if conducted by a private entity.

ALTERNATIVE 2 - Development Following Remediation By Private Developer.

The Department can negotiate an agreement whereby the lessee will be responsible for remediation and demolition prior to site development. The major question raised under this scenario is the benefit of no initial capital expenditure by the State versus the cost of not remediating the site in terms of market value. The opportunities and constraints associated with this approach are discussed below.

Opportunities - The opportunities offered by this alternative include potential time and cost savings. However, in order to benefit from this approach the State would be required to indemnify the project developer. These advantages are discussed below.

This alternative offers NYSDOT the opportunity to avoid the direct costs associated with these activities. A private developer may also offer overall time and cost savings for remediation and demolition of the site. Private entities typically can immediately obtain bids for completion of the work and initiate the tasks in a shorter time frame than public agencies. Similarly, there may be some cost savings due to the perception that public agencies have deeper pockets than private developers.

While both owners and operators are liable under environmental regulations, as a practical matter owners appear to be more exposed to liability for existing conditions. Key to this alternative is the development of legal structures that buffer the new occupant from liability. While it is impossible to completely insulate lessees, knowledgeable business firms will be reluctant to undertake remedial actions and demolition without some protection. Therefore, developer interest in the property would depend on the ability to limit their liability for the site remediation if they undertake the action on behalf of the Department. The lessee would also seek indemnification for contamination identified following remediation and demolition of the site.

Site remediation and development could proceed with legal structures in place to provide some level of protection for lessees. While private contracts cannot remove the lessee from the chain of liability on the site, they can alter the position of the party in the chain. Were the State of New York able to indemnify the lessee from costs and agree to hold them harmless for any environmental contamination, site remediation and development could proceed.

Constraints - The disadvantages of proceeding with this alternative include the probable lack of interest by the private sector due to the risks associated with remediation and demolition and the potential loss of market value for the property. These concerns are discussed below.

Interest in this alternative by prospective site developers is likely to be limited due to the potential for unforeseen environmental risks. If site remediation and demolition activities were to cause other environmental problems, the developer would likely be held liable. Developers would also be concerned that parties who believed they were adversely affected by the remediation and demolition would possibly take action against the developer.

The need for remediation and demolition is likely to substantially lessen the market value of the property. The known and potential environmental liabilities places prospective lessees in a competitive position with respect to DOT. In exchange for the risk assumed, they may be able to negotiate a favorable lease rate. The loss of property value and the costs to NYSDOT compared to the first alternative will need to be determined prior to remedial action.

This alternative is likely to discourage interest by prospective non-industrial developers. Service and retail developers are less likely to have encountered contamination problems in previous developments and are more likely to avoid this location prior to remediation. These sectors typically do not have experience in the remediation of similar sites.

Industrial firms seeking a site anywhere in the Northeast may be reluctant to mitigate the site, given the variety of locations at their disposal. As a result, without commensurate financial incentives, the likely prospects for this site would be limited to firms with a reason to locate in the immediate area, probably due to a linkage with local firms or a historical association with the community.

APPENDIX A

New York State Department of Environmental Conservation
Building 40—SUNY, Stony Brook, New York 11790-2356

(516) 751-7725

Thomas C. Jorling
Commissioner

September 20, 1991

George Barnes, Superintendant of Maintenance
Lockheed Air Terminal of NY, Inc.
Republic Airport
Administration Building
Suite 216
East Farmingdale, NY 11735-1580

Re: Spill #91-03123

Dear Mr. Barnes:

On June 19, 1991 a representative from this office witnessed the removal of several underground tanks by Direct Environmental Inc.

Based upon the field observations and the August 16, 1991 Tank Removal Report prepared by McLaren/Hart Environmental, no further action is required by this Department at this time, and the spill number assigned to this incident has been removed from our active list.

Sincerely,

Karen J. Gomez
Environmental Engineer 1

cc: D. Picha

APPENDIX B

COUNTY OF SUFFOLK

MICHAEL A. LoGRANDE
SUFFOLK COUNTY EXECUTIVE

DEPARTMENT OF HEALTH SERVICES

DAVID HARRIS, M.D., M.P.H.
COMMISSIONER

May 22, 1987

Mr. Hugh Jones
Republic Airport
Gate #1, Room 216
Farmingdale, New York 11735

Dear Mr. Jones:

Please find enclosed a copy of Mr. David Obrig's inspection report for the Aircraft Finishing Corporation site on Conklin Street.

