

DEFENSE ENVIRONMENTAL RESTORATION PROGRAM (DERP)  
FOR FORMERLY-USED SITES

INVENTORY PROJECT REPORT  
CAMP HERO  
MONTAUK, NEW YORK  
PROJECT NO. C02NY002400

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PART I  
PROJECT DESCRIPTION  
CAMP HERO  
MONTAUK, NEW YORK  
PROJECT NO. C02NY002400

1. INTRODUCTION

O'Brien & Gere Engineers, Inc. conducted a DERP inventory survey of Camp Hero in Montauk, New York, which concludes that the property contains unsafe conditions which are eligible for removal under the DERP program. The site contains unsafe debris and is contaminated by hazardous and toxic substances.

2. DESCRIPTION OF PROJECT

As a result of the inventory survey, a project is proposed for the demolition and removal of 44 buildings (22 of which contain asbestos), 20 trailer foundations with utility hook-ups, 2 small bunkers, one trailer and foundation, one 200,000 gallon diesel tank and foundation, one retaining wall, 6 hydrant houses, 18 foundations, one sewage treatment plant, three 1,000 gallon fuel tanks, two 25,000 gallon fuel tanks, one gasoline pump and fuel tank, 56 transformers and 2 switches, 6 transformer cages and foundations, 4,000 linear feet of heating pipe and pipe support system (insulated with asbestos), 3,000 linear feet of chain-link fence, 3 antennas supported with guy wires, and 4 drums. Ten open manholes must be filled. Disturbed areas will be filled, leveled and sealed to match the existing grade. Transformers have been tested by the State of New York and were found to be contaminated with PCBs. These transformers are localized on the site. All fuel tanks and drums must be tested for contamination. There is a possibility that one of the large bunkers may contain 3 additional transformers. Two large bunkers must be sealed off to prevent any entrance as they consist of underground tunnels and deep, 17-foot-plus gun emplacements which are dangerous to trespassers. The entrances to a 5 story radar tower (#P-201) should be sealed off to prohibit entrance. The tower is presently open to trespassers and the roof's fence is dilapidated and falling off. One satellite and 4 steel generator covers must be removed from the radar tower roof due to the possibility of being blown off the roof.

3. DESCRIPTION OF SITE

The project site, the former Camp Hero, was part of the Long Island Harbor Defense System. The site is currently owned by the U.S. Coast Guard (6.25 acres), the town of East Hampton (47.28 acres) and the State of New York (415.06 acres). The town of East Hampton and the State of New York properties are eligible for involvement under the DERP program. The buildings and structures proposed for removal have not been used by the current owners. The properties are adjacent to Montauk Point State Park and a low-middle income housing development. The area is used by park patrons and residents and has been frequently vandalized. The site is surrounded by a dilapidated chain link fence and is accessible by foot or bicycle. The deteriorated nature of the remaining structures makes this site extremely dangerous.

SITE SURVEY SUMMARY SHEET  
FOR  
PROJECT NO. CO2NY002400

SITE NAME: Camp Hero

LOCATION: Montauk Point, Suffolk County, New York

DESCRIPTION OF PROBLEM: The project site was utilized by the Department of the Army as part of the Long Island Harbor Defense System through the 1940's. The former DOD site is currently owned by the U.S. Coast Guard, the State of New York and the Town of East Hampton. On the New York State property exists toxic materials including Polychlorinated Biphenyls (PCBs) within 53 transformers and exposed asbestos. Hazardous debris includes 43 buildings and structures which all appear to be structurally unsound. These deteriorating buildings have been repeatedly boarded up by the Long Island State Park and Recreation Commission. But due to vandalism are reopen to entry immediately thereafter. The potential for a severe accident or fatality exists at this site.

SITE HISTORY: Camp Hero was part of the Long Island Harbor Defense System for defense in case of an invasion attempt by enemy forces.

AVAILABLE STUDIES AND REPORTS: As-built site plans are on file at the U.S Army Corps of Engineers, New York District.

CATEGORY OF HAZARDS: Unsafe debris and hazardous/toxic waste.

BASIS FOR DETERMINATION OF DOD RESPONSIBILITY: Facilities were constructed by the Department of the Army and vacated thereafter. Items recommended for removal have not been of beneficial use to subsequent owners.

POC/DISTRICT: Mr. Abe Portalatin, New York Division FTS: 264-9095

STATUS: The U.S. Coast Guard currently utilizes 6.25 acres for station use. The Town of East Hampton currently owns 47.28 acres of the site and has a restriction to use the property for low-middle income housing. The State of New York currently owns 415.06 acres and has a restriction to use its property as park land.

DESCRIPTION OF REMEDIAL ACTION: Collapse and remove 44 dilapidated structures. Remove hazardous debris including: 56 transformers and 2 switches, 6 transformer cages, 4 fuel drums, 9 fuel tanks, 6 hydrant houses, 4,000 linear feet of heating pipe and pipe support system, sewage treatment plant, 3 antennas supported with guy wires, 3,000 linear feet of chain-link fence, 18 foundations, 20 trailer foundations and 20 short utility posts located adjacent to trailer foundations. Remove one satellite and 4 generator covers from roof of radar tower. Seal off radar towers entrances. Demolish and remove 2 small bunkers. Fill in 10 open manholes and seal off 2 large bunkers. Fill, level, and seed all disturbed areas.

ESTIMATED COST: \$3,499,000.00

Attachment #2 -- DD Form 1391 (cost estimate)

<b>1. COMPONENT</b> ARMY		<b>PY 10</b>		<b>MILITARY CONSTRUCTION PROJECT DATA</b>		<b>2. DATE</b> 24 May 85	
<b>3. INSTALLATION AND LOCATION</b> CAMP HERO, MONTAUK, NEW YORK				<b>4. PROJECT TITLE</b> CAMP HERO			
<b>5. PROGRAM ELEMENT</b>		<b>6. CATEGORY CODE</b>		<b>7. PROJECT NUMBER</b> CO2NY002400		<b>8. PROJECT COST (\$000)</b> \$6,017	
<b>9. COST ESTIMATES</b>							
ITEM				U/M	QUANTITY	UNIT COST	COST (\$000)
Construction Cost							\$2808
Contingencies (10%)							281
Supervision & Administration (5.5%)							155
Total Construction CWE							3,244
Design (6%)							195
FEASIBILITY STUDY COST (R)							\$60
Support Activities							
Real Estate					\$ 2,080		
Public Participation/Local Cooperation					1,040		
Laboratory Support							
Asbestos Tests (bldgs, pipes)					6,850		
PCB Tests (Transf., Tanks)					12,660		
Chemical Testing for Sewage Treat. Plant					1,320		
Chemical Testing for Fuel Storage Tanks					1,000		
Chemical Testing for Unknown Storage Drums					4,150		
Labor & Report for Chemical Testing					3,110		
Cultural Resources Investigations					17,650		
Environmental/Regulatory Compliance					3,640		
Health, Safety & AQ/AC Plan					1,040		
Project Management					5,500		
Total Feasibility Cost (R)					60,040		
Total Implementaion Cost							\$3,499
<b>10. Description of Proposed Construction</b>							
<ol style="list-style-type: none"> <li>1. Completely demolish buildings, foundations, and above ground appurtenances. All utilities will be terminated and capped.</li> <li>2. Completely remove specified towers and foundations.</li> <li>3. Backfill, site grade, and seed any area distrubed by demolition.</li> <li>4. Cost estimates do not include costs for removal of any toxic waste, hazardous materials or other pollutants that my be found on site other than asbestos removal from buildings, removal of barrels (unknown content), PCB removal from transformers and removal of the contaminated content of the fuel storage tanks.</li> <li>5. All costs are April, 1987 price levels.</li> </ol>							

**REASONABLE CONTRACT ESTIMATE**

SHEET 1 OF 4

PROJECT

Camp Hero, Montauk, New York

INVITATION NO.

ITEM NO	DESCRIPTION	ESTIMATED QUANTITY	UNIT	UNIT PRICE	ESTIMATED AMOUNT
A	Property owned by Town of East Hampton				
1	Demolition				
	Bldg P-119 (700 SF)		LS		\$ 3,680
	Bldg 2066, leave hydrant (64 SF)		LS		330
	Bus-stop shelter (64 SF)		LS		330
	20 trailer foundations	2,700	SF	\$ 2.90	7,830
	Utility posts (short)	20	EA	104.00	2,080
2	New work				
	Site grading seeding	25,000	SY	0.78	19,500
				SUBTOTAL	----- \$ 33,750
B	Property owned by The State of New York				
	Asbestos Removal	22	Bldg	\$ 4,460	98,100
	Bldg T-1 w/tank (1450 SF)		LS		7,800
	Bldg T-3 w/tank (4560 SF)		LS		24,000
	Bldg P-6 w/tank (3300 SF)		LS		17,600
	Bldg P-7 w/tank (2550 SF)		LS		13,500
	Bldg P-8 w/tank (1450 SF)		LS		7,800
	Bldg P-11 w/tank (1450 SF)		LS		7,800
	Bldg P-12 w/tank (1020 SF)		LS		5,400
	Bldg P-13 w/tank (2500 SF)		LS		20,800
	Bldg P-14 w/tank (1450 SF)		LS		7,800
	Bldg P-15 w/tank (1450 SF)		LS		7,800
	Bldg P-16 w/tank (3540 SF)		LS		18,700
	Bldg P-17 w/tank (1450 SF)		LS		7,800
	Bldg P-18 w/tank (1450 SF)		LS		7,800
	Bldg P-19 w/tank (1450 SF)		LS		7,800
	Bldg P-98 (1450 SF)		LS		7,800
	Bldg P-99 (1450 SF)		LS		7,800
	Bldg P-101 w/tank (11,250 SF)		LS		59,200
	Bldg P-104 (1450 SF)		LS		7,800
	Bldg P-104-R (700 SF)		LS		3,700
	Trailer (behind Bldg P-104-R)		EA		3,100
	Bldg P-105 w/tank (1340 SF)		LS		7,300
	Bldg P-106 (230 SF)		LS		1,300
	Bldg P-107 (partial bunker)(800 SF)		LS		16,800
	Bldg P-108 w/tank (1450 SF)		LS		7,800
	Bldg P-203-Power plant (9100 SF)		LS		145,300
	(Consists of massive machinery insulated with asbestos)				
	Bldg P-204 (1450 SF)		LS		7,800
	Metal shed (230 SF)		LS		1,300
	Bldg P-116 (1450 SF)		LS		7,800
	Bldg 2004, leave hydrant (64 SF)		LS		330



**REASONABLE CONTRACT ESTIMATE**

SHEET 3 OF 4

**PROJECT** Camp Hero, Montauk, New York

INVITATION NO.

ITEM NO.	DESCRIPTION	ESTIMATED QUANTITY	UNIT	UNIT PRICE	ESTIMATED AMOUNT
	Seal-off entrances to concrete radar tower #2	2	LS		\$ 400
	Seal-off entrances to large bunker #P-100 (480 SF)	4	LS		1,500
	Seal-off entrances to large bunker (no bldg. number)(480 SF)	4	LS		1,500
	Exterior Heating Pipes and Supports (covered with asbestos insulation)	4,000	LF	\$155	\$620,000
	Interior Chain-Link Fence	3,000	LF	1.60	4,800
	Rigid Pavement (walkways)	1,600	SY	4.70	7,520
	Antenna (with Guy wires)	3	EA	104	310
	Metal Walkways (outside)	1,500	SF	1.04	1,560
	4 Drums (assume contaminated)		LS		415
	Liquid Material Disposal PCB contamination (between 50 and 500 ppm PCB)	200	GAL	3.65	730
2	NEW WORK				
	Site Grading and Seeding	350,000	SY	.80	280,000
				SUBTOTAL	2,773,440
	SUMMARY				
A	Town of East Hampton Owned (rounded)				34,000
B	State of New York Owned (rounded)				2,774,000
	Construction Cost				2,808,000
	Contingencies (10%) (R)				281,000
	S&A (5.5%) (R)				155,000
	TOTAL CONSTRUCTION COST (R)				3,244,000
	Design (6%) (R)				195,000
	FEASIBILITY STUDY COST (R)				60,000
	Support Activities				
	Real Estate			2,080	
	Public Participation/Local Cooperation			1,040	
	Laboratory Support				
	Asbestos Tests (Bldgs, Pipes)			6,850	
	PCB Tests (Transf. Tanks)			12,660	
	Chemical Testing for Sewage Treatment Plant			1,320	
	Chemical Testing for Fuel Storage Tanks			1,000	
	Chemical Testing for Unkown Storage Drums			4,150	
	Labor & Report for Chemical Testing			3,110	
	Cultural Resources Investigations			17,650	
	Environmental/Regulatory Compliance			3,640	

