



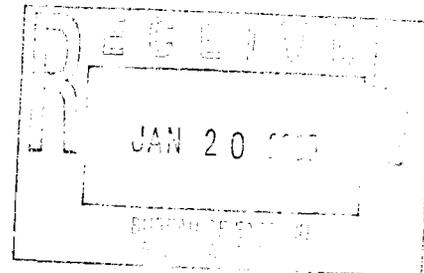
DEPARTMENT OF THE AIR FORCE
AIR FORCE REAL PROPERTY AGENCY



January 18, 2005

MEMORANDUM FOR NYS DEPT OF ENVMTL CONSERVATION
ATTN: MR. JAMES LISTER
Bureau of Eastern Remedial Action
625 Broadway, 11th Floor
Albany NY 12233-7015

FROM: AFRPA/DA Plattsburgh
304 New York Road
Plattsburgh NY 12903



SUBJECT: Completed/Signed FOST and SEBS - Parcel A2.9

Attached are copies of the recently signed FOST, SEBS, and the Public Notice for Parcel A2.9, Central Old Base Area.

MICHAEL D. SOREL, PE
Site Manager/BRAC Environmental Coordinator

Attachments:
FOST/SEBS/Public Notice - Parcel A2.9,
Central Old Base Area

cc:
USEPA (Mr. Robert Morse) (Atch under sep cover)



DEPARTMENT OF THE AIR FORCE
AIR FORCE REAL PROPERTY AGENCY



January 18, 2005

MEMORANDUM FOR USEPA, REGION 2
ATTN: MR. ROBERT MORSE
Federal Facilities Section
290 Broadway, 18th Floor
New York NY 10007-1866

FROM: AFRPA/DA Plattsburgh
304 New York Road
Plattsburgh NY 12903

SUBJECT: Completed/Signed FOST and SEBS - Parcel A2.9

Attached are copies of the recently signed FOST, SEBS, and the Public Notice for Parcel A2.9, Central Old Base Area.

MICHAEL D. SOREL, PE
Site Manager/BRAC Environmental Coordinator

Attachments:
FOST/SEBS/Public Notice - Parcel A2.9,
Central Old Base Area

cc:
NYSDEC (Mr. James Lister) (Atch under sep cover)

**FINAL FINDING OF SUITABILITY TO TRANSFER (FOST)
FOR
PARCEL A2.9, CENTRAL OLD BASE AREA
Former Plattsburgh Air Force Base (AFB), New York
December 2004**

1. PURPOSE

1.1 This Finding of Suitability to Transfer (FOST) documents the environmentally related findings and the suitability to transfer for eight buildings and three support structures on the former Plattsburgh AFB, New York. The buildings, structures, and associated land are described in Section 2 below and are collectively referred to as the "property" in this FOST. The property will be conveyed by deed pursuant to an Economic Development Conveyance in accordance with Title XXIX of the National Defense Authorization Act for Fiscal Year 1994, Public Law No. 103-160. A portion of the property, Building 426, is being deeded in anticipation of resale to J.S. Seiden Real Estate & Commercial Development, a real estate redevelopment corporation, for commercial use (Plattsburgh City Court, and professional offices). The anticipated reuse for the remainder of the property is commercial/industrial and public roads.

1.2 This FOST is a result of a thorough analysis of information contained in the following documents: (1) the Final Environmental Impact Statement (FEIS) for the Disposal and Reuse of Plattsburgh AFB, November 1995; (2) the Asbestos Survey of Plattsburgh AFB prepared by EA Science, Engineering and Technology, dated December 1995; (3) the Final Finding of Suitability to Lease (FOSL) for Building 426, dated October 1996; (4) the Closure Report for the Removal of Underground Storage Tanks, Oil/Water Separators, Septic Tanks, and Aboveground Storage Tanks (six volumes) prepared by OHM Remediation Services Corporation, dated April 1997; (5) the Basewide Environmental Baseline Survey (EBS) for Plattsburgh AFB, revised May 1997; (6) the Environmental Assessment of Alternative Land Uses (Supplement to the November 1995 FEIS) prepared by Tetra Tech, Inc., dated May 2000; (7) the Final Record of Decision (ROD) for Installation Restoration Program (IRP) Sites SS-018 and SS-028; dated August 2000; (8) the Final Finding of Suitability to Lease (FOSL) for the Central Old Base Facilities and Base Communication Center, dated November 2000; (9) the Final Report on the Supplemental Evaluation to the Basewide Environmental Baseline Survey prepared by URS Consultants, dated May 2001 (10) the Final Finding of Suitability to Transfer (FOST) for Parcel A2.3, Old Base and Medical Facilities, dated August 2001 (11) the Land Use Control/Institutional Control Management Plan for Former Plattsburgh AFB, dated October 2002; (12) the Draft Closure Report for EBS Factor SPL-428, Building 428 Pole Barn, dated March 2003, prepared by Versar Inc. (13) the Draft Closure Report for EBS factor STW-426-2, dated March 2003, prepared by Versar Inc.; (14) the Semiannual Monitoring Report for the October 2003 Groundwater Sampling for Sites SS-018 and SS-028, dated May 2004, prepared by URS Consultants, Inc. (15) the Final Finding of Suitability to Transfer (FOST) for Parcel K-2, Lakefront Area, dated May 2004; (16) the Visual Site Inspection (VSI) conducted July 12, 2004 and August 11, 2004; and (17) the Draft Supplemental Environmental Baseline Survey for Parcel A2.9, Central Old Base Area, dated August 2004. All documentation used for preparation of this SEBS and FOST is

available for review at the Air Force Real Property Agency office in Plattsburgh, New York.

2. PROPERTY DESCRIPTION

The Central Old Base Area is situated near the east edge of the former Plattsburgh AFB and consists of eight buildings and three support structures on a parcel of approximately 10.4 acres. The buildings and structures with their sizes and construction dates are listed in Table 2 below. The property also includes roads and automobile parking areas supporting the buildings. This area was consistently used for maintenance shops, storage, and administrative offices since construction of the air base. Detailed historic land use for this area can be found on pages 1 and 2 of Table B-1 in the Basewide EBS. The area is shown on Attachments 1A and 1B.

Table 2, Facility Information

Building (B) or Support Structure (S) Number	Usage	Size (each)	Year Constructed/Removed
426 (B)	Base Engineer Offices and Maintenance Shops	66,406 SF	1896
428 (S)	Covered Storage	4,000 SF	1981
483 (B)	Warehouse	6,852 SF	1922
485 (B)	Warehouse	1,186 SF	1933
486 (S)	Hazardous Waste Storage	200SF	1991/2003
492 (B)	Warehouse	9,395 SF	1937
504 (S)	Storage Shed	120 SF	1990/1999
505 (B)	Vehicle Operations	1,005 SF	1936
508 (B)	Base Engineer Maint. Shops	17,002 SF	1936
509 (B)	Auto Hobby Shop	7,916 SF	1936
512 (B)	Warehouse	5,000 SF	1993

3. NATIONAL ENVIRONMENTAL POLICY ACT (NEPA) COMPLIANCE

The environmental impacts of this proposal have been adequately analyzed and disclosed in compliance with the NEPA. This proposed action complies with the projected commercial and industrial land use for this area as outlined in the May 2000 Environmental Assessment of Alternative Land Uses (Supplement to the November 1995 FEIS).

4. ENVIRONMENTAL CONDITION OF THE PROPERTY

Based on a review of the Basewide EBS and VSIs of the property, the buildings and structures are considered Department of Defense Environmental Condition Category (ECC) 1, 2, 3 or 4 as indicated in Table 4 below. Category 1 areas are those where no release or disposal of hazardous substances or petroleum products has occurred; Category 2 areas are those where only release or disposal of petroleum products has occurred; Category 3 areas are those where release and/or disposal of hazardous substances has occurred, but at concentrations that do not require a removal

or remedial action; Category 4 are those where release, disposal, and/or migration of hazardous substances has occurred, and all remedial actions necessary to protect human health and the environment have been taken. The Category 1 rating is a result of there being no documented spills or releases, or signs of contamination (as noted during the VSIs), for the facilities as shown in Table 4 below. The Category 2 rating is a result of spills, releases, or disposal of petroleum product at facilities as listed in Table 4 below. The Category 3 rating is a result of contamination from waste handling practices associated with Building 426 (STW-426-2). An evaluation has been completed and no further action required. The Category 4 rating is a result of contamination present and the status of remedial activities associated with IRP Sites SS-018 and SS-028. Changes in the condition category of these facilities, since publication of the Basewide EBS, are presented in Table 4 below. The condition of the property has changed from a Category 7 as a result of the completion of the evaluation of the EBS Factor STW-426-2 (no further action required) and the Record of Decision for IRP Sites SS-018 and SS-028 which specifies institutional controls and groundwater monitoring. Institutional controls are in place and groundwater monitoring has been ongoing since 2001. Condition categories have also changed to Category 1 and 2 for several facilities as a result of revised DoD guidance (which allows Category 1 designation for hazardous or petroleum storage locations if there have been no spills or releases, and allows Category 2 designation for areas where only petroleum disposal/releases have occurred). Building 512 was not previously evaluated in the Basewide EBS.

Table 4, Property Transfer Category

Location	Old ECC	New ECC	Comments
426	7	3	STW-426-2 has been evaluated; no further action is required.
428	7	2	SPL-428-2 is a hydraulic fluid release and has been closed out. SPL-428-1 is a petroleum release; completion of evaluation is pending resolution of regulatory comments.
483	3	2	Petroleum contamination from UST; cleaned up.
485	5	2	Minor petroleum spill; closed out.
486	2	1	No spills, releases, or contamination associated with this facility.
492	3	2	Minor petroleum contamination present from UST.
504	7	4	Facility removed 1999; area is within IRP Site SS-028; Record of Decision was signed September 2000. Institutional controls are in place and groundwater monitoring is in progress.
505	4	2	Minor petroleum contamination from spill and UST.
508	7	4	Contamination present from IRP Site SS-028.
509	7	4	Contamination present from IRP Site SS-018; Record of Decision was signed September 2000. Institutional controls are in place and groundwater monitoring is in progress.
512	-	4	Facility is within IRP Site SS-028.