If you have any questions or need any additional information, please feel free to contact my office.

Sincerely,

Robert Seyfarth
Senior Sanitarian
Environmental Engineering and Pollution Control

RS/jhn
Enclosure

SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES
INDUSTRIAL WASTE AND HAZARDOUS MATERIALS CONTROL
15 HORSEBLOCK PLACE FARMINGVILLE, N.Y. 11738
(516) 451-4633

NAME OF FACILITY		OWNER/ OFFICER (S&B)	PAGE ___ OF ___
COMPANY NAME	Aircraft Finishing Corp.	CONTACT Mr. S. Sergano-	TEL
PLANT ADDRESS	Conklin St.	VILLAGE Farmingdale TOWN Bab. N.Y.	ZIP
MAILING ADDRESS			

DATE 5/18/87	TIME 1:45 PM	ORIG. PERIODIC RE	WASTE	NO WASTE	H&H	SEWAGE SYSTEM	PUBLIC PRIVATE

(1) Anodize Rm. East end - cleaned of chemicals + toxic material.

(2) Spray Booth Rm. Masking Area - cleaned of all chemicals + toxic material.

(3) Boiler Rm. - cleaned of all chemicals.

(4) Middle Spray booth - clean of all chemicals.

(5) Paint Storage - clean of all chemicals.

(6) Zyglo Area -> clean of all chemicals.

(7) Office Area: Shipping + Receiving -> cleaned of all chemicals.

(8) Plating Rm. scrapped, washed, all chemicals removed.

(9) Waste Tank, Outside; South side, -> waste removed, sides washed; all chemicals removed.

Removal of all Toxic + Hazardous Materials Completed, site may be considered clean, + ready for demolition.

David Obey PHS

[signature]

APPENDIX C

Environmental Testing Laboratories, Inc.
208 Route 109, Farmingdale, NY 11735 · Fax: 516-249-8344 · Phone: 516-249-1456

ANALYSIS REPORT - Polychlorinated Biphenyls

09/17/91

Reviewed by: K Root

Project Location
Lockheed Air Terminal
Republic Airport
Farmingdale, NY
Sampled by: Edward R. Detweiler

Dates
Collected: 09/06/91
Received: 09/09/91
Analyzed: 09/11/91

Sample ID	Location	Analyte	( ) MDL	Concentration
B157101.....	E side of Bldg/S end Rm	PCB 1016	0.11	ND ppm
Sample phase:	Grab	PCB 1221	0.13	ND ppm
Remarks:		PCB 1232	0.01	ND ppm
		PCB 1242	0.35	ND ppm
		PCB 1248	0.74	ND ppm
		PCB 1254	0.58	ND ppm
		PCB 1260	0.33	11.1 ppm
B157102.....	E side of Bldg/Ctr of Rm	PCB 1016	0.11	ND ppm
Sample phase:	Grab	PCB 1221	0.13	ND ppm
Remarks:		PCB 1232	0.01	ND ppm
		PCB 1242	0.35	ND ppm
		PCB 1248	0.74	ND ppm
		PCB 1254	0.58	ND ppm
		PCB 1260	0.33	6.90 ppm
B157103.....	E side of Bldg/N end Rm	PCB 1016	0.11	ND ppm
Sample phase:	Grab	PCB 1221	0.13	ND ppm
Remarks:		PCB 1232	0.01	ND ppm
		PCB 1242	0.35	ND ppm
		PCB 1248	0.74	ND ppm
		PCB 1254	0.58	ND ppm
		PCB 1260	0.33	3.90 ppm

Environmental Testing Laboratories, Inc.
208 Route 109, Farmingdale, NY 11735 · Fax: 516-249-8344 · Phone: 516-249-1456