**REASONABLE CONTRACT ESTIMATE**

SHEET 4 OF 4

**PROJECT**

Camp Hero, Montauk, New York

**INVITATION NO.**

**ITEM NO.**

**DESCRIPTION**

**ESTIMATED QUANTITY**

**UNIT**

**UNIT PRICE**

**ESTIMATED AMOUNT**

Health, Safety & QA/QC Plan

\$ 1,040

Project Management

5,500

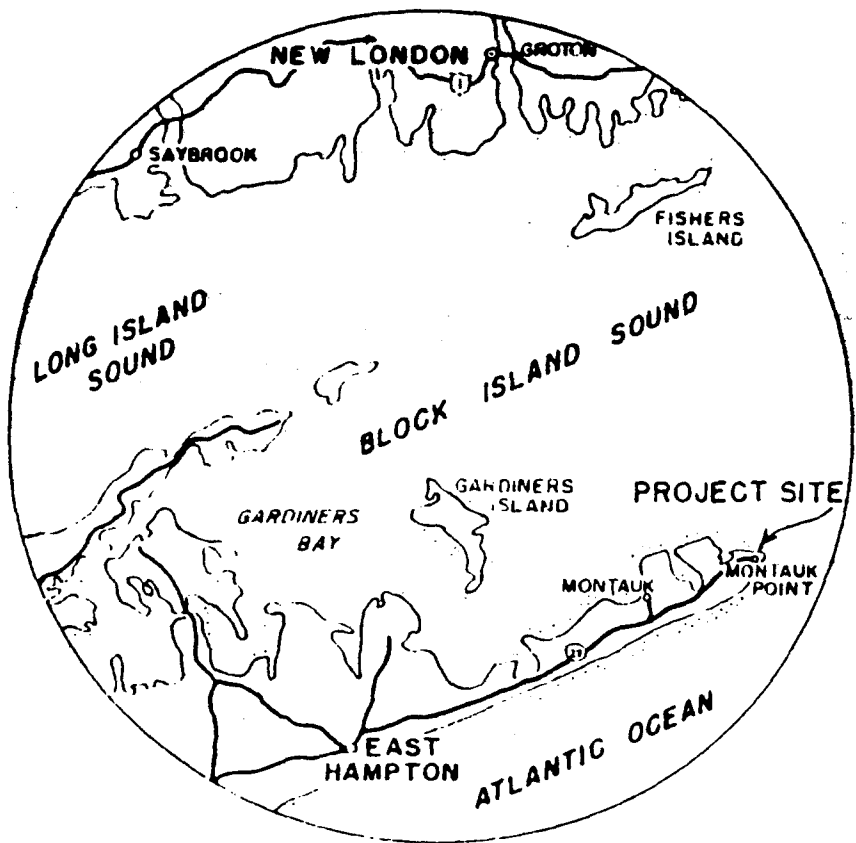
TOTAL FEASIBILITY COST (R)

\$60,000

TOTAL IMPLEMENTATION COST

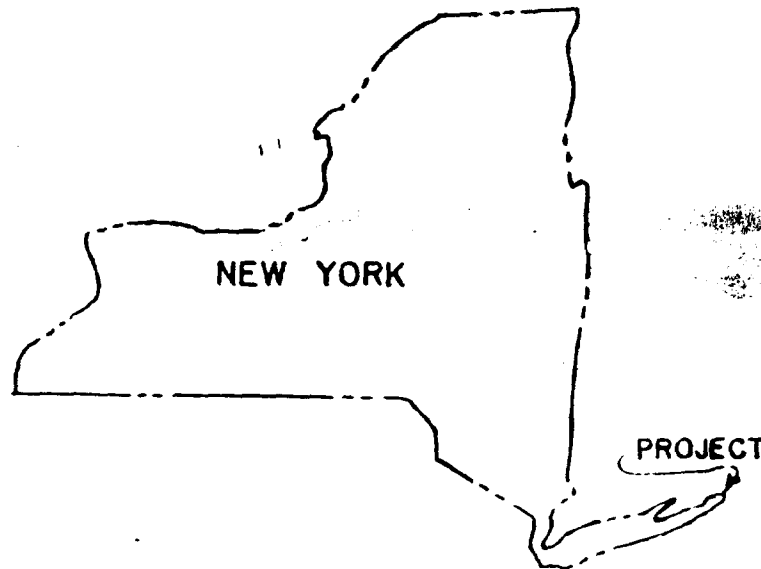
\$3,449,000

Attachment #3 -- Site Maps and Photographs



VICINITY MAP

SCALE 1" = 7 MI.



NEW YORK

PROJECT

STATE INDEX

WAR DEPARTMENT O.C.E.

CONSTRUCTION DIVISION

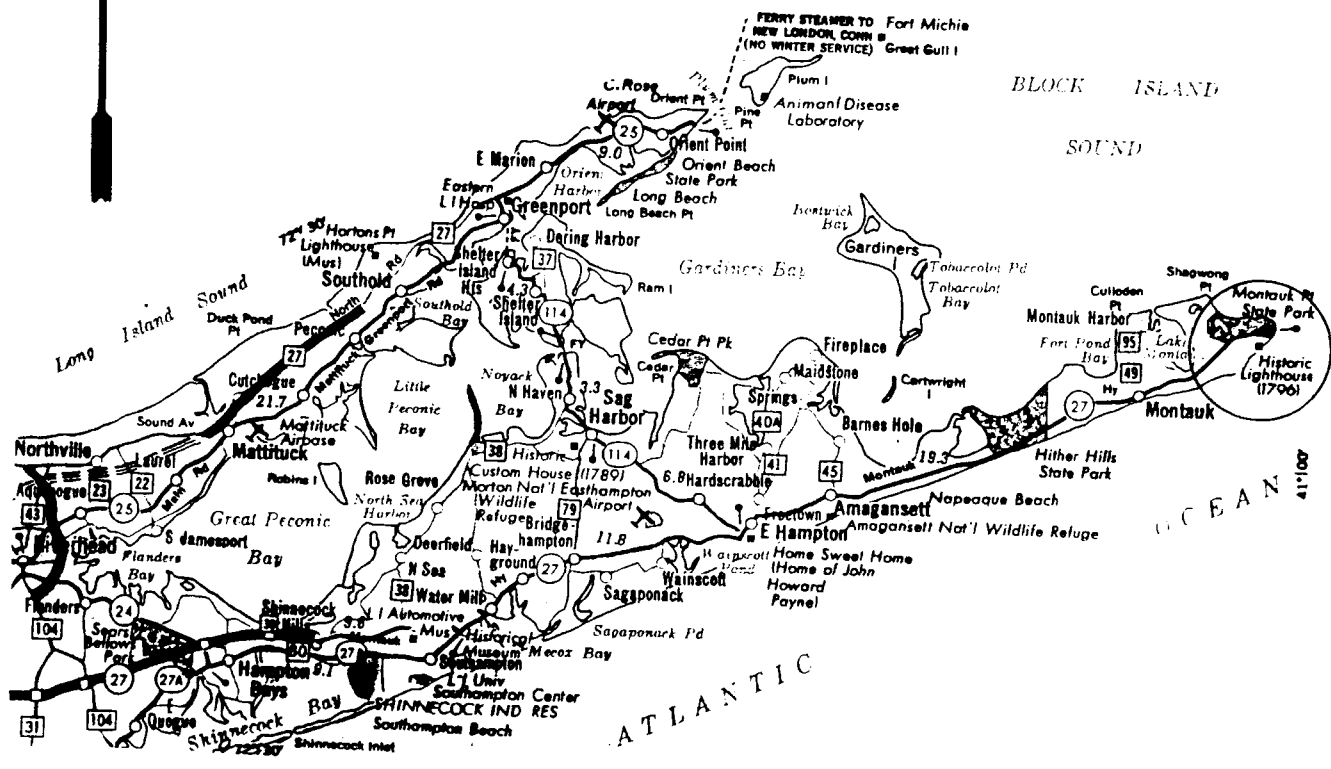
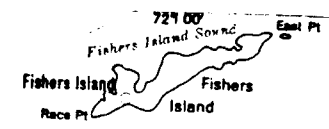
REAL ESTATE

# CAMP HERO

MILITARY RESERVATION

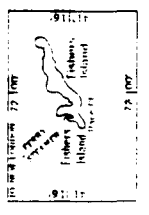
IN 2 SHEETS  
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 LT. COL. C OF E. DATE FEB. 1947

APPROVED: ASM DATE FEB. 1947  
 BRIG GENERAL J.S.A.