5. RESTRICTIONS AND NOTIFICATIONS

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

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

5.1 Hazardous Substances Notification

Consistent with the provisions of CERCLA § 120(h)(3), which requires that whenever federal property on which hazardous substances were stored for one (1) year or more, released or disposed of is conveyed, each Deed entered into for the conveyance of such property will include a notice of the type and quantity of such hazardous substances and of the time at which such storage, release or disposal took place. This notice requirement was codified at 40 CFR Part 373 which provides that the notice requirement applies only when hazardous substances are or have been stored in quantities greater than or equal to: (1) 1,000 kilograms or the hazardous substance's CERCLA reportable quantity found in 40 CFR Part 302.4, whichever is greater (40 CFR Part 373.2(b)); or (2) 1 kilogram if the substance is an acutely hazardous substance found in 40 CFR Part 261.30 (40 CFR Part 373.2(b)). Additionally, this regulation also provides that the notice required for the known release of hazardous substances applies only when the hazardous substances are or have been released in quantities greater than or equal to the substance's CERCLA reportable quantity. A list of hazardous substances known to be stored on the property at quantities requiring notification for a period of one (1) year or more, or disposed of on the property, is provided in Attachment 3, Notice of Hazardous Substances Stored. There were releases of hazardous substance on the property and a Notice of Hazardous Substances Released is provided in Attachment 4. All hazardous substance spill/releases on the property are associated with IRP Sites SS-018, SS-019, SS-020, and SS-028 and are discussed in Section 5.2 below. The property contains low levels (below action levels) of chlorinated solvents in the groundwater (from IRP Sites SS-018 and SS-028). A hazardous substance notice will be given in the Deed of the type and quantity of hazardous substances and the time at which storage, release, or disposal took place.

5.2 Installation Restoration Program (IRP) and Areas of Concern (AOCs)

The U.S. Air Force, the U.S. Environmental Protection Agency (USEPA), and the New York State Department of Environmental Conservation (NYSDEC) entered into a Federal Facilities Agreement (FFA) effective September 1991, under Section 120 of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). There are four IRP

CERCLA sites (SS-018, SS-019, SS-020 and SS-028) located on the property. There are no IRP sites adjacent to the property.

SS-019 is the Civil Engineering Paint Shop centered around the northern portion of the western wing of Building 508. This area was included in the IRP due to the storage of waste paints/thinners and spillage/cleanup activities that occurred here. Contaminants detected here include five (5) volatiles and 24 semivolatile organic compounds (mostly PAHs), one (1) PCB, and fifteen (15) metals. An SI was completed in 1994 and recommended no further action. Regulatory concurrence for no further action was received from the United States Environmental Protection Agency (USEPA) in 1995, and the site has been closed out.

ST-020 is a Pesticide Storage Tank located behind (east of) Building 426. The site is a former 1,000-gallon UST that was used to store rinse water from the cleaning of pesticide containers. The UST was removed in 1992 and a Record of Decision recommending No Further Action was signed by the Air Force and USEPA in March 1995.

SS-018 and SS-028 are the former Auto Hobby Shop (Building 509) and the Civil Engineering Open Storage Area (immediately north of the former Auto Hobby Shop).

A revised draft final Remedial Investigation (RI) report for Site SS-018 (the former Auto Hobby Shop) was completed in April 1996. Contaminants identified in the soil during the RI include one (1) volatile and eight (8) semivolatile organic compounds (polycyclic aromatic hydrocarbons [PAHs]), two (2) pesticides, twelve (12) inorganics, and sixteen (16) metals. In addition, volatile organic compounds, exceeding Applicable or Relevant and Appropriate Requirements (ARARs) have been detected in the groundwater. Additional groundwater investigation and additional human health risk assessments have been performed as part of the Remedial Investigation of IRP SS-028 (see separate discussion below), which is immediately to the north.

An RI for Site SS-028 (the Civil Engineering Open Storage Area) was completed in 1999. The RI included soil and groundwater sampling from twenty-seven (27) boring locations and six (6) monitoring wells to delineate the extent of chlorinated hydrocarbons in the groundwater. The RI also included a human health risk assessment and a screening level ecological risk assessment that incorporates data collected from remedial activities at IRP Sites SS-018 and SS-019. The RI indicated groundwater contaminated with chlorinated hydrocarbons (up to 43 parts per billion [ppb]) exists in several locations within Sites SS-018 and SS-028. Methyl tert-butyl ether (MTBE), an additive to unleaded fuel, was detected at five monitoring well locations, with the highest concentration (430 ppb) occurring at MW-28-007. Additional groundwater sampling was conducted, during 1999 and 2000, in consultation with NYSDEC Region 5, Bureau of Spill Prevention and Response, to further investigate the MTBE groundwater contamination. The investigation confirmed the presence of MTBE on site, but did not find MTBE in three monitoring wells located upgradient of the site. The RI also indicates surface soil contamination to the north and west of Building 509 containing PAHs totaling up to 141,000 ppb. As a result of the RI, a removal action was performed in December 1998 to remove a source of the groundwater chlorinated hydrocarbon contamination; approximately 112

cubic yards of soil (southeast of Building 485) was removed (a closure report has been completed and regulatory comments received).

A ROD for IRP Sites SS-018 and SS-028 was signed September 2000. The selected remedy includes restriction of land use to nonresidential use (see Attachment 1C.); prohibition of the installation of any wells for drinking water or any other purposes which could result in the use of the underlying groundwater; prohibition of discharge of groundwater withdrawn during construction dewatering to the ground or surface water, without prior approval of the NYSDEC; periodic monitoring of site groundwater and groundwater seeps for volatile organic compounds (VOCs) and MTBE until groundwater contaminant levels are below current regulatory standards; and five-year reviews of the remedy in accordance with Section 121(c) of CERCLA. Groundwater sampling and monitoring for VOCs and MTBE have been conducted semiannually since May 2001. Chlorinated hydrocarbons have been detected at up to 10.7 ppb); MTBE has been detected at up to 529 ppb (no other VOCs have been detected).

Based on the above, three institutional controls (ICs) will be placed upon the property in the deed in the form of use/access/deed restrictions. These ICs will be removed, in coordination with the NYSDEC and USEPA, from the deed in the future when all contaminant levels in the groundwater fall below New York State Water Quality Standards for two consecutive years (four consecutive semiannual groundwater sampling events). The ICs will:

- (1) Restrict development (in the area shown at Atch 1C) to that which supports only nonresidential use.
- (2) Prohibit installation of any wells for drinking water or any other purposes that could result in the use of the underlying groundwater depicted at Atch 1C.
- (3) Prohibit discharge of groundwater from the area depicted at Atch 1C that is withdrawn during construction dewatering to the ground or surface water without prior approval of the New York State Department of Environmental Conservation.
- (4) Protect all groundwater monitoring wells on the property (as shown at Atch 1C).

These institutional controls will be exercised in accordance with the Land Use Control/Institutional Control Management Plan for Plattsburgh AFB and applicable Federal, state, or local laws. The institutional controls pose minimal impact to the human population and to the environment, will not create any risks to the environment, and are unlikely to compromise any future environmental cleanup/mitigation efforts.

All removal or remedial actions to protect human health and the environment, in accordance with CERCLA Section 120(h)(3) have been met for the property. The determination that all remedial action necessary to protect human health and the environment is supported by the Record of Decision for IRP Sites SS-018 and SS-028, dated August 2000 and signed by the AFBCA and USEPA on September 19, 2000, and September 27, 2000, respectively. Covenants

will be included in the deed to ensure that environmental investigations and remedial activities will not be disrupted at any time. Such covenants include, but are not limited to, prohibiting activities that could disrupt any remediation activities or jeopardize the protectiveness of those remedies, such as (1) surface application of water that could impact the migration of contaminated groundwater; (2) subsurface drilling or use of groundwater unless the Air Force determines that there will be no adverse impacts on the cleanup process; or (3) construction that would interfere with, negatively impact, or restrict access for cleanup work. In addition, prior to any structure being erected or any existing building or structure being used in the groundwater contaminated area of the parcel, the potential for vapor intrusion must be evaluated and if it is determined that a potential human exposure is possible, then mitigation of the vapor intrusion must be included in the design/construction of the structure prior to occupancy.

The statutory covenant will be included in the Deed to ensure that any response or corrective actions that are the responsibility of the Air Force for hazardous substances released or disposed of on the property prior to the date of the Deed that are found to be necessary after the date of delivery of the Deed will be conducted by the United States. The obligation of the United States under this warranty does not include response actions required by an act or omission of the Transferee that either (a) introduces new or additional contamination, or (b) increases the cost of the required response action by improperly managing any CERCLA contamination present on the property on the date of the Deed from the United States. For the purposes of this warranty, the phrase “remedial action found to be necessary” does not include any performance by the United States, or payment to the Transferee from the United States, for (a) additional remedial action that is required to facilitate use of the property by the Transferee in a manner that is inconsistent with restrictions contained in the Deed, or (b) disposal of soils that do not require response actions if left in place, but must be disposed of when disturbed. A provision will also be included in the Deed to allow the United States access to the property in any case where any such response or corrective action is found to be necessary, or where such access is necessary to carry out a response or corrective action on adjoining property.

5.3 Petroleum Products/Derivatives, IRP Fuel Sites, and Miscellaneous Materials

5.3.1 There are several spills, involving petroleum products/derivatives and miscellaneous materials, associated with this property and discussed in Table 5.3.1 below.

Table 5.3.1, Petroleum/Derivatives and Miscellaneous Materials Spills/Releases

Location	Comments
426	SPL-426-1/4/5 are petroleum spills of one gallon each or less. Each is listed on the New York State Department of Environmental Conservation (NYSDEC) Spill Register (Spill # 9102825, 9500519, 9312869) as closed. SPL-426-2/3 are 20-gallon heating fuel spills associated with the removal of a 10,000-gallon (or 12,000) underground storage tank (UST) in August 1993. The spill was contained inside the excavated area; contaminated water and soil were removed and disposed of prior to installation of the new UST in the exact same location. A site assessment/characterization was completed in 1999 and is discussed further in Section 5.5 below.
428	SPL-428-1: A December 1990 spill of approximately 100 gallons of diesel fuel (the Basewide EBS reports this spill as being approximately 10-25 gallons). Some of the fuel (less than 20 gallons) drained via the storm drainage system into Lake Champlain. A site characterization of the drainage collection system around Facility 428 was completed as part of the May 2001 Report on the Supplemental Evaluation to the Basewide EBS and recommended cleaning of the drainage collection system and soil sampling adjacent to the catch basins. The cleaning and additional sampling were completed in 2002 and documented in the March 2003 Draft Closure Report for EBS Factor SPL-428-2. Soil sampling results were below NYSDEC cleanup values and no further action has been recommended. The draft report has received regulatory comments, and a revised report is in progress. SPL-428-2: A spill of 4 gallons of hydraulic fluid. It is Spill #9204493 on the NYSDEC Oil and Hazardous Material Spill Register and is listed as closed. No concerns/ signs of contamination were noted during the VSIs.
485	SPL-485: A spill of 0.5 gallons of #2 fuel oil. It is listed as Spill #9515581 on the NYSDEC Oil and Hazardous Material Spill Register and is listed as closed. No concerns or contamination were noted during the VSIs.
505	SPL-505: A spill of approximately 10-15 gallons of #2 fuel oil. It is listed as Spill #8906396 on the NYSDEC Oil and Hazardous Material Spill Register and is listed as closed. No concerns or contamination were noted during the VSIs.
508	SPL 508-2: Spill of approximately 200 gallons of diesel fuel, December 1990. It is Spill # 9009711 on the NYSDEC Oil and Hazardous Material Spill Register and is listed as closed. (The Basewide EBS lists this spill as 200 gallons but the spill register lists it as 100 gallons.) However, review of base spill documentation indicates this is the same spill as SPL-428-1 (spill occurred at Facility 428, but Building 508 is adjacent to the east). Note: SPL-508-1 involves chlorinated solvents, is associated with IRP Site SS-019 and discussed in Section 5.2 above.