ANALYSIS REPORT - Polychlorinated Biphenyls

Reviewed by: K R Rao 09/17/91

Project Location
Lockheed Air Terminal
Republic Airport
Farmingdale, NY
Sampled by: Edward R. Detweiler

Dates
Collected: 09/06/91
Received: 09/09/91
Analyzed: 09/11/91

Sample ID	Location	Analyte	( ) MDL	Concentration
B157104.....	NE side of Bldg/S end Rm	PCB 1016	0.11	ND ppm
Sample phase:	Grab	PCB 1221	0.13	ND ppm
Remarks:		PCB 1232	0.01	ND ppm
		PCB 1242	0.35	ND ppm
		PCB 1248	0.74	ND ppm
		PCB 1254	0.58	ND ppm
		PCB 1260	0.33	1.76 ppm
B157105.....	NE side of Bldg/Ctr of Rm	PCB 1016	0.11	ND ppm
Sample phase:	Grab	PCB 1221	0.13	ND ppm
Remarks:		PCB 1232	0.01	ND ppm
		PCB 1242	0.35	ND ppm
		PCB 1248	0.74	ND ppm
		PCB 1254	0.58	ND ppm
		PCB 1260	0.33	4.94 ppm
B157106.....	NW side of Bldg/Ctr of Rm	PCB 1016	0.11	ND ppm
Sample phase:	Grab	PCB 1221	0.13	ND ppm
Remarks:		PCB 1232	0.01	ND ppm
		PCB 1242	0.35	ND ppm
		PCB 1248	0.74	ND ppm
		PCB 1254	0.58	ND ppm
		PCB 1260	0.33	ND ppm

Environmental Testing Laboratories, Inc.
208 Route 109, Farmingdale, NY 11735 · Fax: 516-249-8344 · Phone: 516-249-1456

ANALYSIS REPORT - Polychlorinated Biphenyls

09/17/91

Reviewed by: K.R. Lant

Project Location
Lockheed Air Terminal
Republic Airport
Farmingdale, NY
Sampled by: Edward R. Detweiler

Dates
Collected: 09/06/91
Received: 09/09/91
Analyzed: 09/11/91

Sample ID	Location	Analyte	( ) MDL	Concentration
B157107.....	NW side of Bldg/E end Rm	PCB 1016	0.11	ND ppm
Sample phase:	Grab	PCB 1221	0.13	ND ppm
Remarks:		PCB 1232	0.01	ND ppm
		PCB 1242	0.35	ND ppm
		PCB 1248	0.74	ND ppm
		PCB 1254	0.58	ND ppm
		PCB 1260	0.33	ND ppm
B157108.....	NW side of Bldg	PCB 1016	0.11	ND ppm
Sample phase:	Grab	PCB 1221	0.13	ND ppm
Remarks:		PCB 1232	0.01	ND ppm
		PCB 1242	0.35	ND ppm
		PCB 1248	0.74	ND ppm
		PCB 1254	0.58	ND ppm
		PCB 1260	0.33	ND ppm
B157109.....	Stockpile	PCB 1016	0.11	ND ppm
Sample phase:	Grab	PCB 1221	0.13	ND ppm
Remarks:		PCB 1232	0.01	ND ppm
		PCB 1242	0.35	ND ppm
		PCB 1248	0.74	ND ppm
		PCB 1254	0.58	.663 ppm
		PCB 1260	0.33	ND ppm

ppb=ug/L,ug/Kg; ppm=mg/L,mg/Kg; ND= Not Detected; B=in blank
NA=Not Analyzed;MDL=Method Detection Limit;nd=Not Determined

Environmental Testing Laboratories, Inc.
208 Route 109, Farmingdale, NY 11735 · Fax: 516-249-8344 · Phone: 516-249-1456

ANALYSIS REPORT - Flash Point; Ignitability

09/17/91

Reviewed by: K R Lan

Project Location
Lockheed Air Terminal
Republic Airport
Farmingdale, NY
Sampled by: Edward R. Detweiler