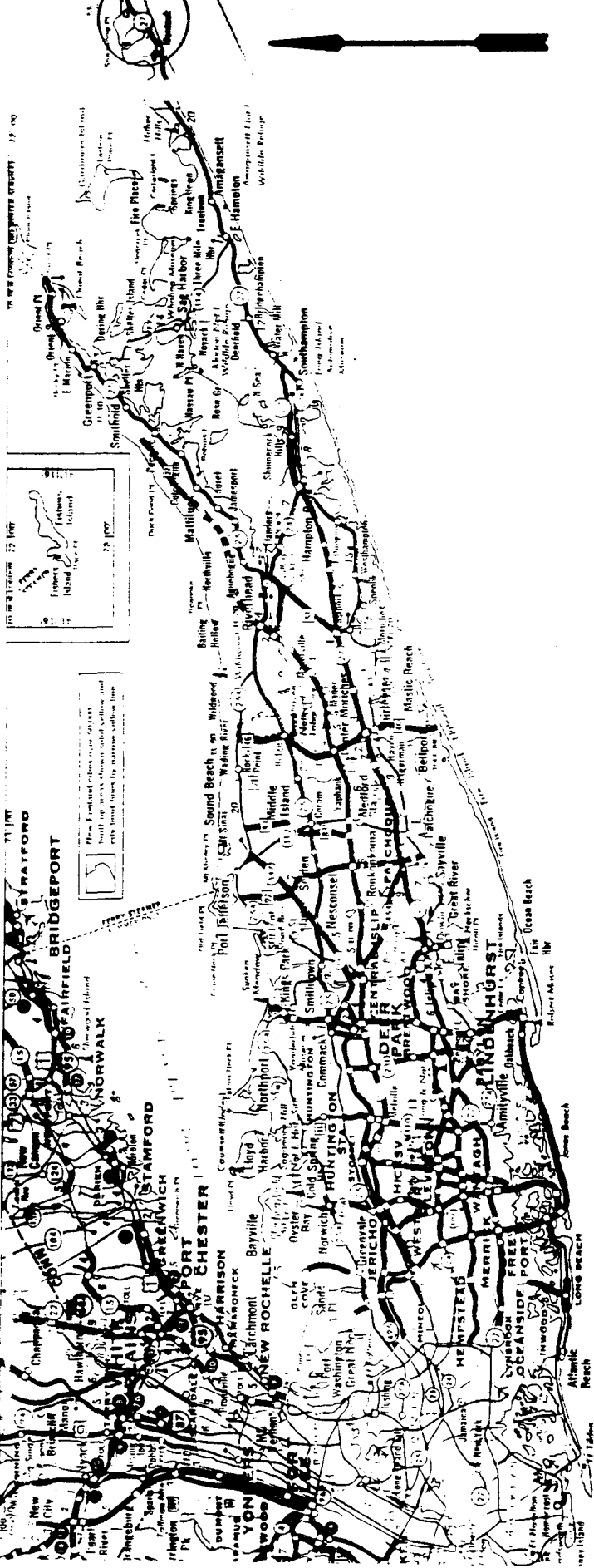


SCALE: 0 1 2 3 4 5 MILES

LONG ISLAND

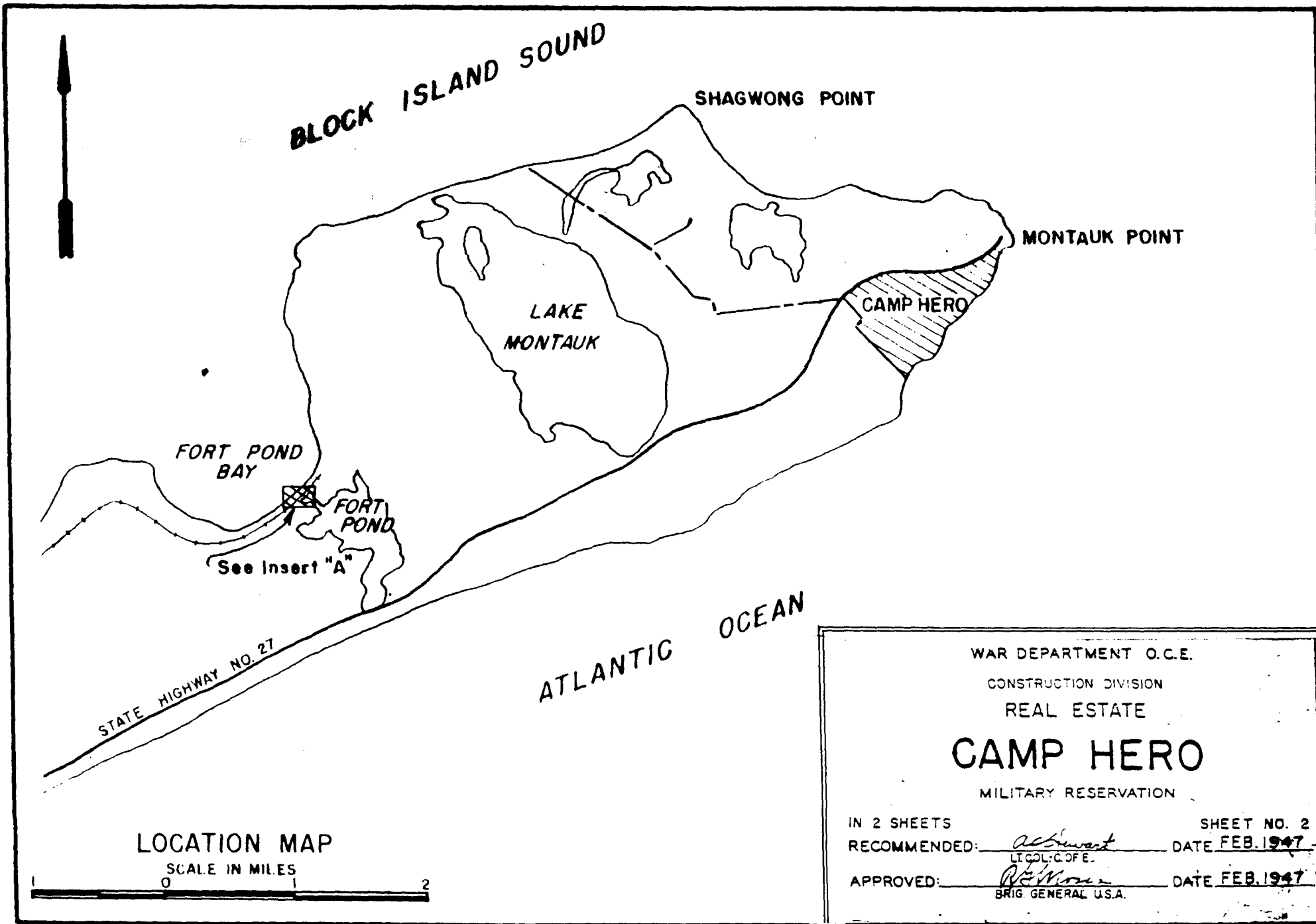


How Long Island's state highways are built up, with almost solid sections and only lined roads by stream, without lines.



SCALE: 0 5 10 MILES

# LONG ISLAND



CAMP HERO  
MONTAUK, NEW YORK  
(TOWN OF EAST HAMPTON PROPERTY)

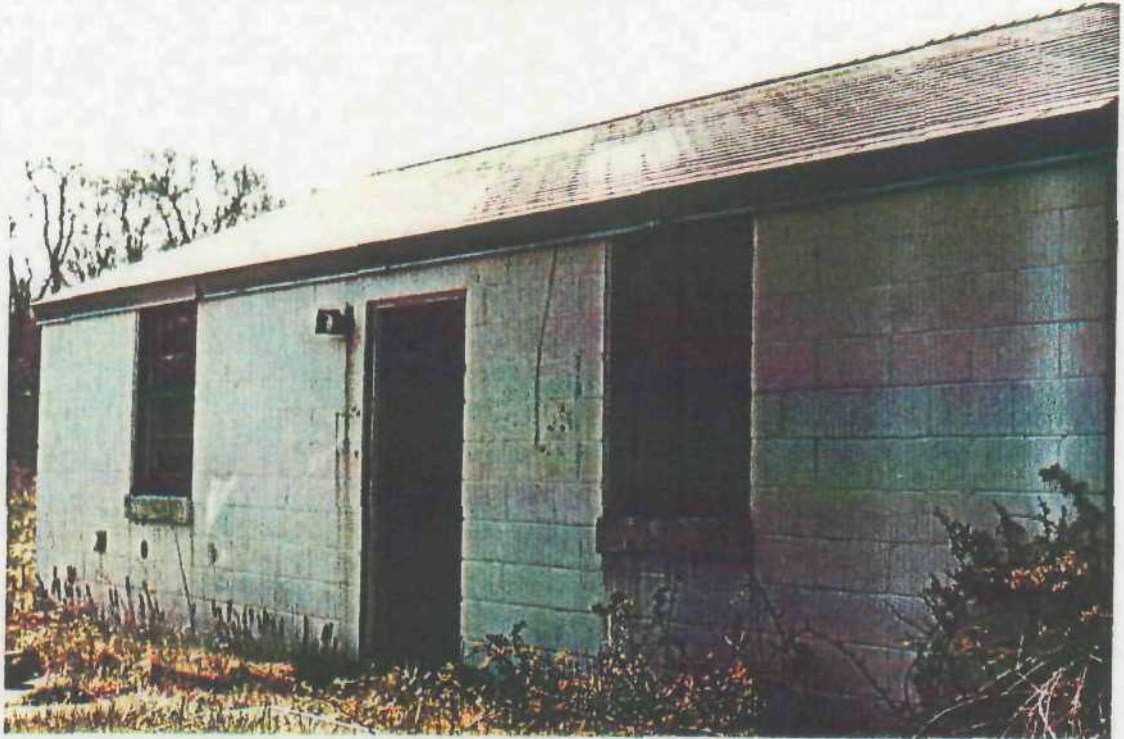


Deteriorated trailer-foundations with utility posts,  
deteriorated bus-stop shelter in background.



Deteriorated bldg. #2066 with fire hydrant (fire hydrant  
to be retained).

CAMP HERO  
MONTAUK, NEW YORK  
(TOWN OF EAST HAMPTON PROPERTY)



Deteriorated bldg. #P-119



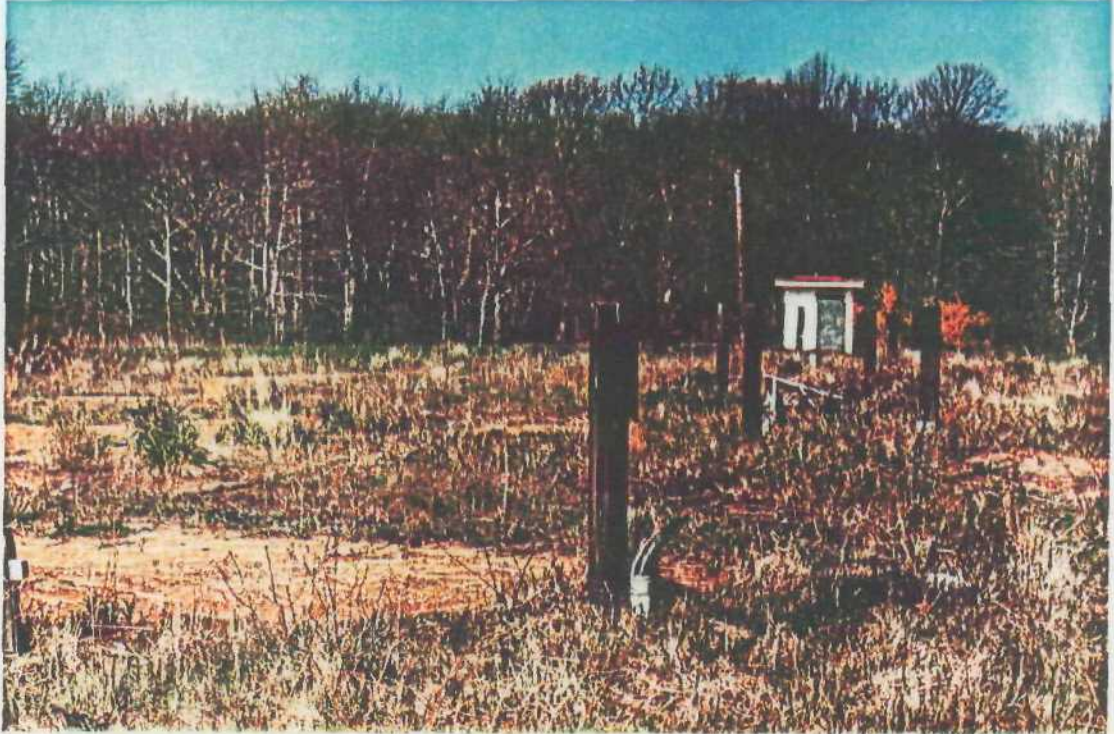
Broken glass in 2.5 foot high window of bldg. #P-119.

CAMP HERO  
MONTAUK, NEW YORK  
(TOWN OF EAST HAMPTON PROPERTY)

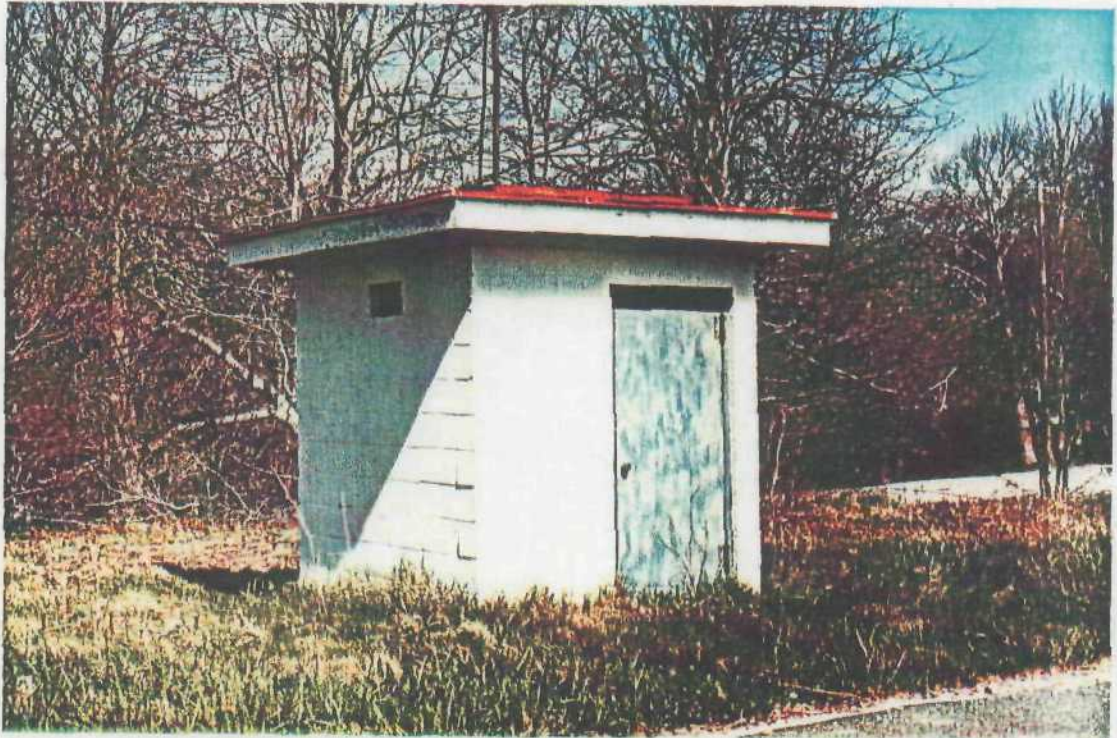


Broken glass in 2.5 foot high window of bldg. #P-119.

CAMP HERO  
MONTAUK, NEW YORK  
(TOWN OF EAST HAMPTON PROPERTY)



Deteriorated trailer foundations with utility posts,  
bldg. #MAF-30(to be retained) in background.



Bldg. #MAF-30(to be retained).

CAMP HERO  
MONTAUK, NEW YORK  
(TOWN OF EAST HAMPTON PROPERTY)



Lot on low-middle income housing development—currently being used on East Hampton property.



Deteriorated trailer foundations with utility posts.

CAMP HERO  
MONTAUK, NEW YORK  
(TOWN OF EAST HAMPTON PROPERTY)

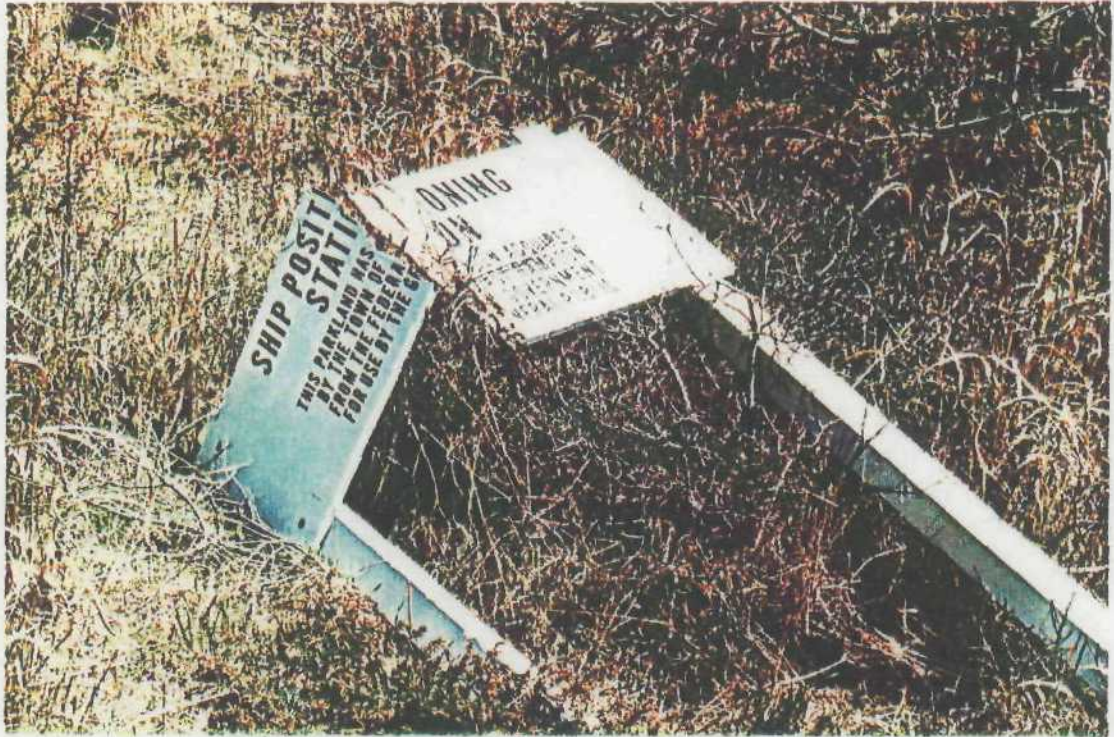


Deteriorated bus-stop shelter.