5.3.2 There is an IRP Fuel Site located on the property.

SS-025 was an abandoned 10,000-gallon UST used to store motor fuel. This site is a fuel spill site subject to the Resource Conservation and Recovery Act (RCRA), with oversight being provided by the NYSDEC Region 5 Spill Response Office. The UST was removed in 1991. Laboratory analysis of soil samples, taken after the tank was removed, found no contamination.

An Air Force No Further Action Decision Document was signed in 1992 and concurrence received from NYSDEC Region 5 in March 1997.

5.4 Oil/Water Separators

There was an oil/water separator located at the northeast end of the Auto Hobby Shop, Building 509. The separator and an associated underground holding tank were removed in 1996. Soil sampling of the excavation indicated contamination (PAHs totaling up to 23,000 ppb); the contamination does not appear to be associated with the oil/water separator; and is being addressed as part of IRP Site SS-018 (see Section 5.2 above). The Transferee will be responsible for complying with any applicable Federal, State, and local environmental regulations and for obtaining any required permits for installation and operation of oil water separators.

5.5 Storage Tanks and Petroleum Handling Facilities

There have been several storage tanks associated with this property. There is currently one underground storage tank located at Building 426. All other storage tanks remaining on this property are aboveground storage tanks (ASTs) at Buildings 485, 492, 505, 508, and 509. All tanks are used for heating oil for their respective building heating systems. All storage tanks on this property are maintained by and the responsibility of the Plattsburgh Airbase Redevelopment Corporation (PARC). All other USTs previously located on this property have been removed. UST closure reports have been completed (April 1997) for all UST removals and submitted to NYSDEC Region 5, Spill Response Office (April 1997). NYSDEC Region 5 concurrence with No Further Action has been received for USTs associated with Building 426, 485, 492, 505, and 508. A summary of the storage tanks associated with this property is presented in Table 5.5 below. Further information on these tanks is presented in Tables E-1 and E-2 of the Basewide EBS.

Table 5.5, Storage Tanks

Location	Comments
426	<p>There are three UST locations listed in the Basewide EBS. UST-426-A was a 5,000-gallon UST installed outside the south annex (of Building 426) in the 1950s and provided heating fuel. The tank was abandoned in 1981 when a new tank was installed (in 1981, discussed below) and removed in May 1996. Approximately 412 cubic yards of soil was removed. UST-426-B-1 was a 10,000- or 12,000-gallon heating fuel tank located on the east side of the building. The tank was replaced by a double-walled UST (UST-426-B-2) that meets the new UST regulations. UST-426-B-2 is still in place and supports the building's heating system. There are two spills (SPL-426-2/3) associated with this tank location and are discussed in Section 3.2.1. No Further Action (NFA) concurrence has been received (July 10, 2001) from NYSDEC Region 5 for UST locations 426-A and 426-B. The third UST location was a pesticide storage tank located on the east side of the building, but removed in 1992. This tank is IRP Site ST-020 and is discussed in Section 5.2 above. No concerns or signs of contamination were observed during the VSIs.</p>
483	<p>A 1,000-gallon heating fuel UST (UST-483-A) was removed in 1995. Initial soil sampling indicated six SVOCs each exceeding action levels and totaling 7,556 ppb. Follow-up sampling (after removal of approximately 69 cubic yards of soil) shows no contamination. An AST (AST-483-B) was removed prior to 1994. No contamination/concerns noted during the VSIs.</p>
485	<p>A 550-gallon heating fuel UST was removed in 1996 and replaced with a 500-gallon AST. Soil sampling results show no contamination in the soil. NFA concurrence has been received from NYSDEC Region 5 (July 9, 2001). No contamination or concerns noted during the VSIs.</p>
492	<p>A 1,000-gallon heating fuel oil UST was removed in 1996 and replaced with a 1,000-gallon AST. The only contamination detected in the soil was Benzene at 1.1 ppb, but was attributed to associated blank contamination. NFA concurrence has been received from NYSDEC Region 5 (July 10, 2001). No contamination or concerns were noted during the VSIs.</p>
500	<p>A 125-gallon diesel tank was identified from historic Plattsburgh AFB tank inventories. There was no evidence of the building or tank during the Basewide EBS or subsequent VSIs.</p>
505	<p>A 550-gallon heating fuel UST (UST-505-A) was removed in 1995. Soil sampling indicates two VOCs and two SVOCs all below action levels. NFA concurrence has been received from NYSDEC Region 5 (July 10, 2001). A 10,000-gallon gasoline UST (UST-505-B, installed prior to activation of the Air Force base in the 1950s) was found/removed in 1991 and is addressed as IRP Site ST-025 (see Section 5.3.2 above). During the VSIs, a 275-gallon heating fuel AST was noted in the mechanical room. No other concerns or contamination was noted during the VSIs.</p>
508	<p>A 1,000-gallon heating fuel UST (UST-508-A) was removed in 1996 and replaced with a 1,000-gallon aboveground tank (AST-508-1). Soil sampling results indicate one VOC and two semi-volatile organic compounds (SVOCs)</p>

	all below action levels. NFA concurrence has been received from NYSDEC Region 5 (July 10, 2001). The Basewide EBS also lists a 500-gallon heating fuel UST (UST-508-B), but also indicates this tank was most likely an aboveground tank (per base employees) that was removed and replaced by UST-508-A. A 600-gallon gasoline AST was relocated here from the base marina in 1996, but was relocated to Building 2337 in 2003. No contamination or concerns were noted during the VSIs.
509	A 1,000-gallon heating fuel UST was removed in 1996. Soil sampling indicates PAHs up to 3,920 ppb. The contamination does not appear to be associated with the UST and is being addressed as part of IRP Site SS-018 (see Section 5.2 above), which includes this area. The EBS lists two ASTs. An 800-gallon waste oil AST (AST-509-B-1) was removed in 1996. The EBS noted tank saddles (supports) for another AST (AST-1809-C) that was removed prior to 1994. During the VSIs, a 1,000-gallon heating fuel AST (AST-509-B-2) was noted in the same place as the previous 800-gallon AST. No contamination or concerns were noted during the VSIs.

The transferee will be responsible for complying with any applicable Federal, state, and local laws relating to the operation, maintenance, and removal of these storage tanks.

5.6 Asbestos-Containing Material (ACM)

A Basewide Asbestos Survey has been completed and is summarized in Table H-1a of the Basewide EBS. Structures No. 428 and 504 were surveyed and determined not to contain ACM. A summary of all other facilities is presented listed below.

Table 5.6, Asbestos-Containing Materials (ACM)

Location	Comments
426	Thirteen homogeneous areas contain ACM: floor tile and felt backing, linoleum and backing, light vinyl sheeting, and mastic associated with floor tile and vinyl sheeting. No damaged or deteriorated ACM was observed during the VSIs.
483	Only ACM present is mudded fittings. No damaged or deteriorated ACM was noted during the VSIs.
485	Only ACM present is window putty and furnace gasketing. No damaged or deteriorated ACM was noted during the VSIs.
486	Not surveyed; building is all metal. No concerns noted during VSIs.
492	Twelve homogeneous areas contain ACM: floor tile and carpet/floor tile mastic. No damaged or deteriorated ACM was noted during the VSIs.
505	Five homogeneous areas contain ACM: floor tile, carpet mastic, pipe insulation, and mudded fittings. No damaged/deteriorated ACM noted during VSIs.
508	Six homogeneous areas contain ACM: floor tile and mastic. No damaged or deteriorated ACM was noted during the VSIs.

509	Seven homogeneous areas contain ACM: floor tile, transite board, pipe insulation, and mudded fittings. No damaged or deteriorated ACM was noted during the VSIs.
512	Not surveyed. Building (lumber storage shed) is constructed of metal and concrete. No ACM present. No concerns noted during the VSIs.

The property to be conveyed contains asbestos-containing material (ACM).

ACM in Structures or Buildings: Based on an inspection of the property and a review of the environmental baseline survey reports, the ACM located in structures on the property is in good condition and not damaged or deteriorated to the extent that it creates a potential source of airborne fibers.

ACM in Utility Pipelines: No CERCLA remedial action for ACM in belowground utility pipelines is required. ACM, such as transite pipes or pipes wrapped with asbestos insulation may be found in (or on) utility pipelines located on this property. ACM associated with utility pipelines below ground does not pose a threat to human health or environment as long as it is not disturbed, or if it is disturbed, proper care is taken to manage and dispose of it. Utility pipelines below the ground have not been inspected. The property recipients and subsequent transferees will be given notice of the possibility of ACM in utility pipelines through a notice in the deed. The deed will provide notice to the property recipients that the Air Force will not be responsible for the ACM in utility pipelines.

ACM in Demolition Debris: ACM, which was commonly used in building materials, may be located at building demolition locations. Based upon an inspection of the property and a review of the environmental baseline survey reports, no such locations are specifically known at this base. No CERCLA remedial action is required at this time. However, it is possible that there are undiscovered locations where demolition debris may be found by the property recipient or subsequent transferees during ground disturbance activities. The property recipient and subsequent transferees will be cautioned by notice in the deed to exercise care during ground disturbing activities. The property recipient or subsequent transferees will be required to notify the Air Force promptly of any demolition debris containing friable asbestos and believed to be associated with Air Force activities. The property recipients or subsequent transferees will be required to allow the Air Force a reasonable opportunity to investigate and, if a CERCLA remedial action is necessary, to accomplish it.

General: The deed will contain a provision stating that the property recipient and subsequent transferees, in their use and occupancy of the property, will be responsible for complying with all applicable Federal, state, and local laws relating to asbestos.

5.7 Indoor Air Quality

The potential for vapor intrusion into buildings on this property may be present due to groundwater contamination associated with IRP Sites SS-018 and SS-028, which are discussed in Section 5.2 above.

Prior to any structure being erected or any existing building or structure being used in the groundwater contaminated area of the parcel, the Transferee must evaluate the potential for vapor intrusion. If it is determined that a potential human exposure is possible, then the Transferee must include mitigation of the vapor intrusion in the design/construction of the structure prior to occupancy.