Dates
Collected: 09/06/91
Received: 09/09/91
Analyzed: 09/13/91

Sample ID	Location	Analyte	( ) MDL	Concentration
B157109.....	Stockpile	Flash Point	1	>100 deg C
Sample phase: Grab		Flash Point	1	>212 deg F
Remarks:				

ppb=ug/L,ug/Kg; ppm=mg/L,mg/Kg; ND= Not Detected; B=in blank
NA=Not Analyzed;MDL=Method Detection Limit;nd=Not Determined

Environmental Testing Laboratories, Inc.
208 Route 109, Farmingdale, NY 11735 · Fax: 516-249-8344 · Phone: 516-249-1456

ANALYSIS REPORT - Reactivity

Reviewed by: KPRao 09/17/91

Project Location
Lockheed Air Terminal
Republic Airport
Farmingdale, NY
Sampled by: Edward R. Detweiler

Dates
Collected: 09/06/91
Received: 09/09/91
Analyzed: 09/11/91

Sample ID	Location	Analyte	( ) MDL	Concentration
B157109.....	Stockpile	Hydrogen Sulfide	0.01	3.0 ppm
Sample phase:	Grab	Cyanide	0.1	ND ppm
Remarks:		Reactivity		NEGATIVE

ppb=ug/L,ug/Kg; ppm=mg/L,mg/Kg; ND= Not Detected; B=in blank
NA=Not Analyzed;MDL=Method Detection Limit;nd=Not Determined

Environmental Testing Laboratories, Inc.
208 Route 109, Farmingdale, NY 11735 · Fax: 516-249-8344 · Phone: 516-249-1456

ANALYSIS REPORT - pH - Liquid

09/17/91

Reviewed by: KDFant

Project Location
Lockheed Air Terminal
Republic Airport
Farmingdale, NY
Sampled by: Edward R. Detweiler

Dates
Collected: 09/06/91
Received: 09/09/91
Analyzed: 09/12/91

Sample ID	Location	Analyte	( ) MDL	Concentration
B157109.....	Stockpile	pH	±.02	7.42
Sample phase: Grab		Temperature	±.5	21.6 C
Remarks:				

ppb=ug/L,ug/Kg; ppm=mg/L,mg/Kg; ND= Not Detected; B=in blank
NA=Not Analyzed;MDL=Method Detection Limit;nd=Not Determined

Environmental Testing Laboratories, Inc.
208 Route 109, Farmingdale, NY 11735 Fax: 516 249 8344 Phone: 516-249-1456

ANALYSIS REPORT - TCLP - Metals

Page 1

09/17/91

Reviewed by: RF Rand

Project Location
Lockheed Air Terminal
Republic Airport
Farmingdale, NY
Sampled by: Edward R. Detweiler

Dates
Collected: 09/06/91
Received: 09/09/91
Analyzed: 09/11/91

Sample ID	Location	Analyte	MDL	Concentration	( ) LL
0157109.....	Stockpile	Arsenic *	0.1	<.100 ppm	10.0
Sample phase:	Grab	Barium	0.2	.686 ppm	100.0
Remarks:		Cadmium	0.005	<.005 ppm	1.0
		Chromium	0.01	.018 ppm	5.0
		Lead *	0.1	<.100 ppm	5.0
		Mercury *	.001	<.001 ppm	.2
		Selenium *	0.1	<.100 ppm	5.0
		Silver	0.01	<.010 ppm	5.0

For disposal purposes
Simulate what goes in a
Landfill - No problem here

* dangerous compounds - less that .1
means it does not really exist.

ppb=ug/L,ug/Kg; ppm=mg/l ,mg/Kg; ND- Not Detected; B-In blank
*NA-Not Analyzed;MDL-Method Detection Limit,nd-Not Determined

Environmental Testing Laboratories, Inc.
208 Route 109, Farmingdale, NY 11735 · Fax: 516-249-8344 · Phone: 516-249-1456

ANALYSIS REPORT - TCLP - 39 Compounds

10/02/91

Reviewed by: [signature]

Project Location
Lockheed Air Terminal
Republic Airport
Farmingdale, NY
Sampled by: Edward R. Detweiler