Deteriorated bus-stop shelter.

CAMP HERO  
MONTAUK, NEW YORK  
(STATE OF NEW YORK PROPERTY)



Town of East Hampton sign, vandalized.



Entrance to Camp Hero site, accessible by foot or bike.

CAMP HERO  
MONTAUK, NEW YORK  
(STATE OF NEW YORK PROPERTY)

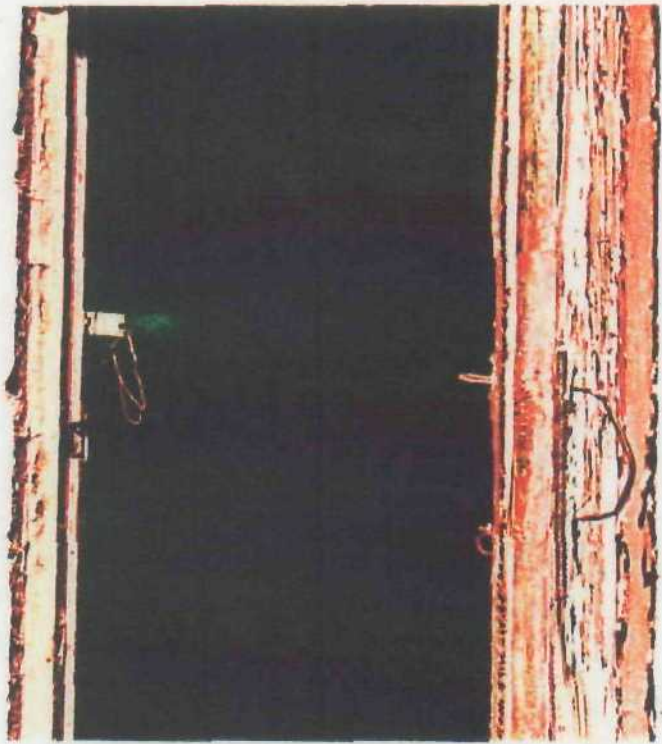


Asbestos-insulated pipes used for heating system with exposed asbestos is leaking directly to the ground.

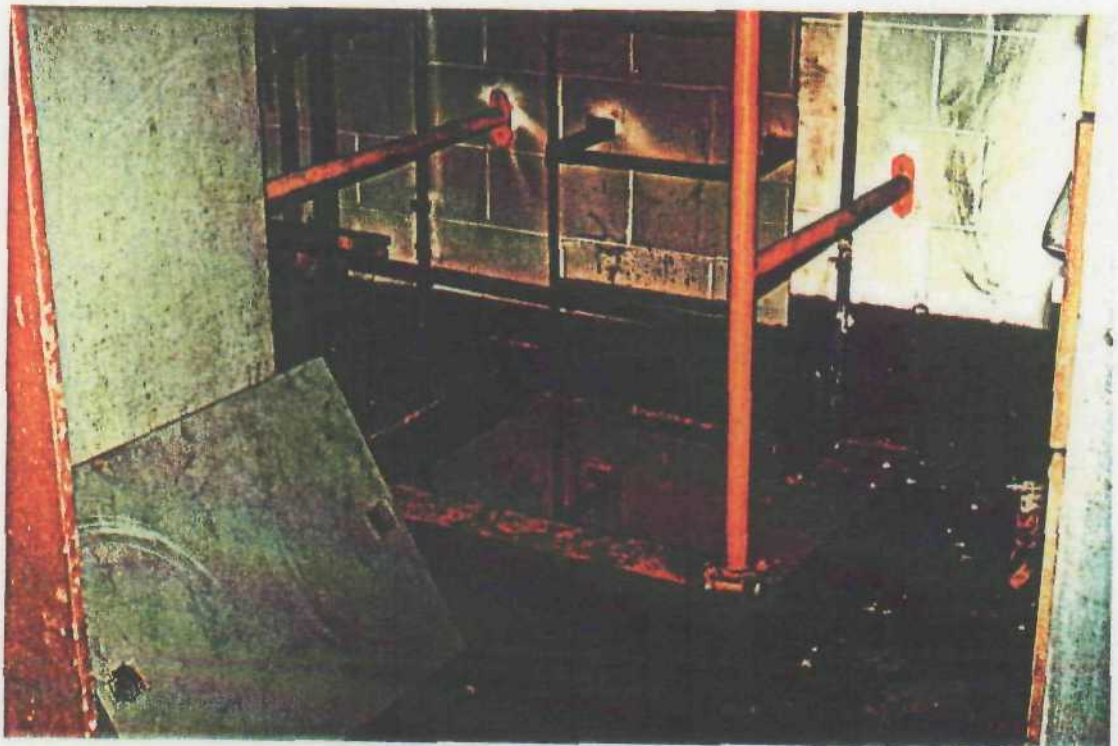


Asbestos-insulated pipes used for heating system with exposed asbestos leaking directly to the ground.

CAMP HERO  
MONTAUK, NEW YORK  
(STATE OF NEW YORK PROPERTY)



Entrance to bldg. #P-203, Power House.



Ladder to underground level of bldg. #P-203,  
Power House.

CAMP HERO  
MONTAUK, NEW YORK  
(STATE OF NEW YORK PROPERTY)

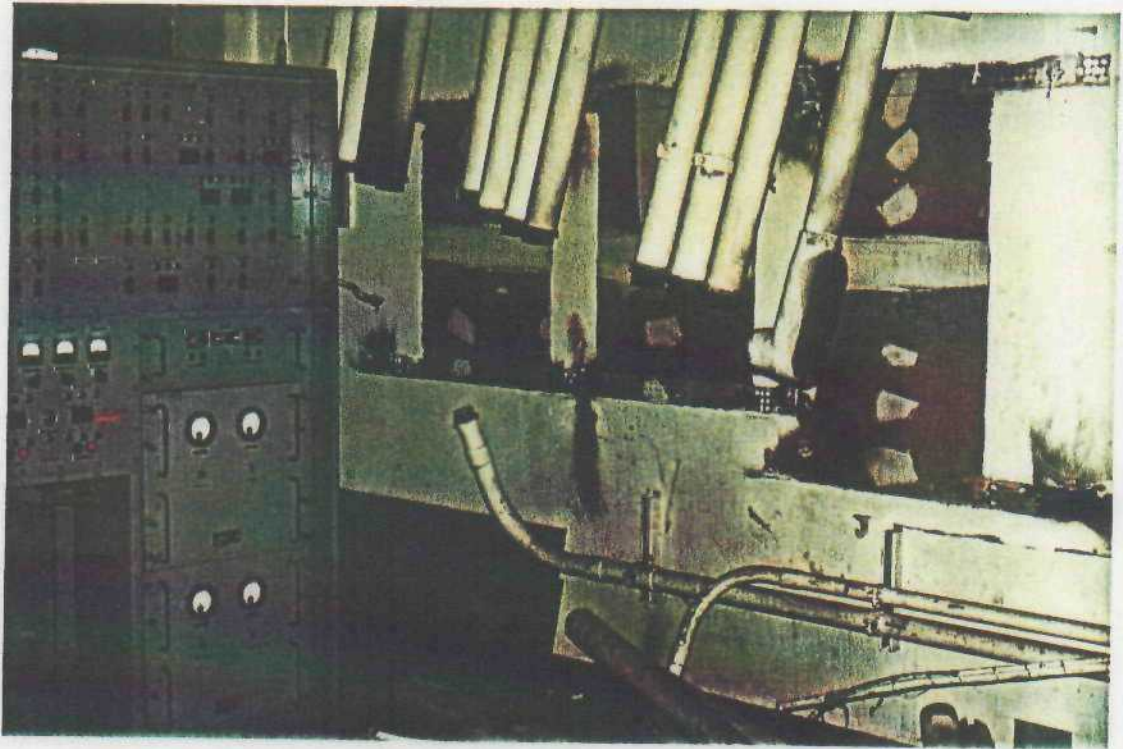


Vandalism in bldg. #P-203, Power House.

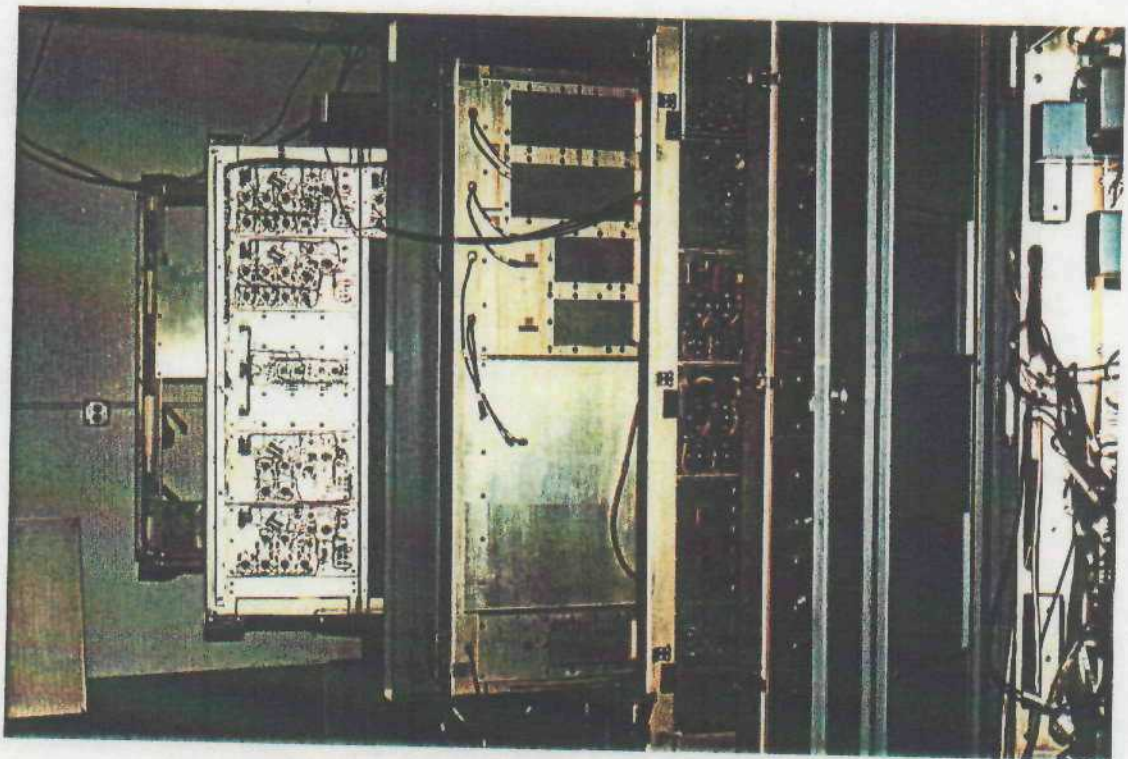


View of Camp Hero site from top of radar tower #P-201.