5.8 Lead Based Paint (LBP), Other Facilities

A Lead-Based Paint (LBP) survey has not been performed for this property. All facilities, except 428, 486, 504 and 512, were constructed prior to the DoD ban on the use of lead-based paint in 1978 and are likely to contain, or be coated with, one or more coats of such paint. The VSI noted deteriorated paint surfaces for each of these facilities as follows:

Table 5.8 , Lead-Based Paint, Other Facilities

Location	Comments
426	Deteriorated/peeling paint was noted, during the VSIs, on the exterior trim
483	Deteriorated/peeling paint was noted, during the VSIs, on the rain gutters
485	Deteriorated/peeling paint was noted, during the VSIs, on the exterior trim
492	No deteriorated/peeling paint noted during the VSIs.
505	No deteriorated/peeling paint noted during the VSIs.
508	Deteriorated/peeling paint was noted, during the VSIs, on the exterior trim
509	No deteriorated/peeling paint noted during the VSIs.

Lead-based paint was commonly used prior to 1978 and, therefore, LBP may be on the property. Furthermore, LBP may appear in soils as a result of deterioration, maintenance activities, and demolition. Based upon its evaluation of available records, the Air Force has concluded that remedial action under CERCLA is not necessary.

Therefore, the Deed shall include a notice to the transferee and subsequent transferees, notifying them that LBP may be on the property and advising them that caution should be exercised during any use of the property that may result in exposure to LBP. By a covenant in the Deed, the transferee and its successors will acknowledge and accept responsibility for managing LBP in accordance with all applicable laws and regulations and for promptly notifying the Air Force of any discovery of LBP in soils that appears to be the result of Air Force activities and is found at concentrations requiring remediation. The transferee and subsequent transferees will be required to provide the Air Force an opportunity to investigate such discoveries, and, if a CERCLA response action is necessary, to accomplish it. The Deed will reserve a non-exclusive easement to the Air Force to enable it to investigate any such discoveries and take any remedial action found to be necessary.

5.9 Historic Property

U.S. Oval is a Registered Historic District and is listed in the National Register of Historic Places (NRHP). This registry also includes all buildings and structures within the boundaries of the U.S. Oval Historic District, as shown on Attachment 1D. In addition, adjacent buildings, structures, and acreage that lie within the boundaries of the U.S. Oval Historic District Expansion Area are also shown on Attachment 1E. All the buildings and structures included in the property are either within the U.S. Oval Historic District or the U.S. Oval Historic District Expansion Area. All NRHP-listed or eligible buildings, structures, and property have been included in a Programmatic Agreement negotiated with the New York State Historic Preservation Office (NYSHPO). This agreement specifies protective covenants for all included facilities in accordance with Section 106 of the National Historic Preservation Act.

The transferee will be notified through the covenant in the deed that no alterations, construction, demolition, excavation, ground-disturbing activities, or any other actions that would affect the integrity or appearance of the historic property, facilities, or structures, can be undertaken without coordination with the NYSHPO.

5.10 Sanitary Sewer Systems (Wastewater)

The following buildings are connected to a sanitary sewer (which discharges into the City of Plattsburgh treatment facility): Buildings 426, 485, 492, 505, 508, and 509. Sanitary sewerage service is accessible to all portions of the property. The Transferee will be responsible for submitting any required applications for discharging wastewater to the sanitary sewer system and for meeting all applicable wastewater discharge permit standards.

6. REGULATORY COORDINATION

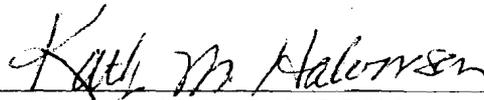
The New York State Department of Environmental Conservation (NYSDEC) and the United States Environmental Protection Agency (USEPA) were notified of the initiation of the SEBS and FOST, and were invited to participate in preparing the working draft documents. Consolidated draft documents were provided on August 16, 2004, for formal review and comment. USEPA comments (Atch 5A) were provided September 16, 2004, and were incorporated or addressed (Atch 6). NYSDEC comments (Atch 5C) were provided on September 23, 2004 and October 25, 2004, and were incorporated or addressed (Atch 6). Draft Final documents were provided on October 26, 2004. NYSDEC and USEPA responses (Atch 5D and 5E) were received on November 9, 2004. The NYSDEC response indicated that all comments were adequately addressed. USEPA comments were incorporated or addressed (Atch 6).

7. FINDING OF SUITABILITY TO TRANSFER

The deed proposal has been adequately assessed and evaluated for (a) environmental hazards, (b) environmental impacts anticipated from future use of the property, and (c) adequate notice of disclosure resources. The future use of the property does not present a current or future risk to human health or the environment, subject to inclusion and compliance with the appropriate deed covenants and notifications as addressed above. The property, therefore, is suitable for transfer.

DEC 22 2004

Date



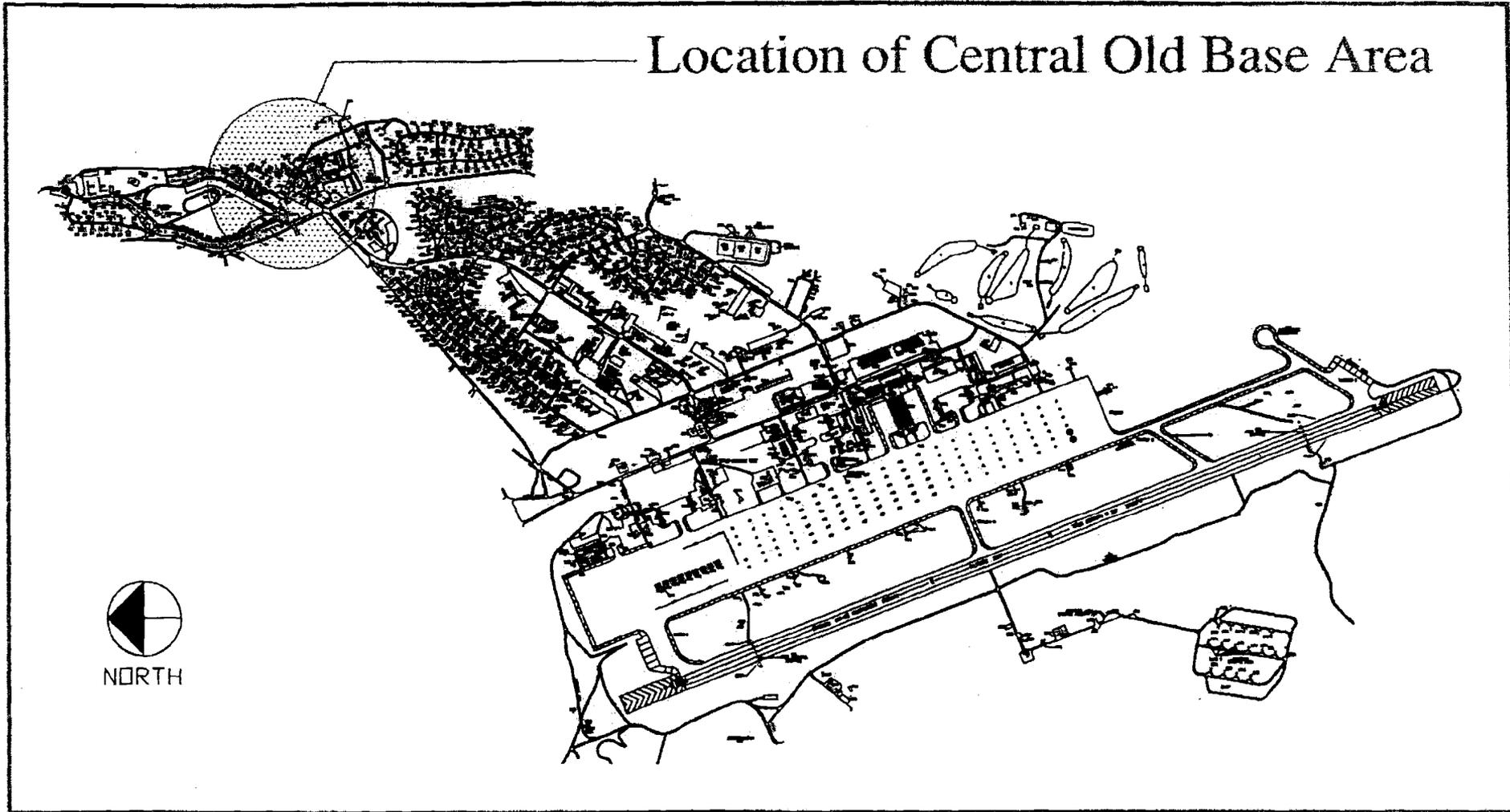
KATHRYN M. HALVORSON

Director

Air Force Real Property Agency

Attachments:

- 1A-D. Property Map(s)
2. Environmental Factors Considered
3. Notice of Hazardous Substances Storage
4. Notice of hazardous Substances Release
- 5A-E. Regulator Comments
6. Air Force Response to Regulator Comments