Dates
Collected: 09/06/91
Received: 09/09/91
Analyzed: 09/12/91

Sample ID	Location	Analyte	( ) MDL	Concentration
B157109......	Stockpile	·VOLATILES-SW846 8240		
Sample phase: Grab		Benzene	0.02	ND ppm
Remarks:		Carbon Tetrachloride	0.02	ND ppm
		Chlorobenzene	0.02	ND ppm
		Chloroform	0.02	<.001 ppm
		1,2 Dichloroethane	0.02	ND ppm
		1,1 Dichlorethylene	0.02	ND ppm
		Methyl Ethyl Ketone	0.02	ND ppm
		Tetrachloroethylene	0.02	ND ppm
		Trichloroethylene	0.02	.033 ppm
		Vinyl Chloride	0.02	ND ppm
		SEMIVOLATILES-846 8270		
		O-Cresol	0.01	.011 ppm
		M-Cresol	0.01	ND ppm
		P-Cresol	0.01	.011 ppm
		1,4 Dichlorobenzene	0.01	<.001 ppm
		Dinitrotoluene	0.01	ND ppm
		Hexachlorobenzene	0.01	ND ppm
		Hexachloro 1,3 Butadien	0.01	ND ppm
		Hexachloroethane	0.01	ND ppm
		Nitrobenzene	0.01	ND ppm
		Pentachlorophenol	0.05	ND ppm
		Pyridine	nd	ND ppm
		2,4,5 Trichlorophenol	0.01	ND ppm
		2,4,6 Trichlorophenol	0.01	ND ppm
		HEAVY METALS-846 7000		
		Arsenic	0.005	<.100 ppm
		Barium	0.1	.686 ppm
		Cadmium	0.02	<.005 ppm
		Chromium	0.05	ND ppm

Environmental Testing Laboratories, Inc.
208 Route 109, Farmingdale, NY 11735 · Fax: 516-249-8344 · Phone: 516-249-1456

ANALYSIS REPORT - TCLP - 39 Compounds

10/02/91

Reviewed by: [signature]

Project Location
Lockheed Air Terminal
Republic Airport
Farmingdale, NY
Sampled by: Edward R. Detweiler

Dates
Collected: 09/06/91
Received: 09/09/91
Analyzed: 09/12/91

Sample ID	Location	Analyte	( ) MDL	Concentration
		Lead	0.01	<.100 ppm
		Mercury	.001	<.001 ppm
		Selenium	0.005	<.100 ppm
		Silver	0.01	<.010 ppm
		-PESTICIDES-SW846 8080		
		Endrin	.000006	ND ppm
		Lindane	nd	ND ppm
		Methoxychlor	nd	ND ppm
		Toxaphene	.00024	ND ppm
		Chlordane	.000014	ND ppm
		Heptachlor	.000003	ND ppm
		-HERBICIDES-SW846 8150		
		2,4 - D	nd	ND ppm
		Silvex (2,4,5 - TP)	nd	ND ppm

ppb=ug/L,ug/Kg; ppm=mg/L,mg/Kg; ND= Not Detected; B=In blank
NA=Not Analyzed;MDL=Method Detection Limit;nd=Not Determined

Member
Tyree Environmental Technologies

APPENDIX D

Environmental Testing Laboratories, Inc.
208 Route 109, Farmingdale, NY 11735 · Fax: 516-249-8344 · Phone: 516-249-1456

ANALYSIS REPORT - Polychlorinated Biphenyls

12/17/91

Reviewed by: _____

Project Location
Fairchild Republic
Conklin Ave.
Farmingdale, NY
Sampled by: Edward Detweiler

Dates
Collected: 12/05/91
Received: 12/05/91
Analyzed: 12/10/91

Sample ID	Location	Analyte	( ) MDL	Concentration
B217001.....	In Bldg, Southeast Corner	PCB 1016	0.11	ND ppb
Sample phase:	Liquid	PCB 1221	0.13	ND ppb
Remarks:		PCB 1232	0.01	ND ppb
		PCB 1242	0.35	ND ppb
		PCB 1248	0.74	ND ppb
		PCB 1254	0.58	ND ppb
		PCB 1260	0.33	ND ppb

ppb=ug/L,ug/Kg; ppm=mg/L,mg/Kg; ND= Not Detected; B=In blank
NA=Not Analyzed;MDL=Method Detection Limit;nd=Not Determined