CAMP HERO  
MONTAUK, NEW YORK  
(STATE OF NEW YORK PROPERTY)

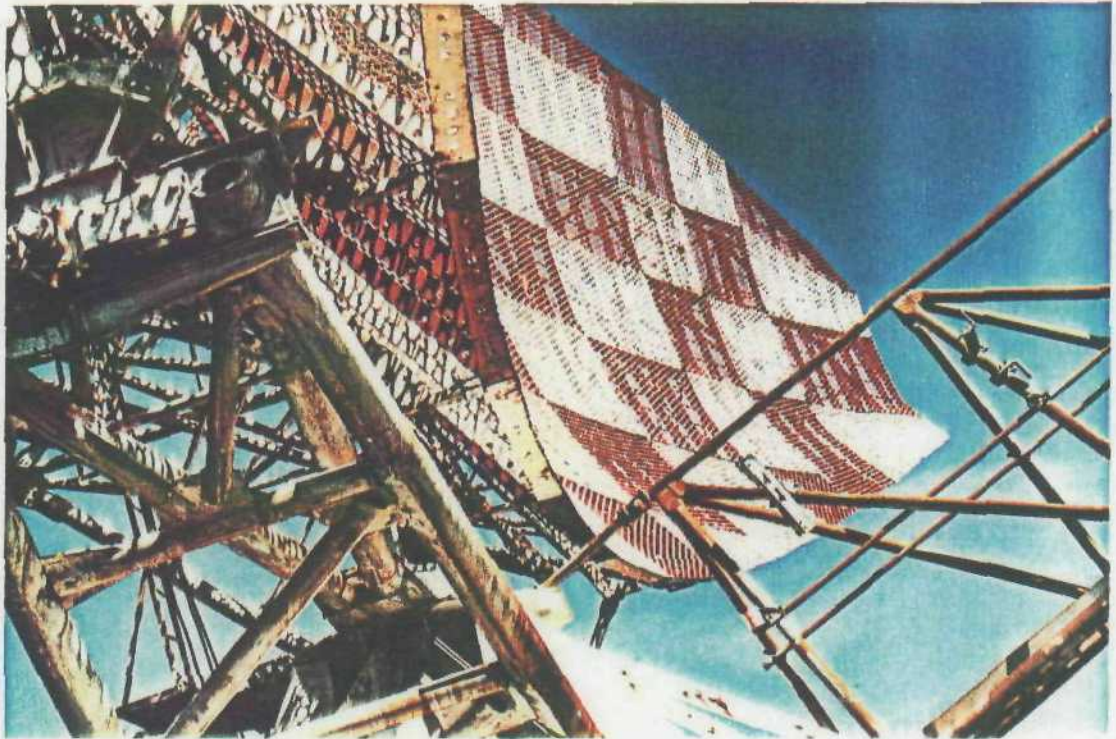


Debris within radar tower #P-201.

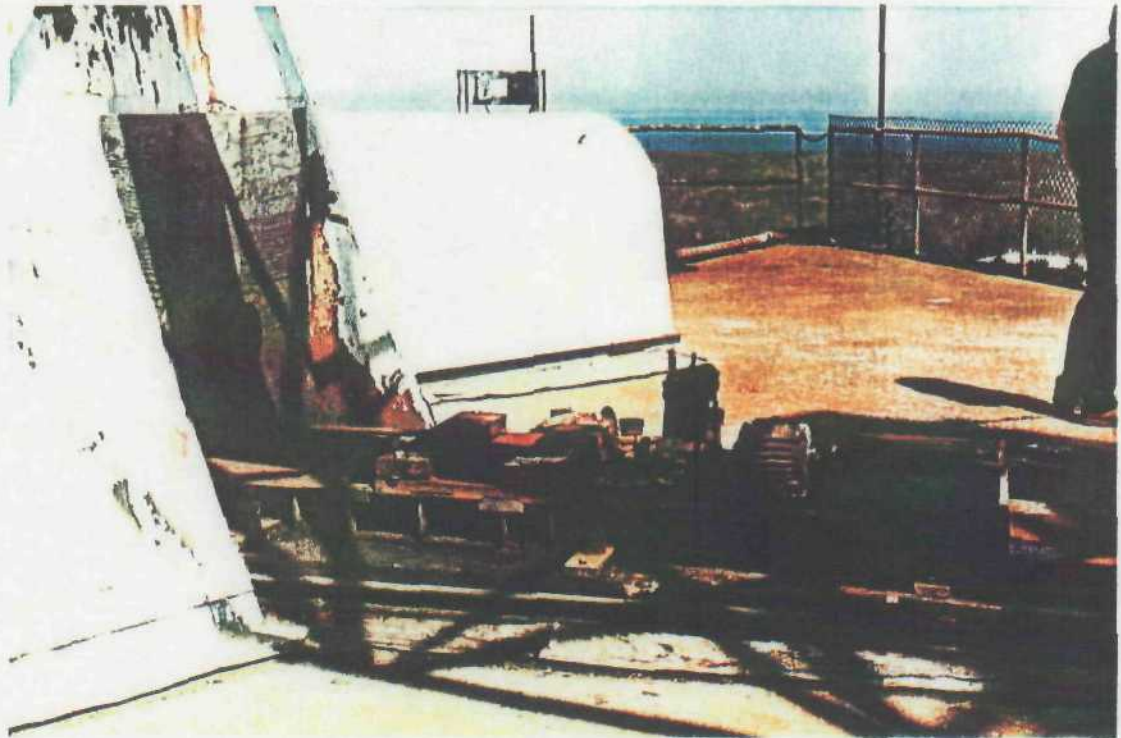


Controls in radar tower #P-201.

CAMP HERO  
MONTAUK, NEW YORK  
(STATE OF NEW YORK PROPERTY)

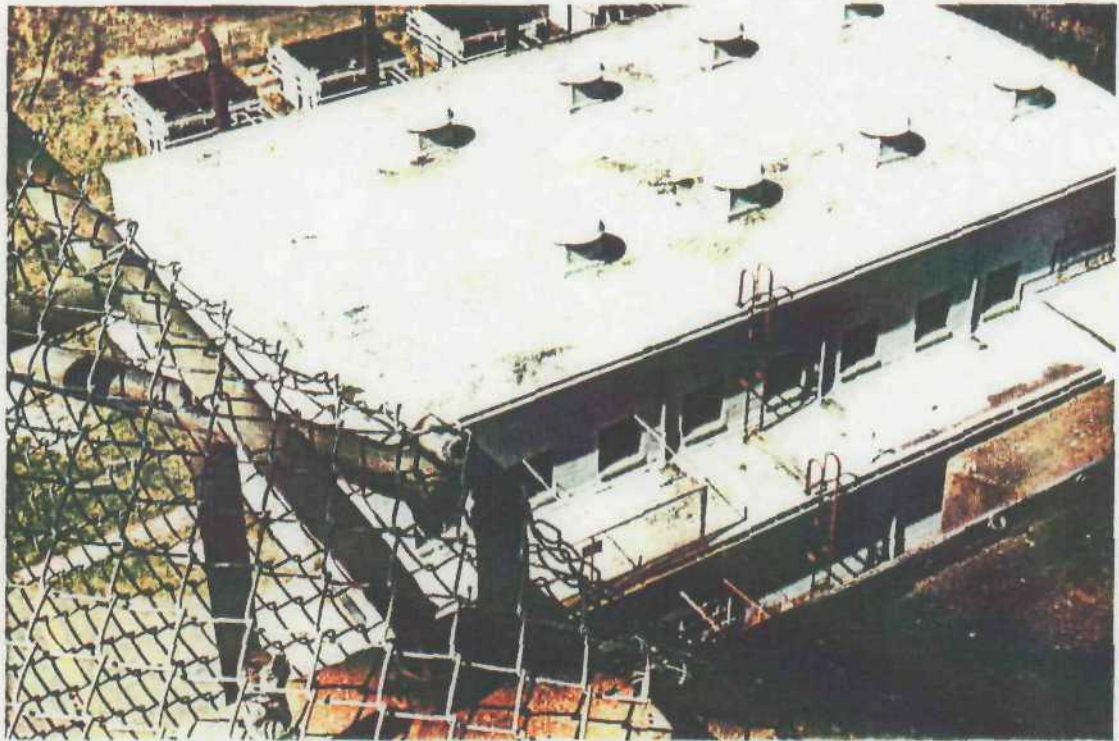


Radar satellite on roof of radar tower #P-201.



Exposed generator with cover removed on roof of radar tower #P-201.

CAMP HERO  
MONTAUK, NEW YORK  
(STATE OF NEW YORK PROPERTY)



View of broken fence on top of radar tower #P-201 with  
bldg. #P-203 In the background.



Deteriorating fence on top of radar tower #P-201.

CAMP HERO  
MONTAUK, NEW YORK  
(STATE OF NEW YORK PROPERTY)

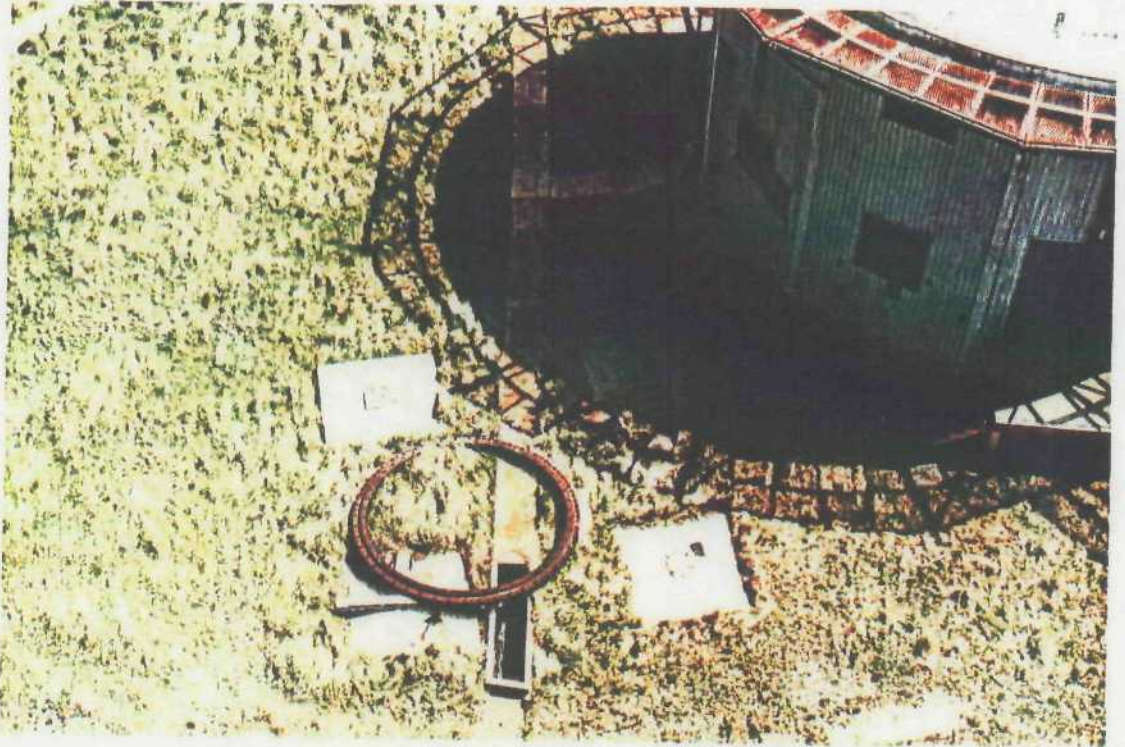


Two-six foot long generator covers, removed and thrown from roof of radar tower #P-201 probably by vandals.



View of large bunker and dilapidated fence from roof of radar tower #P-201.

CAMP HERO  
MONTAUK, NEW YORK  
(STATE OF NEW YORK PROPERTY)

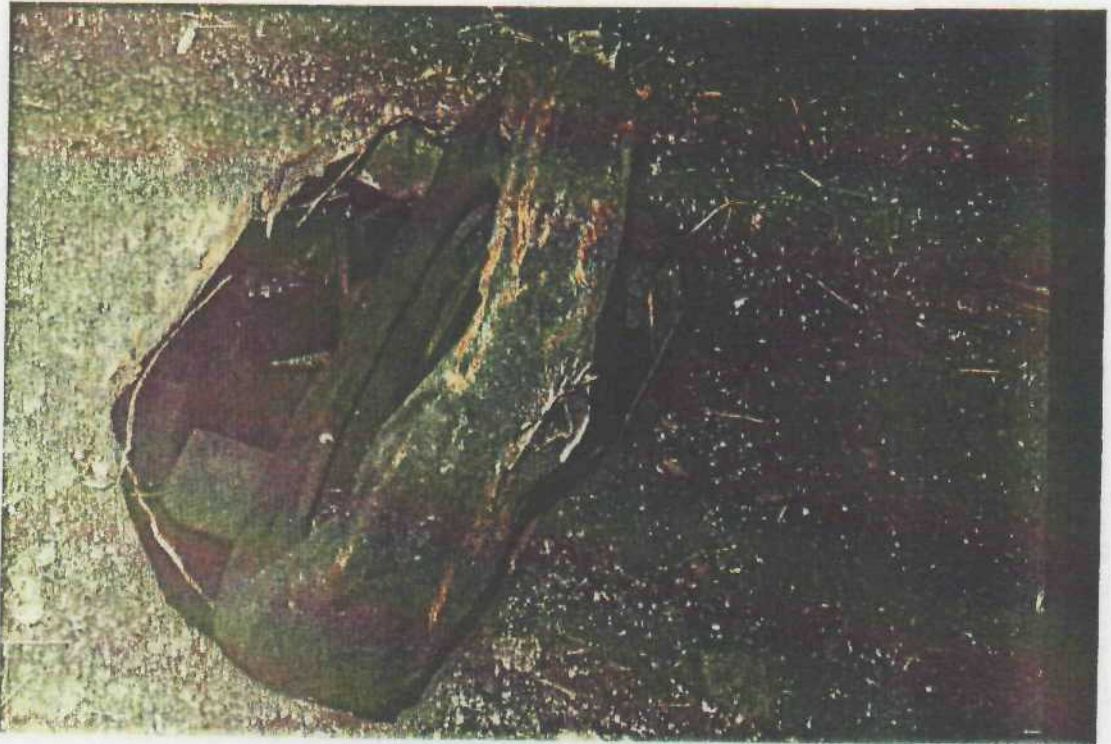


View of bldg. #P-205-T from top of radar tower #P-201.