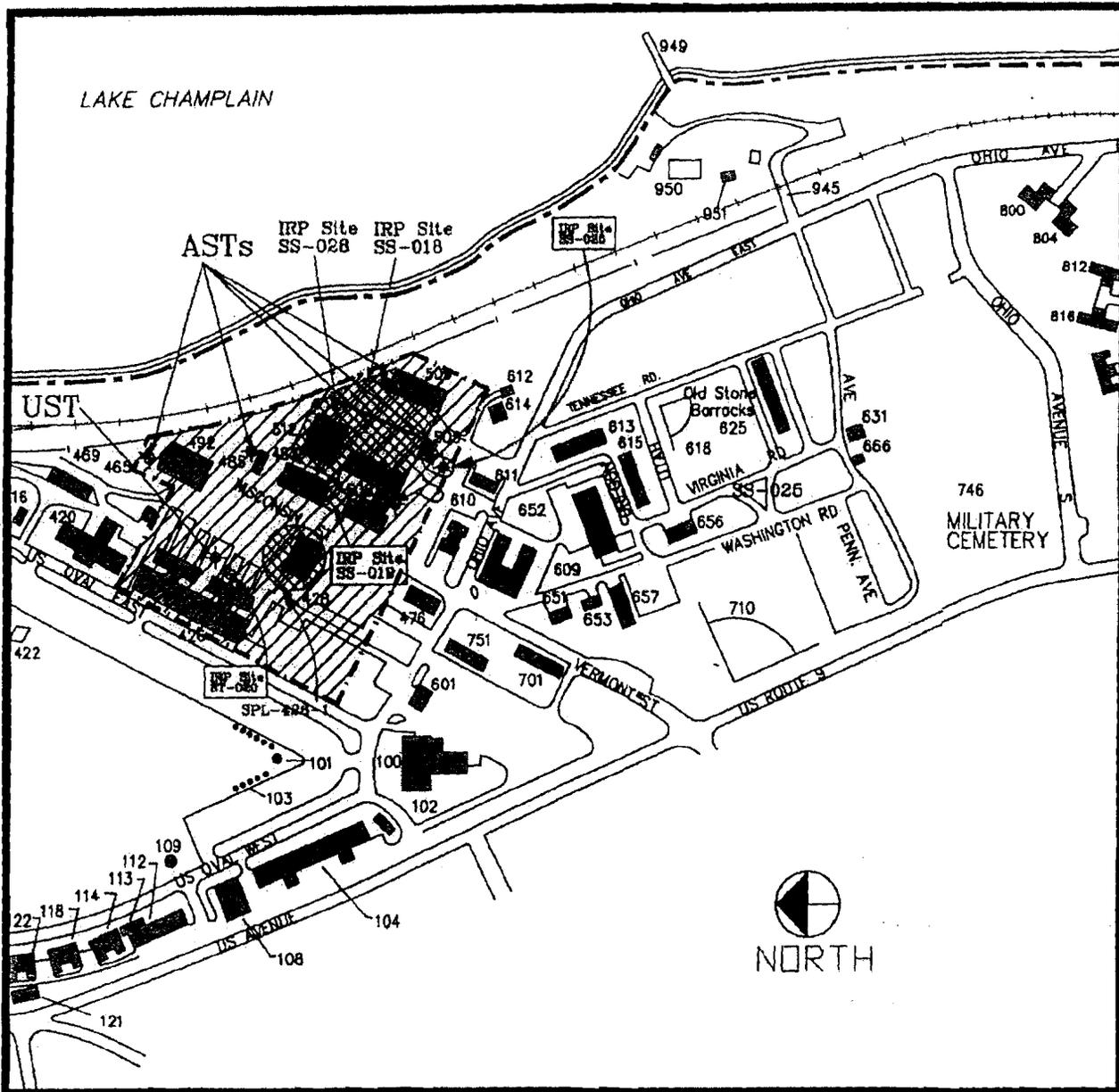
AutoCAD File: LOC a2_9.Dwg

Location of Parcel A2.9 Central Old Base Area

Scale: 1" = 2500"

Plattsburgh AFB, NY

Arch 1A



AutoCAD File: a2_9 site.Dwg



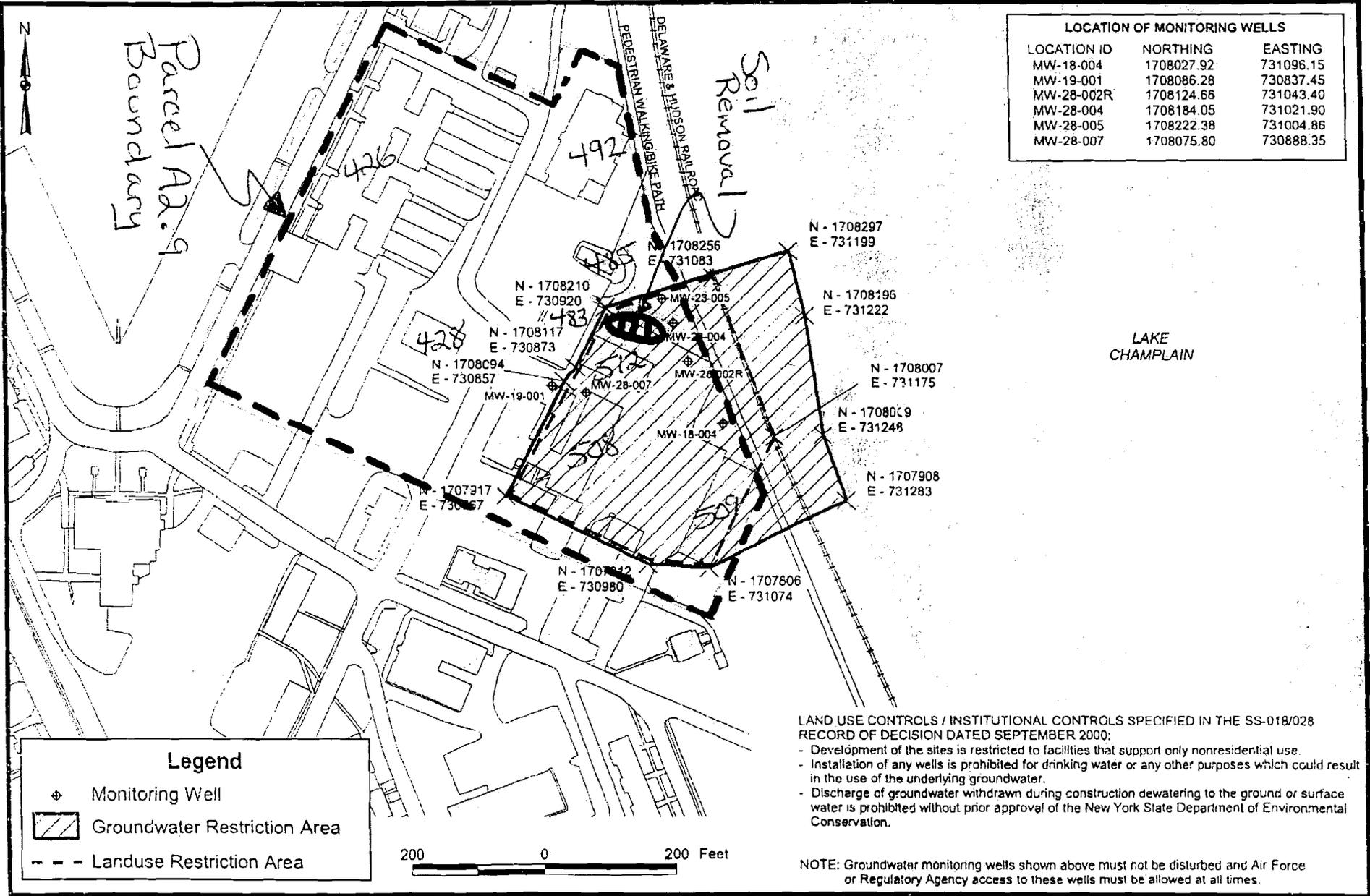
Area of Parcel A2.9, Central Old Base Area
(Former Use: Shops, Admin.) (Area=10.4 Acres)



and  IRP Sites and
Environmental Factors

 ASTs & UST

Parcel A2.9 Central Old Base Area Plattsburgh AFB, NY Scale: 1"=400'



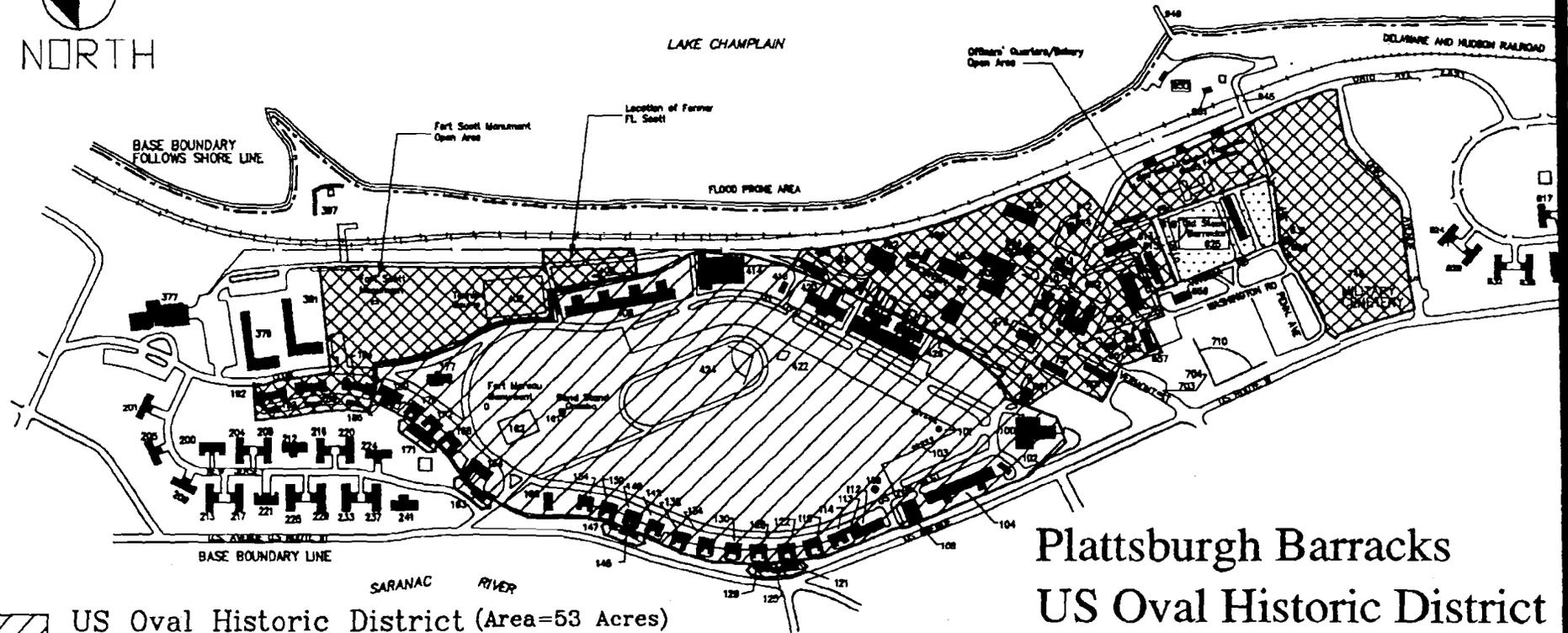
LAND USE CONTROLS / INSTITUTIONAL CONTROLS SPECIFIED IN THE SS-018/028 RECORD OF DECISION DATED SEPTEMBER 2000:

- Development of the sites is restricted to facilities that support only nonresidential use.
- Installation of any wells is prohibited for drinking water or any other purposes which could result in the use of the underlying groundwater.
- Discharge of groundwater withdrawn during construction dewatering to the ground or surface water is prohibited without prior approval of the New York State Department of Environmental Conservation.

NOTE: Groundwater monitoring wells shown above must not be disturbed and Air Force or Regulatory Agency access to these wells must be allowed at all times.