APPENDIX E

New York State Department of Environmental Conservation
Building 40—SUNY, Stony Brook, New York 11790-2356

(516) 751-7725x268
(516) 751-7952 FAX

Thomas C. Jorling
Commissioner

September 20, 1991

CERTIFIED LETTER - RETURN RECEIPT REQUESTED

Republic Airport Terminal
Republic Airport
Route 110
East Farmingdale, NY 11735
ATTN: George Barnes, Maintenance Supervisor

RE: Spill #91-06289, Transformer oil spill at Northeast transformer enclosure, Bldg. 5, former Fairchild Republic facility, Conklin Ave., East Farmingdale.

Dear Mr. Barnes,

On September 19, 1991, a representative of this office responded to an incident at the above referenced site. Upon inspection of the site with you, it was explained that a transformer in the Northeast enclosure was damaged by vandals, causing a maximum of 50 gallons of cooling oil to spill onto the ground and into an abandoned storm drain.

In addition, a clean-up had already been performed by Tyree Bros. for Lockheed on behalf of the New York State Dept. of Transportation. Approximately 40-50 Yards of contaminated soil has been stockpiled on site due to this incident. This material must remain covered with plastic on site until proper disposal can be arranged.

As per our conversation at the site meeting, it has been determined that an additional soil sample will be necessary to verify that all contamination has been removed. The sample must be taken below the bottom of the excavation in undisturbed soil and analyzed for the presence of PCB's and petroleum utilizing Department of Health Method 312.3 and EPA Method 8270. A copy of the results should be sent to this office as soon as they are available.

This office is also requesting the following:

1. A copy of the sample results pertaining to the oil sample taken from the damaged transformer as soon as possible.

2. That the cooling oil in all the abandoned transformers in

this area be removed and disposed of to prevent any further incidents.

Please call me at the above telephone number when arrangements have been made for sampling or if you have any questions.

Sincerely,

Nick Acampora
Environmental Engineering
Technician III

cc: W. Parish
S. Baldwin, NYS DOT

APPENDIX F

Environmental Testing Laboratories, Inc.
208 Route 109, Farmingdale, NY 11735 · Fax: 516-249-8344 · Phone: 516-249-1456

ANALYSIS REPORT - Polychlorinated Biphenyls

10/24/91

Reviewed by: KKar

Project Location
Fairchild Republic
Conklin Ave.
Farmingdale, NY
Sampled by: Rick Doxey

Dates
Collected: 10/11/91
Received: 10/11/91
Analyzed: 10/17/91

Sample ID	Location	Analyte	( ) MDL	Concentration
B185601.....	Bottom of Excavation	PCB 1016	0.11	ND ppm
Sample phase:	Grab	PCB 1221	0.13	ND ppm
Remarks:		PCB 1232	0.01	ND ppm
		PCB 1242	0.35	ND ppm
		PCB 1248	0.74	ND ppm
		PCB 1254	0.58	4.2 ppm
		PCB 1260	0.33	ND ppm

ppb=ug/L,ug/Kg; ppm=mg/L,mg/Kg; ND= Not Detected; B=in blank
NA=Not Analyzed;MDL=Method Detection Limit;nd=Not Determined

Environmental Testing Laboratories, Inc.
208 Route 109, Farmingdale, NY 11735 · Fax: 516-249-8344 · Phone: 516-249-1456

ANALYSIS REPORT - Petroleum Product ID

10/24/91

Reviewed by: [signature]

Project Location
Fairchild Republic
Conklin Ave.
Farmingdale, NY
Sampled by: Rick Doxey

Dates
Collected: 10/11/91
Received: 10/11/91
Analyzed: 10/16/91

Sample ID	Location	Analyte	( ) MDL	Concentration
B185601.....	Bottom of Excavation	Gasoline	1	ND
Sample phase:	Grab	Lubricating Oils	1	ND
Remarks:		Kerosene	1	ND ppm
		#2 Fuel Oil / Diesel	1	465 ppm
		#4 Fuel Oil	2	ND ppm
		#6 Fuel Oil	4	ND ppm
		Unknown Hydrocarbon Mix		ND

ppb=ug/L,ug/Kg; ppm=mg/L,mg/Kg; ND= Not Detected; B=in blank
NA=Not Analyzed;MDL=Method Detection Limit;nd=Not Determined