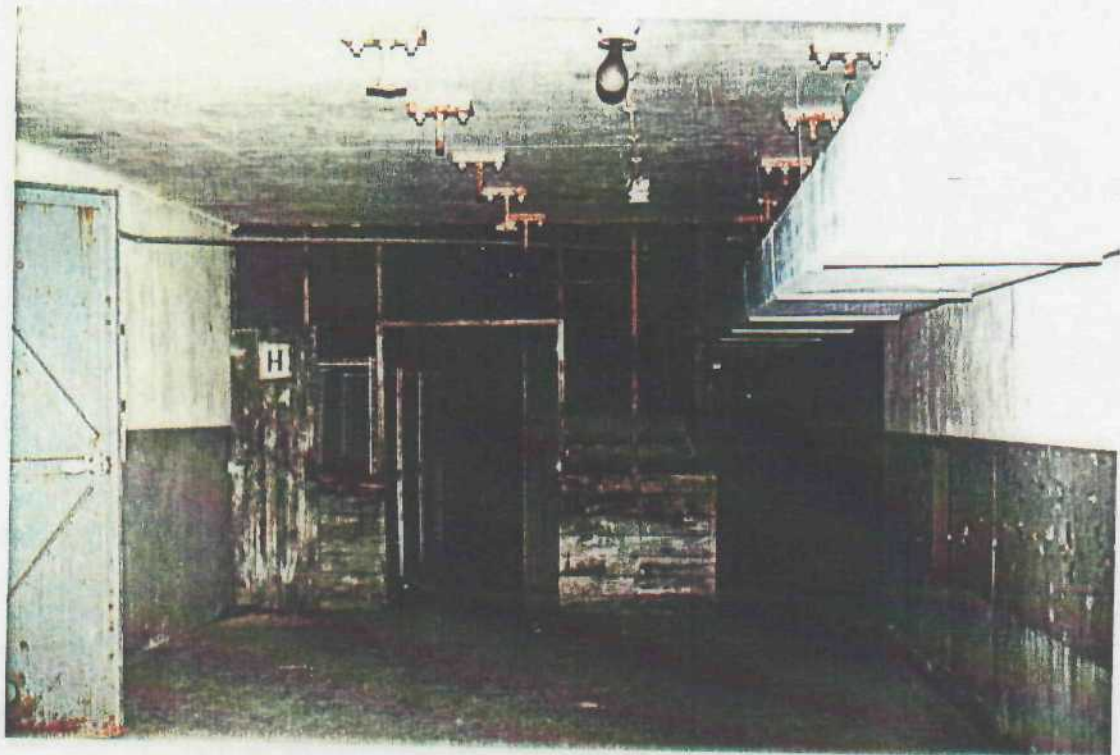


View of large bunker from top of radar tower #P-201.

CAMP HERO  
MONTAUK, NEW YORK  
(STATE OF NEW YORK PROPERTY)



Open hole in floor of large bunker #P-100.



Interior of large bunker #P-100.

CAMP HERO  
MONTAUK, NEW YORK  
(STATE OF NEW YORK PROPERTY)



Interior of large bunker #P-100.

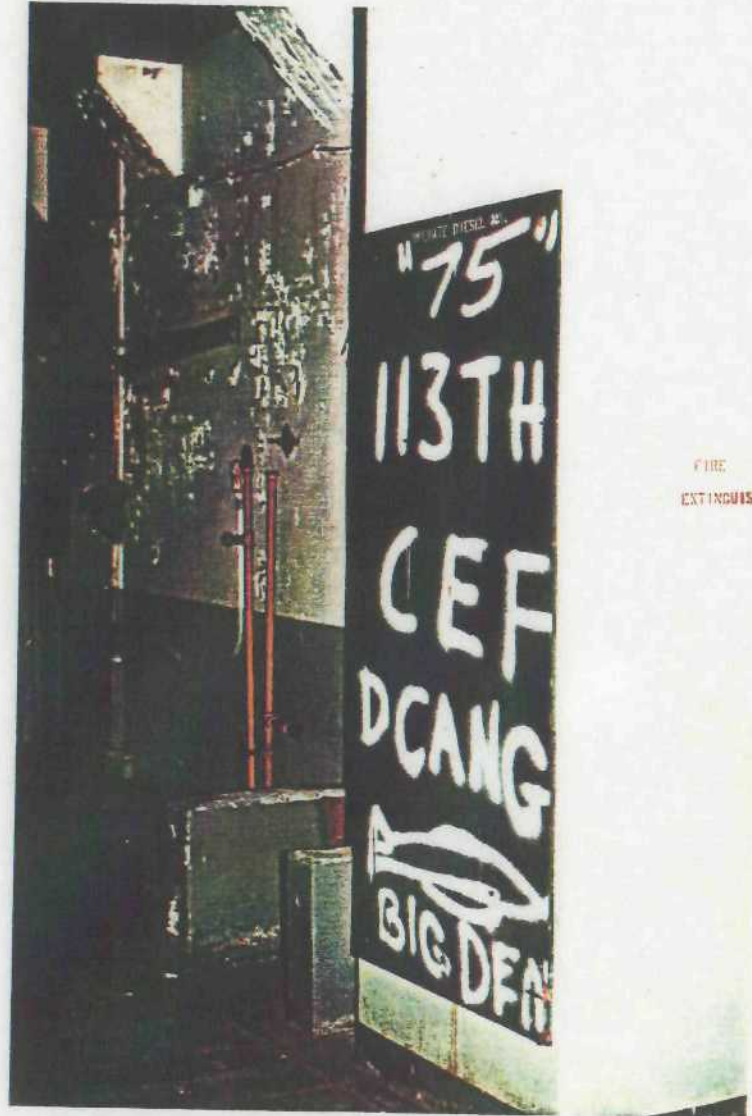


Central boiler room #P-105(on right) with exterior, asbestos-insulated pipes used for heating system. Bldg. #P-11 on left.

CAMP HERO  
MONTAUK, NEW YORK  
(STATE OF NEW YORK PROPERTY)

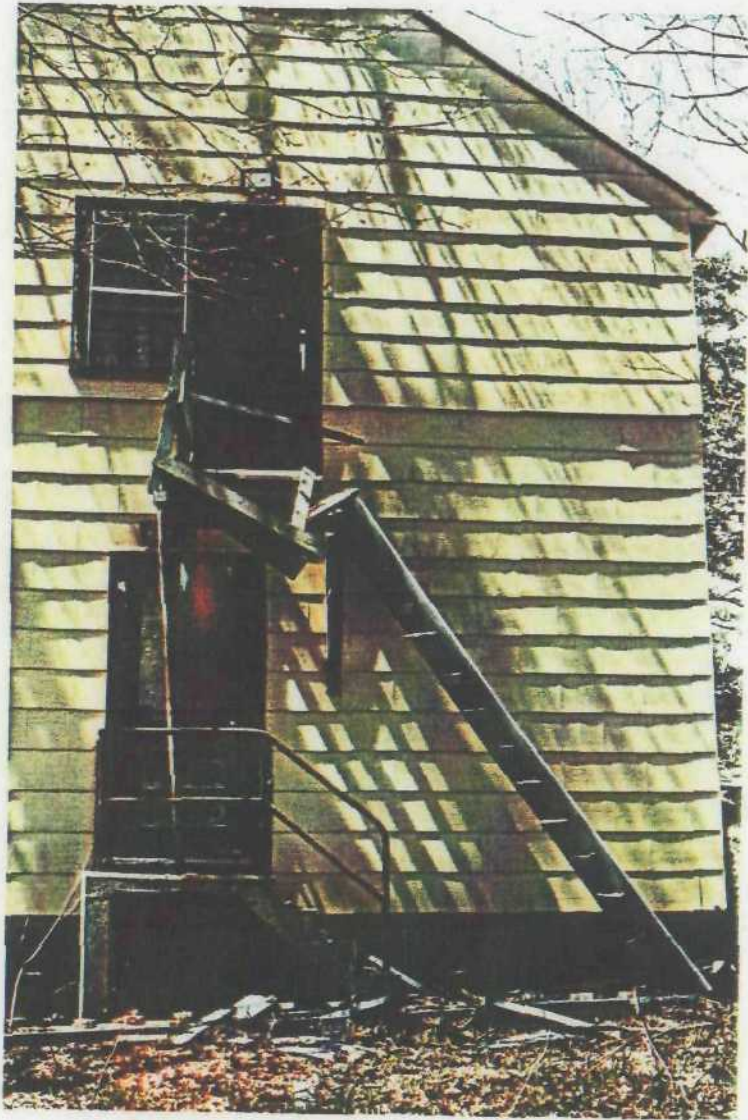


Radar tower, #P-201

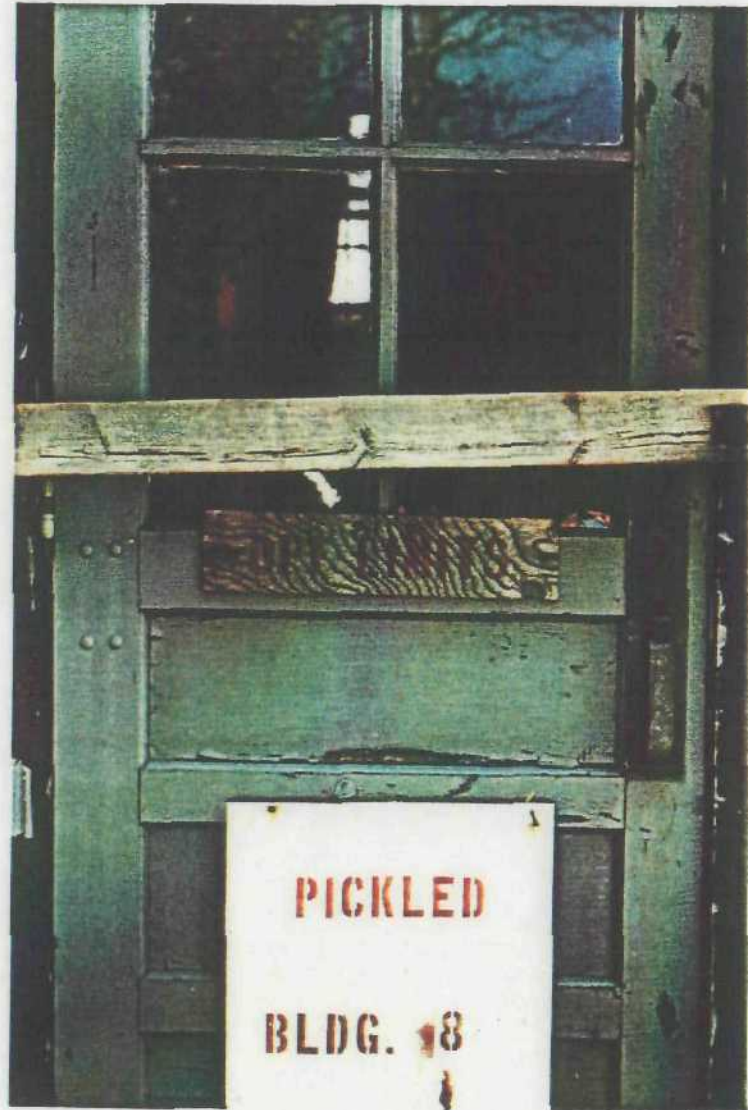


Interior wall of large bunker #P-100.

CAMP HERO  
MONTAUK, NEW YORK  
(STATE OF NEW YORK PROPERTY)



Deteriorated stairway, bldg. #P-8.



Entrance to bldg. #P-8.