NORTH



-  US Oval Historic District (Area=53 Acres)
Listed on the National Register
of Historic Places on 8/30/89
-  Facilities Adjacent to US Oval Historic District
(Facilities with Preservation Covenants) (Area=39 Acres)
-  Old Stone Barracks/Drill Area
Listed on the National Register
of Historic Places on 2/18/71

Plattsburgh Barracks US Oval Historic District & Facilities with & Preservation Covenants Clinton County, NY

SCALE: 1" = 700'

Central Old Base Area
Parcel A2.9

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

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

NOTICE OF HAZARDOUS SUBSTANCES STORED

Notice is hereby given that the tables and information attached from the Basewide EBS contain a notice of hazardous substances that have been stored for one year on Parcel A2.9 and the dates that such storage took place. The information contained in this notice is required under the authority of regulations promulgated under Section 120(h) of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA or "Superfund") 42 U.S.C. Section 9620(h).

NOTE: Circled ID Numbers indicate locations applicable to this FOST; lined-out ID Numbers indicate locations not applicable. The "New Cat" column has been pencil changed to reflect current status since publication of the Basewide EBS.

Table C 1

Hazardous Material and Petroleum Storage

Study Area	ID No.	STM No.	Description	Comments	Q1	New
	STM 428	2	Base Engineer Covered Storage Shed. Storage of tube oil, antifeeze	Property stored, no signs of contamination.	2	2
	STM 485	2	Base Engineer Covered Storage Facility - Bulk Paint Storage. This facility is used for storage of assorted paints. Paints are stored in 5-gallon buckets on pallets.	No signs of contamination were observed during the April 1994 visual site inspection although there were fairly large cracks in the foundation.	2	2
	STM 492	2	Base Engineer Covered Storage Facility - Material Control Shop/GOCESS. This facility is the supply point for all base engineering shops. Materials stored include paint, thinners, sulfuric acid, and aerosol butane.	No signs of contamination were observed during the April 1994 visual site inspection.	2	2
	STM 509	2	Automotive Hobby Shop (Building 609). The Auto Hobby Shop is housed in a "garage type" building containing state-of-the-art equipment for maintenance and repair of privately owned vehicles. This shop has two PD-680 tanks (25 gallons each) that are changed out on a quarterly basis.	Hazardous materials were stored properly with no apparent contamination.	2	2
	STM 1704	11	Golf Course Storage and Maintenance (Building 1704). Building 1704 was used to store pesticides that are mixed and applied on the golf course. This building was also used to store electric- and gasoline-powered golf carts used on the base golf course. Pesticides are no longer stored here. Golf carts are now stored in Building 1695.	No signs of contamination were observed during the April 1994 visual site inspection.	2	2
	STM 1805, 1810	12	Defense Raulitization and Marketing Office (DRMO) Storage Area (Buildings 1805-1810). The DRMO storage area consists of six buildings (1805-1810) and a paved storage yard. It is responsible for the disposal of surplus property and scrap metal. DRMO serves as a treatment, storage, and disposal facility (TSDF) for Pattsburgh Air Force Base (AFB). Hazardous materials and waste are stored in Building 1807 and in the yard. Building 1809 is the central receiving area for nonhazardous items. Furniture is stored in Building 1806. There is a secured process metal area in Building 1808. The salvage yard contains four hazardous material trailers, material on pallets, and scrap metal collection area.	During the April 1994 visual site inspection, minor staining was observed in warehouses and asphalt storage lot. Scrap metal is stored on uncovered dirt.	7	5
	STM 2540	13	Vehicle Operations Heated Parking Facility, 380 TransLGM Heavy Equipment Maintenance Facility (2540). Personnel in this shop repair all base maintenance equipment and special purpose equipment. The shop has three PD 680 solvent tanks (25 gallons each) that are cleaned out semiannually. Waste PD-680 is placed in 55-gallon drums and taken to DRMO for disposal. After February 1994, all stored materials are considered "bench stock," and are only kept on hand for a minimal amount of time designated by the Hazardous Materials Pharmacy (Building 2774). All unused portions are then returned to the pharmacy.	During the April 1994 visual site inspection, it was observed that the hazardous materials that are being used are kept in flammable storage lockers. No signs of contamination.	2	2
	STM 2564	13	Base Supply and Equipment Warehouse (Building 2564). Hazardous materials stored in this building include acetylene gas, torch kits, oxygen (welding) gas, carbon dioxide gas, nitrogen gas, helium oil, and Freon gas.	During the April 1994 site inspection, no signs of spills or stains were present.	2	2
	STM 2566	13	Base Engineer Covered Storage Facility (Building 2566). This building is used for the storage of pesticides including Diazinon, malathion, pyrethrum, Orthene, Ortho brush killer, Hylar XL, Hylar X, Roundup, arsenic, denatured alcohol, and 2,4-D.	No signs of contamination were observed during the April 1994 visual site inspection.	2	2

Pattsburgh AFB Environmental Baseline Survey

All Cat 2 changed to Cat 1 per Revised DOD guidance

Table C-2

Hazardous Waste and Waste Petroleum Storage

ID No	Study Area	Description	Comments	Old Cat	New Cat
STW-426-1	1	Base Engineer Administration Building, Housing Maintenance Satellite Accumulation Point (Basement, Building 426). This shop is responsible for military housing maintenance. Hazardous waste generated here is transferred to the accumulation point located at Building 2658 or 492. Mercury bulbs from thermostats are stored here.	No evidence of contamination was observed during the April 1994 visual site inspection	2	2
STW-426-2	1	Base Engineer Administration Building, Exterior Electric Satellite Accumulation Point (Power Production Building 426). Along with the maintenance of the generators on base, this shop was responsible for neutralizing old batteries. This process was stopped in late 1993, and the batteries are now sent out "wet" to a contractor for neutralization.	Corrosion in sinks was observed during the April 1994 visual site inspection. 2003 Report Recommendations NFAI? The investigation of this area is in progress as part of Project 88-60011. ECD: December 1998.	2	2
STW-428	2	Base Covered Storage Shed Satellite Accumulation Point (Building 428-Pole Ram). Covered storage facility contains an area designated for hazardous wastes. Fifty-five-gallon drums are stored on pallets and marked for battery acid, antifreeze, used oil, solid waste, and batteries. Some of the areas are empty.	There were no signs of contamination observed during the April 1994 visual site inspections	2	2
STW-486	2	Materials Control Accumulation Point (near Building 492). This building is a pre-engineered prefabricated steel storage area specifically designed for the storage of hazardous wastes. It is the accumulation point for hazardous wastes generated from satellite accumulation points at Buildings 609, 2893, 2827, 508, 2775, 426, 2888, 492, 2748, 3270, and 2658. Hazardous wastes stored include paints, thinner, diesel fuel, and sulfuric acid. Hazardous wastes are accumulated in 55-gallon drums and smaller containers. Building was constructed in 1991 and has a maximum capacity of 570 gallons. This is a portable hazardous waste accumulation point located near Building 492 and south of Building 485.	The unit was observed to be in good shape with no signs of contamination	2	2
STW-492	2	Base Engineer Covered Storage Facility Material Control Shop Satellite Accumulation Point (Building 492). This facility was once used as an asbestos removal shop. This process no longer takes place.	No signs of contamination were observed during the April 1994 visual site inspection	2	2
STW-508	2	Base Engineer Maintenance Shop, Vertical Repair Satellite Accumulation Point (Building 508). Operations performed here include carpentry, masonry, sheet metal work, welding, and painting. Hazardous wastes generated here are transferred to the accumulation point located at Buildings 492 or 2658. A paint shop is also located at this facility. The paint shop is responsible for structural/nonstructural surface painting. Hazardous waste generated includes diesel, oil filters, and oily rags. A waste fluorescent bulb processor is located here and is designated as a hazardous waste generation point.	No signs of contamination were observed during the April 1994 site inspection	2	2
STW-509	2	Automotive Hobby Shop, Satellite Accumulation Point (Building 509). Waste PD-680 waste oils, and waste fluids are placed in separate 55-gallon drums and taken to the waste storage site located outside the fenced-in yard where a contractor picks them up. Waste antifreeze and neutralized battery acid are disposed of down the drain.	The waste oil collection tank is very unclean. There was a spill of approximately 0.5 gallon of waste lubricating oil on the pavement beneath and immediately north of the tank when it was observed on April 15, 1994. IRP Site SS-018, the AST has been removed and the area has been cleaned up; Revised Draft Final RI in review (NFA planned) Project 85-6009.	7	3

Plattsburgh AFB Environmental Baseline Survey

All Cat 2 changed to Cat 1 per Revised DOD guidance

Table C-3
 Hazardous Materials Storage by Facility

Facility ID	Workplace Storage Area	Product	NSN	Year	Product Quantity Stored	Product (lb)	Product (kg)	Constituent	Constituent (%)	Constituent Mass (kg)	Reportable Quantity (kg)	CASRN	Synonym(s)
428	Family Housing Maintenance Shop	Concrete Patching Cement	8030-00-F00-7398	1993	16 cans	88	29.9	Portland Cement	100	29.9	NL	85997-16-1	Cement, Portland
428	Family Housing Maintenance Shop	Concrete Patching Cement	8030-00-F00-7398	1990	16 cans	88	29.9	Portland Cement	100	29.9	NL	85997-16-1	Cement, Portland
428	Family Housing Maintenance Shop	Paint, Latex House	8010-00-F00-4827	1993	40 gal	333.8	161.4	Ethylene Glycol Titanium Dioxide Zinc Oxide Silica	2 20 6 7	3.03 33.28 7.67 10.8	NL NL NL NL	107-21-1 13483-87-7 1314-13-2 7831-88-9	Ethylene Alcohol, Glycol Alcohol Rutile, Titanium Oxide Chinese White, Flowers of Zinc, Zinc White Amorphous Silica, Colloidal Silica, Silica Aerogel, Silicon Dioxide
428	Family Housing Maintenance Shop	Paint, Latex House	8010-00-F00-4827	1990	40 gal	333.8	161.4	Ethylene Glycol Titanium Dioxide Zinc Oxide Silica	2 20 6 7	3.03 33.28 7.67 10.8	NL NL NL NL	107-21-1 13483-87-7 1314-13-2 7831-88-9	Ethylene Alcohol, Glycol Alcohol Rutile, Titanium Oxide Chinese White, Flowers of Zinc, Zinc White Amorphous Silica, Colloidal Silica, Silica Aerogel, Silicon Dioxide
428	Family Housing Maintenance Shop	Paint Thinner	8010-00-F00-6702	1993	2 gal	16.7	7.6	Mineral Spirits	100	7.6	NL	84475-85-0	Petroleum Spirits, Stoddard Solvent, V.M. and P. Naptha
428	Family Housing Maintenance Shop	Paint Thinner	8010-00-F00-6702	1992	2 gal	10.7	7.8	Mineral Spirits	100	7.8	NL	84475-85-0	Petroleum Spirits, Stoddard Solvent, V.M. and P. Naptha
428	Family Housing Maintenance Shop	Paint Thinner	8010-00-F00-6702	1990	2 gal	16.7	7.6	Mineral Spirits	100	7.6	NL	84475-85-0	Petroleum Spirits, Stoddard Solvent, V.M. and P. Naptha
428	Family Housing Maintenance Shop	Paint Thinner	8010-00-F00-6702	1988	0.5 gal	4.2	1.9	Mineral Spirits	100	1.9	NL	84475-85-0	Petroleum Spirits, Stoddard Solvent, V.M. and P. Naptha
428	Family Housing Maintenance Shop	Rock Hard Water Putty	--	1993	16 cans	80	27.2	Gypsum	100	27.2	NL	7778-18-9	Calcium Sulfate, Plaster of Paris
428	Family Housing Maintenance Shop	Rock Hard Water Putty	--	1990	16 cans	80	27.2	Gypsum	100	27.2	NL	7778-18-9	Calcium Sulfate, Plaster of Paris
428	Family Housing Maintenance Shop	WD 40 Spray	9150-01-054-8885	1993	62 cans	39	17.7	Petroleum Distillates Petroleum Base oil Hydrocarbon Propellant	50 15 25	8.8 2.7 4.4	NL NL NL	8002-06-6 88476-85-7	Naptha
428	Family Housing Maintenance Shop	WD 40 Spray	9150-01-054-8885	1992	62 cans	39	17.7	Petroleum Distillates Petroleum Base oil Hydrocarbon Propellant	50 15 25	8.8 2.7 4.4	NL NL NL	8002-06-6 88476-86-7	Naptha
428	Family Housing Maintenance Shop	WD 40 Spray	9150-01-054-8885	1990	62 cans	39	17.7	Petroleum Distillates Petroleum Base oil Hydrocarbon Propellant	50 15 25	8.8 2.7 2.7	NL NL NL	8002-06-6 88476-85-7	Naptha