Environmental Testing Laboratories, Inc.
208 Route 109, Farmingdale, NY 11735 - Fax: 516-249-8344 - Phone: 516-249-1456

ANALYSIS REPORT - Petroleum Product ID

11/20/91

Reviewed by: D. Gardner

Project Location
Fairchild Republic
Conklin Ave.
Farmingdale, NY
Sampled by: Jeffrey Robert Felker

Dates
Collected: 11/12/91
Received: 11/12/91
Analyzed: 11/09/91

Sample ID	Location	Analyte	( ) MDL	Concentration
B206701.....	Under Soil	Gasoline	1	ND
Sample phase:		Lubricating Oils	1	ND
Remarks:		Kerosene	1	ND ppm
		#2 Fuel Oil / Diesel	1	ND ppm
		#4 Fuel Oil	2	ND ppm
		#6 Fuel Oil	4	ND ppm
		Unknown Hydrocarbon Mix		ND
		Hydraulic Oil	na	ND ppm
		Jet Fuel	na	ND ppm
B206702.....	Coated	Gasoline	1	ND
Sample phase:		Lubricating Oils	1	ND
Remarks:		Kerosene	1	ND ppm
		#2 Fuel Oil / Diesel	1	ND ppm
		#4 Fuel Oil	2	ND ppm
		#6 Fuel Oil	4	ND ppm
		Unknown Hydrocarbon Mix		ND
		Hydraulic Oil	na	ND ppm
		Jet Fuel	na	ND ppm

ppb=ug/L,ug/Kg; ppm=mg/L,mg/Kg; ND= Not Detected; B=in blank
NA=Not Analyzed;MDL=Method Detection Limit;nd=Not Determined

Environmental Testing Laboratories, Inc.
208 Route 109, Farmingdale, NY 11735 · Fax: 516-249-8344 · Phone: 516-249-1456

N' Conklin -
Storm Drain Excavation
NE corner Bldg 5

10/23/91

B1856

Client:
NYS Dept. of Transportation/Room 154
1220 Washinton Ave-State Campus, Bld 4
Albany, NY 12232

Project:
Lockheed Air Terminal
Republic Airport
Farmingdale, NY

PCB soil concentration was determined to be 4.2 ppm (PCB 1254) as determined by a single soil sample taken from the bottom of excavation.

Petroleum product ID was performed and approximately 465 ppm was found be be #2 fuel. A much larger quantity of some very heavy hydrocarbon was detected during chromatography and had no positive match with any of our standards. It is heavier than Motor Oils and #6 Fuel. The sample extract appeared to be tar like consistency.

APPENDIX G

New York State Department of Environmental Conservation
Building 40,—SUNY, Stony Brook, New York 11790-2356
(516) 751-7725 or 7900
Fax # 516-751-3839

Thomas C. Jorling
Commissioner

December 3, 1991

Mr. George Barnes
Lockheed Air Terminal
Republic Airport
C/O NYS DOT
Farmingdale, NY 11735

Re: Oil Spill No. 91-06289, Transformer Oil Spill at Bldg. 5, Conklin Street, East Farmingdale, NY

Dear Mr. Barnes:

The lab results from ETL Labs has been received and reviewed. Based on the data and the review of the file, no further work is required at this time, and the excavation can be backfilled with clean soil

The stockpiled soil on site is contaminated and must be disposed of properly. This pile can only be removed from the site with a Part 364 Permit. Upon disposal, a copy of the manifest must be submitted to this office and to our Solid/Hazardous Waste Division.

The spill file will remain open until the soil pile has been disposed of and copy of the manifest received.

If you have any questions, feel free to contact me at extension 308.