CAMP HERO  
MONTAUK, NEW YORK  
(STATE OF NEW YORK PROPERTY)

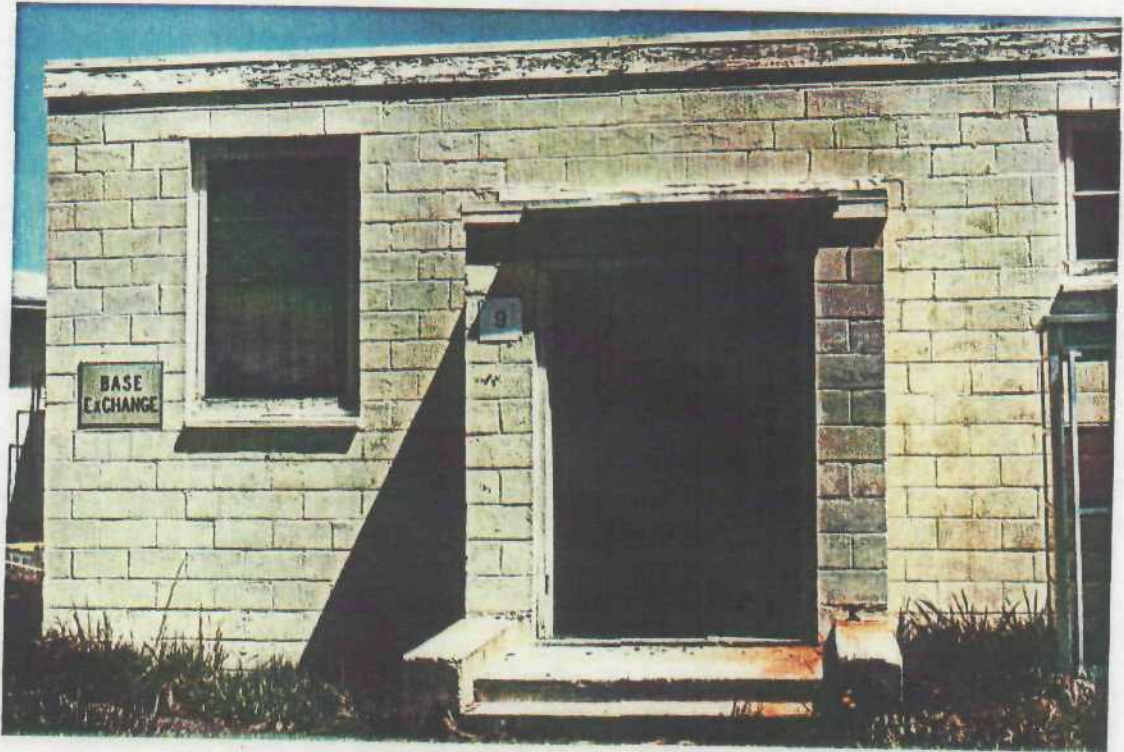


Vandalism, bldg. #P-7.



Deteroration inside bldg. #T-1.

CAMP HERO  
MONTAUK, NEW YORK  
(STATE OF NEW YORK PROPERTY)



Entrance to bldg. #P-9.



Vandalism in bldg. #P-9.

CAMP HERO  
MONTAUK, NEW YORK  
(STATE OF NEW YORK PROPERTY)

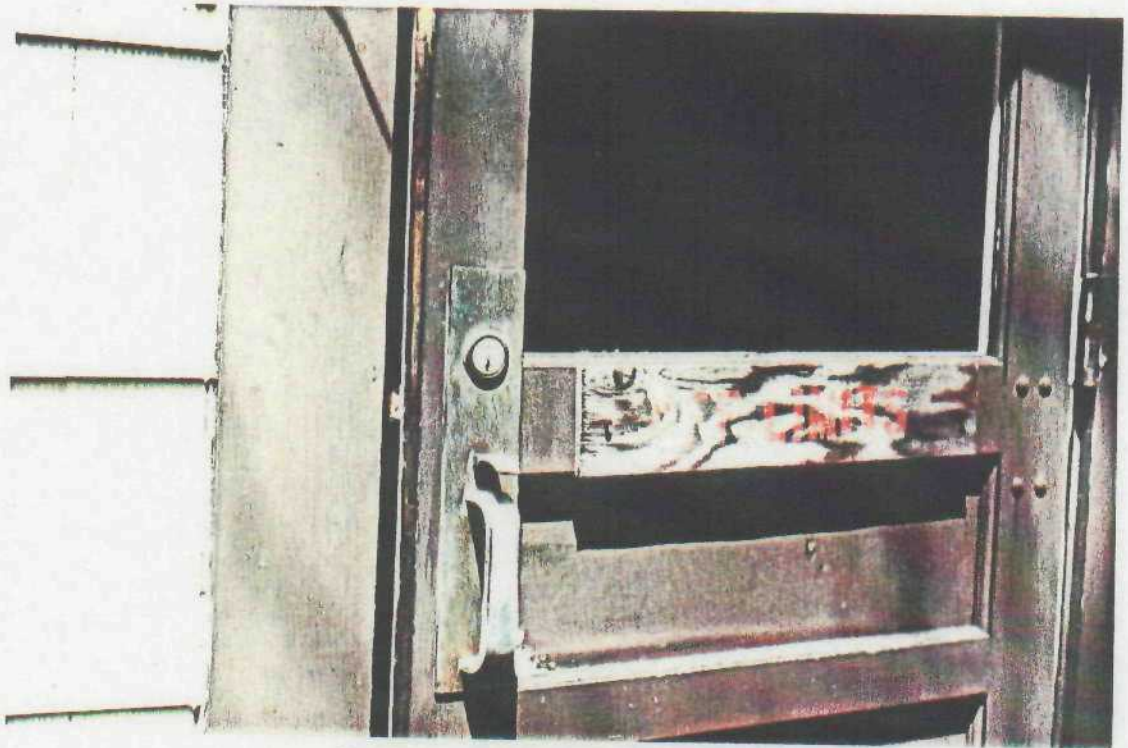


Entrance to bldg. #T-1.

CAMP HERO  
MONTAUK, NEW YORK  
(STATE OF NEW YORK PROPERTY)



Hole in ceiling, bldg. #T-1.



Entrance to bldg. #P-7.

CAMP HERO  
MONTAUK, NEW YORK  
(STATE OF NEW YORK PROPERTY)



Sunken, damaged floor, bldg. #P-7.



Vandalism, bldg. #P-7.

CAMP HERO  
MONTAUK, NEW YORK  
(STATE OF NEW YORK PROPERTY)

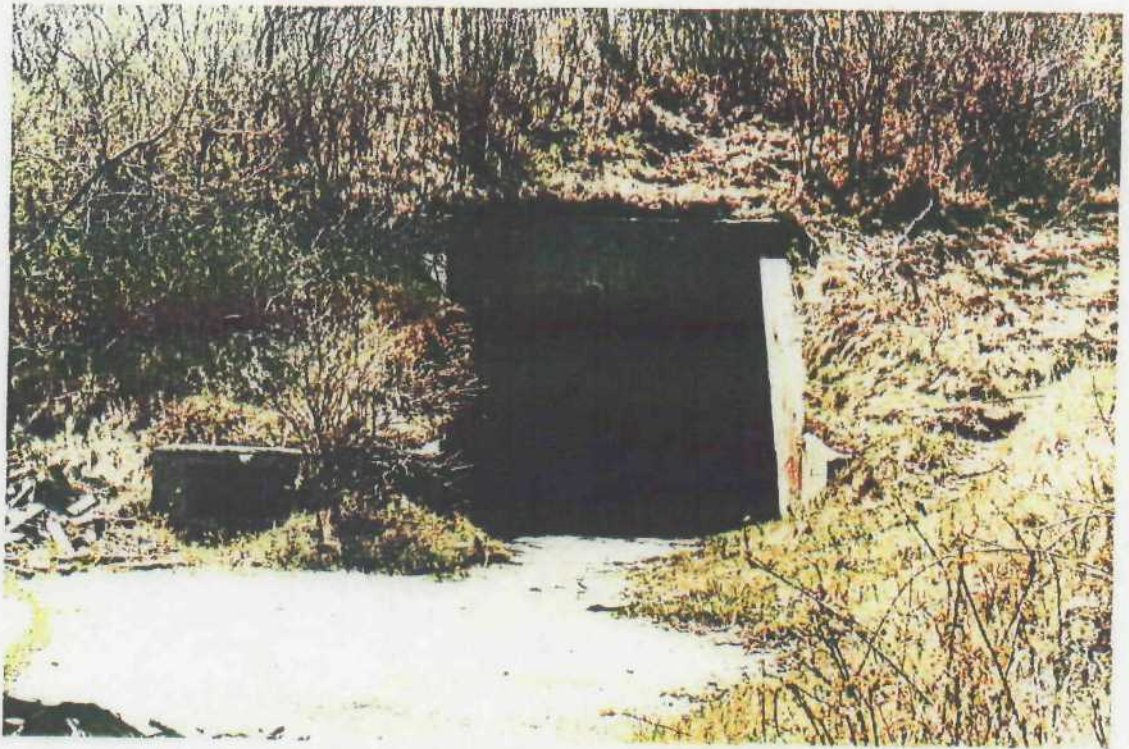


View of site from top of radar tower #P-201. From left to right: bldg. #P-107, #P-111, #P-101, #P-205-T.



Sixteen-inch gun emplacement outside of large bunker #P-100.

CAMP HERO  
MONTAUK, NEW YORK  
(STATE OF NEW YORK PROPERTY)



Entrance to large bunker #P-100.



Bluffs, looking West, State of N. Y. property.

Attachment #4 -- Supporting Data

25 MAR 1985

NANRE-M

**SUBJECT: Defense Environmental Restoration Program,  
Findings of Fact and Determination**

U.S. Army Engineer District, Philadelphia  
NANRE-P  
Custom House, 2nd & Chestnut Streets  
ATTN: J. Tunnell  
Philadelphia, PA 19106

Enclosed are our submission of real estate information for incorporation in the report covering Findings of Fact and Determination on the following sites:

Burlington Army Ammunition Plant, NJ  
Engineer School (Fort Totten), NY  
Caven Point Marine Terminal, NJ  
Air Force Plant No. 38, Porter, NY  
✓ Camp Hero, Montauk Point, NY

FOR THE COMMANDER:

4 Encl

R.C. PFAFF  
Acting Chief, Real Estate Division

LEONARD/NANRE-M  
PFAFF/NANRE

Camp Hero  
Installation #2189  
Montauk Point, New York

1. By various condemnation proceedings between 29 August 1941 and 9 May 1944 468.69 acres fee were obtained by the Department of the Army for the establishment of Camp Hero. Subject installation was part of the Long Island Harbor Defense System.
2. By General Order No. 1 dated 3 January 1950, Camp Hero was declared excess to the needs of the Department of the Army.
3. Approximately 307.65 acres fee were transferred by the Department of the Army to the Department of the Air Force for the Montauk Air Force Station.

The dates and acreage are as follows:

6 April 1951	96.94 AC
21 October 1955	4.11 AC
12 July 1957	8.10 AC
31 March 1964	192.25 AC
26 December 1972	6.25 AC
	<hr/>
	307.65 AC

4. Of the 161.04 acres remaining of Camp Hero, the following were disposed of or transferred pursuant to Report of Excess to GSA or by Secretarial Transfer:

- (a) 119.26 acres conveyed to State of N.Y. on 18 July 1974 for park use.
- (b) 18.09 acres conveyed to State of N.Y. on 23 April 1983 for park use.
- (c) 17.44 acres transferred to Department of Navy for military purposes.
- (d) 6.25 acres transferred to the U.S. Coast Guard for station use.

5. The 307.65 acres transferred to the Air Force for the Montauk Air Force Station were excedded by GSA on 15 March 1982 and disposed of as follows:

- (a) 29.84 acres (housing area) conveyed to Town of East Hampton.
- (b) 277.71 acres conveyed to State of New York for park use.

6. a. The three quitclaim deeds that conveyed subject property to the State of New York contained a recapture clause and a clause stating that subject property can be used only for park purposes.

b. The Quitclaim Deed which conveyed 29.84 acres fee to the Town of East Hampton restricts the use of subject property to low or middle income housing.

7. Points of Contact

Town of East Hampton, Judith Hope, Town Supervisor, 159 Pantigo Road,  
Tel: (516) 324-4140

State of NY, Park and Recreation, Montauk Point, NY  
Tel: (516) 668-5022

## ENVIRONMENTAL CONSIDERATIONS

No significant environmental impact is anticipated by project implementation. This will be determined through the preparation of an Environmental Assessment prior to commencement of work. Camp Hero does not possess attributes which normally would make it eligible to the National Register of Historic Places for a property less than fifty years old. However, the New York State Historic Preservation Office (SHPO) believes that the site may be eligible due to a report that Camp Hero was camouflaged as a New England fishing village. Studies now underway by the Defense Department to categorize World War II facilities as to National Register eligibility should clarify this issue but results are not expected for a few years. No formal site specific studies have been made. No archaeological studies have been undertaken in the project area. Based on settlement patterns found elsewhere it is likely that prehistoric sites are located within this 415 acre property. Construction of structures and facilities in the camp has likely damaged or destroyed any archaeological sites which might be effected by demolition as to preclude National Register eligibility.

## CULTURAL RESOURCES

The State of New York desires that their portion of the site be developed into a park. Any such development is less likely to damage archaeological resources than private development. Responsibility for cultural resources is adequately handled by State statutes and does not require cultural studies by the Corps of Engineers to prevent secondary effects. The portion of the property owned by the Town of East Hampton has been heavily developed and little development potential exists outside the area stated for demolition where any cultural resources that may have existed have already been damaged or destroyed. Cultural Resource efforts are necessary in order to make a preliminary evaluation of the Camp's eligibility to the National Register and to prepare a presumptive determination of no (adverse) effect.