Table C-3, Page 3 of 20

Facility	Workplace Grouping Area	Product	NSN	Year	Product Quantity Stored	Product (lb)	Product (kg)	Constituent	Constituent (%)	Constituent Mass (kg)	Reportable Quantity (kg)	CASRN	Synonym(s)
426	Family Housing Maintenance Shop	Paint Latex House, Gidden No. 3987		1990	10 gal	83.5	37.9	2,2-Oxybisethanol Silicon Dioxide Titanium Dioxide	6 31 5	1.9 11.7 1.9	454 NL NL	110-80-6 7740-21-3 13463-67-7	Cellulosic Ethylene Glycol Monoethyl Ether Rutile, Titanium Oxide
426	Family Housing Maintenance Shop	Paint Semi-Gloss Antique White, Gidden No. 3702		1990	10 gal	83.5	37.9	Acrylic Latex Aluminum Silicate 1,2-Propanediol Polystyrene Resin Titanium Dioxide	6 9 3 7 19	1.9 3.4 2.8 2.6 7.2	NL NL NL NL NL	7420-80-6 -- -- -- 13463-67-7	Aluminum Powder -- -- -- Rutile, Titanium Oxide
426	Family Housing Maintenance Shop	Paint Latex House Gidden		1990	10 gal	83.5	37.9	1,2-Ethenediol 1,2-Propanediol Titanium Dioxide 2,2,4-Trimethyl-1,3-Pentandiol 1,3-Pentandiol Monobutylate	5 7 6 5 6	1.9 2.8 1.9 1.9 1.9	NL NL NL NL NL	13463-67-7 -- -- -- --	Rutile, Titanium Oxide -- -- -- --
426	Family Housing Maintenance Shop	Primer Coat Gidden		1990	62 gal	434	180.84	1,2-Ethenediol Silicon Dioxide Calcium Carbonate Titanium Dioxide Potassium Alumino-silicate 2,2,4-Trimethyl-1,3-Pentandiol Monobutylate Ethanol 2-(2-Butoxy-ethoxy)	NS NS NS NS NS NS NS NS	-- -- -- -- -- -- -- --	NL NL NL NL NL NL NL NL	1317-65-3 1317-64-3 13463-67-7 7429-90-6 -- -- -- 84-17-6	Limestone Marble Rutile, Titanium Oxide -- -- -- -- -- --
426	Family Housing Maintenance Shop	Dynamo Sewer Solvent		1990	156 gal	1,301.8	690.5	Sodium Hydroxide	100	690.5	454	1310-73-2	Caustic Soda Lye, Soda Lye, Sodium Hydroxide
426	Family Housing Maintenance Shop	Throat Seal Liquid		1980	1.3 gal	10.8	4.9	Cresylic Acid Phenyl Phosphate	NS NS	-- --	454 NL	1319-77-3	Cresol
426	Family Housing Maintenance Shop	Throat Seal Liquid		1988	1.3 gal	10.8	4.9	Cresylic Acid Phenyl Phosphate	NS NS	-- --	454 NL	1319-77-3	Cresol
426	Family Housing Maintenance Shop	Throat Seal Liquid		1987	1.3 gal	10.8	4.9	Cresylic Acid Phenyl Phosphate	NS NS	-- --	454 NL	1319-77-3	Cresol
426	Family Housing Maintenance Shop	Hydraulic Fluid		1990	1	8.3	3.8	Petroleum Hydrocarbons	100	3.8	NL	--	--
426	Family Housing Maintenance Shop	Clobber		1990	28	217	98.4	Sulfuric Acid	99.6	98	454	7664-93-9	Oil of Vitrol, Sulphuric Acid
426	Family Housing Maintenance Shop	Adhesive Contact Band		1990	4	33.4	15.1	Lactol Spirit Xylene	80 6	8.1 0.8	NL 454	108-38-3 95-47-6 106-42-3 78-93-3	m-Dimethylbenzene o-Dimethylbenzene p-Dimethylbenzene MEK, 2-Butanone, Ethyl Methyl Ketone, Methyl Acetone Methylbenzene, Toluol
426	Family Housing Maintenance Shop	Solder		1990	20 lb	20	9.1	Tin Lead	99 1	8.8 0.1	NRQA NRQA	7440-31-6 7439-92-1	-- --

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Facility	Workplace Storage Area	Product	NSN	Year	Product Quantity Stored	Product (lb)	Product (kg)	Constituent	Constituent (%)	Constituent Mass (kg)	Reportable Quantity (kg)	CASRN	Synonyms/1
428	Family Housing Maintenance Shop	Liquid Wrench	...	1990	7.5 lb	7.5	3.4	Petroleum Distillates Mineral Oil	90 9	3.1 0.3	NL NL	8002-06-9 8012-95-1	Naptha White Mineral Oil, Oil Mixt, Mineral, Paraffin Oil, Petroleum, Liquid
								Carbon Dioxide	3	0.1	NL	630-08-0	Carbonic Acid Gas, Carbonic Anhydride
428	Family Housing Maintenance Shop	Adhesive, Stair Tread	...	1990	20 gal	167	75.7	Hexane Toluene	NS NS	-- --	NL 454	110-54-3 108-88-3	n-Hexane Methylbenzene, Toluol
428	Family Housing Maintenance Shop	Adhesive, Stair Tread	...	1987	8 gal	60	22.7	Hexane Toluene	NS NS	-- --	NL 454	110-54-3 108-88-3	n-Hexane Methylbenzene, Toluol
428	Family Housing Maintenance Shop	Shellac	...	1990	2 gal	16.7	7.6	Ethyl Alcohol Isopropyl Alcohol	60 10	4.6 0.8	NL NL	64-17-6 67-63-0	Ethanol, Grain Alcohol Dimethylcarbinol, Isopropanol, 2-Propanol, Propyl Alcohol
								Methyl Alcohol	4	0.3	2,270	67-56-1	Methanol, Wood Alcohol, Wood Naptha, Columbian Spirits
428	Family Housing Maintenance Shop	Shellac	...	1988	2 gal	16.7	7.6	Ethyl Alcohol Isopropyl Alcohol	60 10	4.6 0.8	NL NL	64-17-6 67-63-0	Ethanol, Grain Alcohol Dimethylcarbinol, Isopropanol, 2-Propanol, Propyl Alcohol
								Methyl Alcohol	4	0.3	2,270	67-56-1	Methanol, Wood Alcohol, Wood Naptha, Columbian Spirits
428	Family Housing Maintenance Shop	Shellac	...	1987	2 gal	16.7	7.6	Ethyl Alcohol Isopropyl Alcohol	60 10	4.6 0.8	NL NL	64-17-6 67-63-0	Ethanol, Grain Alcohol Dimethylcarbinol, Isopropanol, 2-Propanol, Propyl Alcohol
								Methyl Alcohol	4	0.3	2,270	67-56-1	Methanol, Wood Alcohol, Wood Naptha, Columbian Spirits
428	Family Housing Maintenance Shop	Caulk, 15-year	...	1990	104 tubes	104	47.2	Mineral Spirits Ethylene Glycol Latex Polymer	3 2 20	1.4 0.9 8.4	NL NL NL	64475-85-0 107-21-1	Petroleum Spirits, Stoddard Solvent, V.M. and P. Naptha Ethylene Alcohol, Glycol Alcohol
428	Family Housing Maintenance Shop	Adhesive, Multi-Purpose Floor	...	1990	40 gal	333.8	151.4	V.M. and P. Naptha Methanol	6 4	8.1 6.1	NL 2,270	64475-85-0 67-56-1	Mineral Spirits, Stoddard Solvent, Petroleum Spirits Methyl Alcohol, Wood Alcohol, Wood Naptha
428	Family Housing Maintenance Shop	Snake Oil	...		0.26 gal	2.1	0.9	Orthobenzyl Parachlorophenol Calcium Petideum Sulfate	5 2	0.05 0.02	NL NL		
								Aliphatic Hydrocarbon Solvent	90	0.85	NL		
428	Family Housing Maintenance Shop	Plastic Roof Cement	...	1990	20 gal	167	75.7	Petroleum Distillates	NS	--	NL	8002-06-9	Naptha
428	Family Housing Maintenance Shop	Paint, Exterior Latex No. 3680	...	1988	120 gal	1,001.4	454.2	Titanium Dioxide Silicates Acrylic Resin	NS NS NS	-- -- --	NL NL NL	13463-87-7 7831-80-9	Rutile, Titanium Oxide
428	Family Housing Maintenance Shop	Paint, Exterior Latex No. 3680	...	1987	120 gal	1,001.4	454.2	Titanium Dioxide Silicates Acrylic Resin	NS NS NS	-- -- --	NL NL NL	13463-87-7 7831-80-9	Rutile, Titanium Oxide