Sincerely,

Tony Leung

Tony Leung
Environmental Engineer I

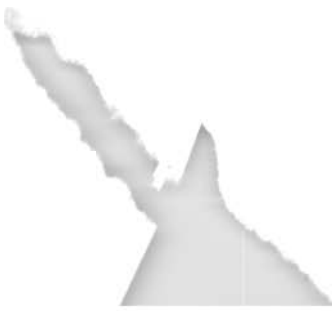
TL:ic
cc: D. Picha, Oil Spill Unit

12/3/91

Ref: N. Conklin Transil Oil Spill into abandoned storm drain. Copies to:
Hal Lagasse FRG - Laura Lemire - Atk
Hugh Jones FRG - Steve Baldwin - Atk

TOTAL P.02

APPENDIX H



Duffy Thompson, Inc.
109 266 Route
East Farmingdale, NY 11735
(516) 293-6552
Fax (516) 293-6579

No.

DATE September 4, 1991

INQUIRY ~~Demo~~ NYSDOT BLD.
FARMINGDALE, N.Y.

TO: Mr. Donald B Farnell
THE SARATOGA ASSOCIATES
215 Park Ave South
New York, N.Y. 10003

ESTIMATED DELIVERY
From receipt
of order

TERMS

SALESMAN	F.O.B.	SHIP VIA	FOLLOW UP DATE

QUANTITY	DESCRIPTION	PRICE	UNIT	AMOUNT
	A. BUILDING 13/2/2A/7 GROSS FLOOR AREA = 29,016 SF.	$123,318.00		
	B. BUILDING 5/5A GROSS FLOOR AREA = 83,500 SF.	$584,500.00		
	C. BUILDING 10 GROSS FLOOR AREA = 6300 SF. (INCL. BOILER)	$31,500.00		
	D. BUILDING 26 GROSS FLOOR AREA = 11,592 SF.	$49,266.00		
	E. BUILDING 34 (NOTE: BANK VAULT) GROSS FLOOR AREA = 3534 SF.	$24,738.00		
	F. BUILDING 31 GROSS FLOOR AREA = 11,592 SF.	$49,266.00		
	G. SILT FENCE			
	H. UTILITY TERMINATION AND COORDINATION			
	I. P & O + INSURANCE			
	TOTAL PRELIMINARY ESTIMATE	**$1,136,330.00**		

NOTE: EXCLUSIONS FOR PROPOSED WORK

ABOVE PRICES GOOD FOR _____ DAYS.
PLEASE REFER TO THE ABOVE QUOTATION NUMBER WHEN PLACING YOUR ORDER.

SIGNATURE _____

Adams
NC 3813

Quotation/Proposal

Duffy Thompson, Inc.
266 Route 109
East Farmingdale, NY 11735
(516) 293-6552
Fax (516) 293-6579

EXCLUSIONS

1) MAINTENANCE AND PROTECTION OF TRAFFIC
2) TEMPORARY LIGHT, HEAT OR POWER AT ALL TIMES
3) INSPECTING OR TESTING OF CONCRETE AND SUBSOIL
4) PROTECTION FROM VANDALS AND PEDESTRIANS
5) EXCLUDES RESTORATION OF LANDSCAPING, UNDERGROUND SPRINKLER SYSTEMS, AND WALKWAYS
6) EXCLUDES ASBESTOS ABATEMENT
7) DUFFY -THOMPSON IS NOT RESPONSIBLE FOR ANY UNFORSEEN ENVIRONMENTALLY HAZARDOUS MATERIAL REMOVAL

L & G RUGGIERO, INC.

DEMOLITION CONTRACTORS
702 CORD AVENUE LINDENHURST, NEW YORK 11757
(516) 661-6262

FAX 661-0123

September 11, 1991

The Saratoga Associates
215 Park Avenue South
New York, New York 10003

Attention: Donald B. Farnell
Principal

Reference: Republic Airport Demolition

Dear Mr. Farnell,

In response to your inquiry dated August 23, 1991 for a written cost proposal for Demolition Work at the above referenced location, we herewith submit the following:

In accordance with plans and specifications, we will demolish and remove Building No. 34, 26, 31, 13/2/2A/7, 5/5A and 10 for the sum of:

$1,224,701.50

This job can be completed in a timely fashion, not to exceed ninety (90) days.

L & G RUGGIERO, INC.

Louis R. Ruggiero
Secretary

/dvr