**PART II - FINDINGS AND DETERMINATION OF ELIGIBILITY (FDE)**

DEFENSE ENVIRONMENTAL RESTORATION PROGRAM  
FOR FORMERLY USED SITES  
FINDINGS AND DETERMINATION OF ELIGIBILITY  
CAMP HERO  
MONTAUK, NEW YORK  
PROJECT NO. CO2NY002400

FINDINGS OF FACT

1. This project involves the demolition and removal of unwanted improvements located on land formerly used by the Department of Defense (DOD) for the establishment of Camp Hero. The project will encompass the following:

PROPERTY OWNED BY TOWN OF EAST HAMPTON

A. BUILDING DEMOLITION - Completely demolish and remove three buildings and foundations (828 square feet total). Include capping of utilities, backfill and compaction.

B. TRAILER FOUNDATION REMOVAL - Remove twenty trailer foundations (2,700 square feet total). Also remove twenty water utility hook-ups located adjacent to trailer foundations. Include backfill and compaction.

C. UTILITY POST REMOVAL - Remove twenty short utility posts located adjacent to trailer foundations.

D. SITE GRADING AND SEEDING - Site grade and seed 25,000 square yards of area disturbed by demolition.

PROPERTY OWNED BY STATE OF NEW YORK

A. BUILDING DEMOLITION - Completely demolish and remove 36 buildings and five towers including foundations (77,788 square feet total). Approximately 17 of these buildings contain hot water storage tanks covered with asbestos insulation that will also be removed. Include removal of massive equipment and machinery located in Building #P-203. Some of this equipment is packed with asbestos insulation. Tower #P-201 is a five story building in which the first floor ceiling is coated with sprayed on asbestos insulation. Include capping of utilities, backfill and compaction, and removal of asbestos from 22 buildings. Prior to demolition and selection of disposal method, sampling of insulation used in buildings is necessary to determine the presence of asbestos.

B. BUNKER DEMOLITION - Reduce reinforced concrete shell of two small bunkers to rubble size by implosion. The earth mounds surrounding and topping the bunkers will be used to provide a contoured landscape over the bunker remains.

C. BUNKER SEALING - Seal off eight main entrances (944 square feet total) to two large bunkers which are too large to demolish.

D. TRAILER REMOVAL - Remove one trailer and foundation located behind Building #P-104-R.

E. DIESEL TANK REMOVAL - Remove one 200,000 gallon diesel tank (building #2037) and foundation. Include backfill and compaction. Prior to removal and selection of disposal method, vicinity and diesel tank contents will be analyzed for contamination and disposed of in an appropriate manner.

F. RETAINING WALL REMOVAL - Remove retaining wall from around Building #2037 (Diesel Tank). Include backfill and compaction.

G. HYDRANT HOUSE REMOVAL - Remove 6 Hydrant Houses (384 square feet total). Interior hydrant will remain intact.

H. FOUNDATION REMOVAL - Completely remove 18 foundations (14,550 square feet total). Include backfill and compaction.

I. SEWAGE TREATMENT PLANT DEMOLITION - Pump out system and completely remove the following structures, including foundations:

1. Primary Tank
2. Trickling Filter located under roofed structure
3. Chlorine Contact Chamber
4. Lift Station
5. Control Panel

Backfill and compact disturbed areas.

J. FUEL STORAGE TANK REMOVAL - Remove one 1,000 gallon fuel tank (located above grade), two 25,000 gallon fuel tanks (located below grade), and two 1,000 gallon fuel tanks (located below grade). Backfill and compact. Prior to removal and selection of disposal method, vicinity and fuel tank contents will be analyzed for contamination and disposed of in an appropriate manner.

K. GASOLINE PUMP AND FUEL TANK REMOVAL - Remove one gasoline pump and one 300 gallon fuel tank (located below grade). Backfill and compact. Prior to removal and selection of disposal method, vicinity and fuel tank contents will be analyzed for contamination and disposed of in an appropriate manner.

L. TRANSFORMER REMOVAL - Remove 56 transformers and 2 switches (all ground-mounted). Prior to removal and selection of disposal method, sampling of vicinity and transformer contents for PCB contamination is necessary.

M. TRANSFORMER CAGE REMOVAL - Remove six transformer cages and foundations. Prior to removal and selection of disposal method, vicinity will be analyzed for PCB contents and disposed of in an appropriate manner. Backfill and compact.

N. HEATING PIPE AND PIPE SUPPORT REMOVAL - Remove 4,000 linear feet of heating pipe and the pipe support system (support every fifteen

feet). Backfill and compact. Pipes are insulated with asbestos; therefore, a proper demolition and disposal method must be selected.

O. CHAIN-LINK FENCE REMOVAL - Remove 3,000 linear feet of chain-link fence (located in interior of site) including all posts and concrete footings.

P. ANTENNA REMOVAL - Remove three antennas supported with guy wires located around Building #P-104.

Q. FILLING MANHOLES - Fill ten open manholes/gun emplacements.

R. REMOVE RADAR SATELLITE AND GENERATOR COVERS - One radar satellite and 4 steel generator covers must be removed from the top of radar tower #P-201.

S. RADAR TOWER SEALING - One 5-story high radar tower (#P-201) with 2-foot thick concrete walls (too massive to be demolished) must be sealed off to prohibit entrance.

T. DRUM REMOVAL - Remove four drums located in Tower #P-201. Prior to removal and selection of disposal method, sampling of drum contents is necessary to determine the presence of contamination.

U. SITE GRADING AND SEEDING - Site grade and seed 350,000 square yards of area disturbed by demolition.

The structures proposed for demolition are considered to be a hazard to the safety of the general public within the context of the property's designated use. The State of New York has plans to convert their portion of the site into a park. The Town of East Hampton has plans to build low income housing on their portion of the site.

2. Camp Hero is located in Block Island Sound, Town of Montauk Point, County of Suffolk, State of New York. Montauk Point is approximately 25 miles south of New London, Connecticut and 17 miles east of East Hampton, New York. Audited records of the New York District indicate that by various condemnations proceedings between 29 August 1941 and 9 May 1944, 468.69 acres fee were obtained by the Department of the Army for the establishment of Camp Hero. The subject installation was part of the Long Island Harbor Defense System.

3. Camp Hero was built by the Department of the Army during the 1940's and consists of approximately 65 improvements. Camp Hero was part of the Long Island Harbor Defense System for defense in case of an invasion attempt by enemy forces. Camp Hero was solely under DOD control during the period of DOD ownership.

4. Much of Camp Hero was disposed of between 1951 and 1972 when approximately 307.65 acres fee were transferred by the Department of the Army to the Department of the Air Force for the Montauk Air Force Station. The dates and acreage transferred are as follows: 6 April 1951 - 96.94 acres, 21 October 1955 - 4.11 acres, 12 July 1957 - 8.10 acres, 31 March 1964 - 192.25 acres, and 26 December 1972 - 6.25 acres. The remaining 161.04 acres of Camp Hero were disposed of or transferred pursuant to

Report of Excess to the General Services Administration (GSA) or by Secretarial Transfer. On 18 July 1974, 119.26 acres were conveyed to the State of New York for park use. On 23 April 1983, an additional 18.09 acres were conveyed to the State of New York for use as a park. In addition, 17.44 acres were transferred to the Department of the Navy for military purposes and 6.25 acres were transferred to the U.S. Coast Guard for station use. On July 20, 1983, the Department of the Navy disposed of 17.44 acres to the Town of East Hampton. On 15 March 1982, the 307.65 acres transferred to the Air Force for the Montauk Air Force Station were excessed by GSA. GSA conveyed 29.84 acres (housing area) to the Town of East Hampton and 277.71 acres to the State of New York for park use. The three quitclaim deeds that conveyed subject property to the State of New York contained a recapture clause and a clause stating that the subject property can be used only for park purposes. Also, the quitclaim deed which conveyed 29.84 acres fee to the Town of East Hampton restricts the use of the subject property to low-middle income housing.

5. Portions of the site have been beneficially used in the intervening years since DOD ownership. The U.S. Coast Guard utilizes 6.25 acres for station use. The Town of East Hampton currently owns 29.84 acres of the site and is restricted to use the subject property for low-middle income housing. The majority of East Hampton's property is used for this purpose, however there is a portion of the property that has not been beneficially used since DOD ownership. The portion of the site was formerly used as a trailer park by the DOD. The Town of East Hampton desires that two buildings be completely demolished. Building #P-119 (formerly used as a laundromat) and a bus-stop shelter (no building number) are proposed for demolition. Also a hydrant house (Building #2066) exists on the site and is proposed for demolition, however, the Town has requested that the hydrant remain intact. In addition, the remains of concrete trailer pads as well as utility facilities for each trailer are to be completely removed. The Town of East Hampton desires that all the fire hydrants and roads be retained as well as the bathroom facilities and an 82 gallon water heater located in the laundry room. All of the structures and facilities proposed for demolition and removal are considered hazardous. The Town of East Hampton is presently considering developing low income housing on this site.

The State of New York currently owns 415.06 acres of the site and is restricted to use the subject property for park purposes. Buildings #3001, #P-33 and the A,T&T Building are the only buildings currently utilized by the State of New York. Building #3001 and the A,T&T Building are currently being used as an administration and maintenance building for the site. Building #P-33 is currently being used as a garage. None of the remaining buildings existing on the State of New York's property have been beneficially used since DOD ownership. The following buildings are considered hazardous to the condition of the site and thus are proposed for demolition: #T-1 (dormitory), #T-3 (gymnasium), #P-6 (library), #P-7 (dormitory), #P-8 (dormitory), #P-11 (dormitory), #P-12 (police headquarters), #P-13 (office - post office), #P-14 (dormitory), #P-15 (dormitory), #P-16 (NCO Club), #P-17 (dispensary), #P-18 (dormitory), #P-19 (dormitory), #P-98, #P-99 (warehouse), #P-101 (operations center), #P-104 (weather station), #P-104-R and trailer behind building, #P-105 (heating plant), #P-106 (guard house), #P-107 (electric switching station), #P-108 (engineer's office), #P-203 (power plant), #P-204, #P-205 (tower),

metal shed located adjacent to #P-205, #P-205T (concrete tower), #P-208 (BCE maintenance shop), #P-209 (tower), #MAF-1 (pump house), #MAF-9 (pump house), #P-210 (tower), #P-111 (material control-base supply), #MAF-10 (well house), #MAF-31 (reservoir) and #P-116 (restroom). Two bunkers will also be demolished: small bunker (#P-115) and small bunker (no building number). Two bunkers which are too large to demolish will be sealed: large bunker (#P-100), and large bunker (no building number). In addition, demolition of six hose houses: #2004, #2005, #2006, #2007, #2009 and #2016 (hydrants to be utilized), a sewage treatment plant, and two guard houses (with no building numbers) is proposed. Also removal of two 1,000 gallon and two 25,000 gallon underground fuel storage tanks, as well as one 1,000 gallon fuel storage tank and one 200,000 gallon diesel tank (Building #2037) located above ground is proposed. One 5-story high radar tower (#P-201) with 2-foot thick concrete walls (too massive to be demolished) must be sealed off to prohibit entrance. One satellite and 4 steel generator covers must also be removed from the top of radar tower #P-201. Fifty-six ground-mounted transformers and two switches, as well as six transformer cages are to be removed from the site. In addition, removal of concrete slabs and the piping from the central steam building, as well as the removal of a gas pump and interior fence is proposed.

The following buildings are to be utilized for development of a state park and are to be retained: #P-4 (dormitory), #P-5 (dormitory), #P-9 (post exchange), #P-20 (pump station - filter plant), #P-21 (water treatment plant), #P-22 (mess hall), #P-109 (dormitory), #P-206 (bowling alley), #MAF-12 (well house), #P-33 (garage), and the A,T&T Building.

#### DETERMINATION

Based on the foregoing findings of fact, the present condition of the site as described above has been determined to be the result of a prior DOD utilization in connection therewith. Moreover, it is determined that an environmental restoration project, to the extent set out herein, is an appropriate undertaking within the purview of the Defense Environmental Restoration Program, established under Public Law 98-212, for the reasons stated above.

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Date

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LLOYD A. DUSCHA, P.E.  
Deputy Director  
Directorate of Engineering  
and Construction

PART III  
POLICY CONSIDERATION  
CAMP HERO  
MONTAUK, NEW YORK  
PROJECT NO. C02NY002400

Current DOD policy considerations do not impact the determination of this project. Structures proposed for demolition and removal have not been beneficially used.

PART IV  
PROJECT RECOMMENDATIONS  
CAMP HERO  
MONTAUK, NEW YORK  
PROJECT NO. C02NY002400

It is recommended that the debris removal project be approved as proposed. Chemical testing for contamination is required for 53 transformers, 4 fuel drums and 9 fuel tanks. This project should receive a high implementation priority. There is a high potential for injury or fatality. Montauk Point is a heavily visited summer resort area. Being surrounded by functioning park land, the former Camp Hero is frequented by curious tourists who investigate, camp out at and vandalize the site. Vandalism increases the deterioration rate of the site as well as the possibility of a severe accident or fatality on the site. Park representatives have been unsuccessful in preventing access to the site and warning signs they have put up have been vandalized.