Table C.3 Page 5 of 20

Facility ID	Workplace Storage Area	Product	MSN	Year	Product Quantity Stored	Product (lb)	Product (kg)	Constituent	Constituent (%)	Constituent Mass (kg)	Reportable Quantity (kg)	CASRN	Byproducts
428	Family Housing Maintenance Shop	Paint, Interior Trim Base, Light Gray, No. 3987	..	1988	120 gal	1,001.4	454.2	Titanium Dioxide Alkyd Resins Glycol and Ester Alcohol	NS NS NS	..	NL NL NL	13483-67-7	Rutile, Titanium Oxide
428	Family Housing Maintenance Shop	Paint, Interior Trim Base, Light Gray, No. 3887	..	1997	120 gal	1,001.4	464.2	Titanium Dioxide Alkyd Resins Glycol and Ester Alcohol	NS NS NS	..	NL NL NL	13483-67-7	Rutile, Titanium Oxide
428	Family Housing Maintenance Shop	Paint, Exterior Latex Historic Tan No. 3822	..	1988	120 gal	1,001.4	464.2	Titanium Dioxide Zinc Oxide Calcium Carbonate Yellow Iron Oxide Acrylic Resins Alkyd Resin Glycol and Ester Alcohol	NS NS NS NS NS NS NS NS	..	NL NL NL NL NL NL NL NL	13483-67-7 1314-13-2 1317-65-3 1309-37-1	Rutile, Titanium Oxide Chinese White, Flowers of Zinc, Zinc White Limestone, Marble Ferric Oxide, Iron (III) Oxide
428	Family Housing Maintenance Shop	Paint, Semi Gloss Architectural White	8010-00-F00-2912	1988	300 gal	2,603.6	1,136.6	Titanium Dioxide Silica and Silicates Vinyl Acetate Glycol and Ester Alcohol Additives Water	19.1 1.6 20.6 7.1	218.9 17.0 238.2 80.6	NL NL 2,270	13483-67-7 7631-86-9 108-05-4 107-21-1	Rutile, Titanium Oxide Silica Gel, Silicon Dioxide Vinyl Acetate Monomer Ethylene Glycol, Ethylene Alcohol
428	Family Housing Maintenance Shop	Paint, Exterior Latex, Deep Trim Base	..	1988	1 gal	8.3	3.8	Titanium Dioxide Acrylic Resins Glycol and Ester Alcohol Additives Water	1.7 27.3 10.7	0.06 1.0 0.4	NL NL NL	13483-67-3 107-21-1	Rutile, Titanium Oxide Ethylene Glycol, Ethylene Alcohol
428	Family Housing Maintenance Shop	Paint, Exterior Latex, Deep Trim Base	..	1987	2 gal	16.6	7.6	Titanium Dioxide Acrylic Resins Glycol and Ester Alcohol Additives Water	1.7 27.3 10.7	0.12 2.0 0.8	NL NL NL	13483-67-3 107-21-1	Rutile, Titanium Oxide Ethylene Glycol, Ethylene Alcohol
428	Family Housing Maintenance Shop	Paint, Exterior Latex, White No. 3900	..	1988	60 gal	600.7	227.1	Titanium Dioxide Acrylic Resins Glycol and Ester Alcohol Additives Water	23.7 22.7 7.2	53.8 51.8 16.4	NL NL NL	13483-67-3 107-21-1	Rutile, Titanium Oxide Ethylene Glycol, Ethylene Alcohol
428	Family Housing Maintenance Shop	Primer, Metal No. 4670	..	1988	1.6 gal	12.6	6.7	Mineral Spirits Calcium Carbonate Antimony Zinc	30 22 0.01 0.3	1.7 1.3 0.06 0.2	NL NL NRDA NRDA	64475-86-0 1317-05-3 7440-38-0	Petroleum Spirits, Stoddard Solvent, V.M. and P. Naphtha Limestone, Marble

Facility	Storage Area	Workplace	Product	Year	Product Quantity Stored	Product (lb)	Product (kg)	Constituent	Constituent (%)	Constituent (Mass (kg))	Responsible	Synonym(s)
428	Family Housing Maintenance Shop	Paint, Metal No. 4670		1987	1.5 gal	12.5	5.7	Mineral Spirits	30	1.7		04476 85-0 Petroleum Spirits, Stoddard Solvent, V.M. and P. Naphtha
428	Family Housing Maintenance Shop							Calcium Carbonate	22	1.3		1317 65-3 Limestone, Marble
428	Family Housing Maintenance Shop							Zinc	3	0.01		7440-36-0
428	Family Housing Maintenance Shop	Primer, Metal		1988	1 gal	8.3	3.8	Titanium Dioxide	NS	NS		13463 87-7 Rutile, Titanium Dioxide
428	Family Housing Maintenance Shop	Primer, Metal		1987	1 gal	8.3	3.8	Titanium Dioxide	NS	NS		13463 87-7 Rutile, Titanium Dioxide
428	Family Housing Maintenance Shop	Adhesive, Contact		1988	12 gal	100.1	45.4	Acphalt Base	75	34.0		87 58-1 Methyl Alcohol, Wood Alcohol
428	Family Housing Maintenance Shop	Adhesive, Contact		1987	12 gal	100.1	45.4	Acphalt Base	75	34.0		87 58-1 Methyl Alcohol, Wood Alcohol
428	Family Housing Maintenance Shop	Paint, Grey		1987	3 gal	25.0	11.4	Mineral Spirits	41	485.5		04476 85-0 Petroleum Spirits, Stoddard Solvent, V.M. and P. Naphtha
428	Family Housing Maintenance Shop	Paint, White Trim		1987	1,200 gal	10,014	4,542	Titanium Dioxide	18	817.6		13463 87-7 Rutile, Titanium Oxide
428	Family Housing Maintenance Shop	Paint, White No. 3661		1987	6 gal	50.1	22.7	Titanium Dioxide	13	3.0		13463 87-7 Rutile, Titanium Oxide
428	Family Housing Maintenance Shop	Paint, White No. 3651		1988	NS			Titanium Dioxide	13	3.0		13463 87-7 Rutile, Titanium Oxide
428	Family Housing Maintenance Shop	Paint, Deep Tint Base No. 880		1987	12 gal	100.2	45.4	Titanium Dioxide	16	7.3		13463 87-7 Rutile, Titanium Oxide
428	Family Housing Maintenance Shop	Enamel, White		1988	1 gal	8.3	3.8	Titanium Dioxide	17.6	0.7		13463 87-7 Rutile, Titanium Oxide
428	Family Housing Maintenance Shop	Rubber/Vinyl Tile Adhesive		1988	NS			NS				
428	Family Housing Maintenance Shop	Rust Preventative, Flat Red		1988	NS			NS				

Facility	Workpiece	Storage Area	Product	NSN	Year	Product Quantity Stored	Product (lb)	Product (kg)	Constituent	Constituent (%)	Constituent Mass (kg)	Reportable Quantity (kg)	CASRN	Synonym(s)
428	Family Housing	Natural Wood Dough	NS	1988	NS	NS	NS	NS						
428	Family Housing	DAF 33 Glazing	NS	1988	NS	NS	NS	NS						
428	Family Housing	Paint, House, White	NS	1988	NS	NS	NS	NS						
428	Family Housing	Primer, Metal, No 8229	NS	1988	NS	NS	NS	NS						
428	Family Housing	Enamel, Floor	NS	1988	NS	NS	NS	NS						
428	Family Housing	Battleshop Gray	NS	1988	NS	NS	NS	NS						
428	Family Housing	Liquid Sealer	NS	1988	NS	NS	NS	NS						
428	Family Housing	Paint, Latex, No P-32-8	NS	1988	NS	NS	NS	NS						
428	Family Housing	Paint, House, White, No 4800	NS	1988	NS	NS	NS	NS						
428	Family Housing	Polish, Furniture	7930-00-268-7121	1988	NS	NS	NS	NS						
428	Family Housing	Paint, Architectural	NS	1988	NS	NS	NS	NS						
428	Family Housing	White, No 1222	NS	1988	NS	NS	NS	NS						
428	Family Housing	Varnish, Sprd Spar	NS	1988	NS	NS	NS	NS						
428	Family Housing	Paint, House, White, No 3857	NS	1988	NS	NS	NS	NS						
428	Family Housing	Paint, No 2778	NS	1988	NS	NS	NS	NS						
2802	Non-Destructive Inspection Shop	1032 Group VII Fluorescent Fault Finder Developer	8850 00 782-2740	1988	144 oz	9	4.1	Ketone Vapors						
2802	Non-Destructive Inspection Shop	1032 Group VII Fluorescent Fault Finder Developer	8850 00 782-2740	1984	144 oz	9	4.1	Ketone Vapors						
2802	Non-Destructive Inspection Shop	1,1,1-Trichloroethane	8810-00-884-0387	1993	50 gal	417.3	189.3	ethane	1,1,1-Trichloro-	100	189.3	454	78-00-6	Ethane, 1,1,1-Trichloro-, Methyl Chloroform
2802	Non-Destructive Inspection Shop	1,1,1-Trichloroethane	8810-00-884-0387	1992	50 gal	417.3	189.3	ethane	1,1,1-Trichloro-	100	189.3	454	78-00-6	Ethane, 1,1,1-Trichloro-, Methyl Chloroform
2802	Non-Destructive Inspection Shop	1,1,1-Trichloroethane	8810-00-884-0387	1989	100 gal	834.6	378.6	ethane	1,1,1-Trichloro-	100	378.6	454	79-00-6	Ethane, 1,1,1-Trichloro-, Methyl Chloroform
2802	Non-Destructive Inspection Shop	1,1,1-Trichloroethane	8810-00-884-0387	1986	48 gal	401	181.7	ethane	1,1,1-Trichloro-	100	181.7	454	79-00-6	Ethane, 1,1,1-Trichloro-, Methyl Chloroform
2802	Non-Destructive Inspection Shop	1,1,1-Trichloroethane	8810-00-884-0387	1984	NS	NS	NS	NS	1,1,1-Trichloro-	100	NS	454	79-00-6	Ethane, 1,1,1-Trichloro-, Methyl Chloroform
2802	Non-Destructive Inspection Shop	1,1,1-Trichloroethane	8810-00-884-0387	1984	48 gal	400.8	181.7	ethane	1,1,1-Trichloro-	100	181.7	46.4	79-00-6	Ethane, 1,1,1-Trichloro-, Methyl Chloroform

Table C-4

Hazardous Waste Storage by Facility

Facility ID	Workplace Storage Area	Waste	Year	Waste Quantity Stored (gal/yr unless stated)	Waste Pounds	Waste Kilograms	RCRA Waste Number
426/653	Entomology Shop	Lubricating Oil	1993	3	25	11	--
426	Family Housing Maintenance	Hydraulic Fluid (Pump)	1993	0	2	1	D010
426	Installation Restoration Program (IRP) Office	Acetone	1993	12	100	45	U002
		Hexane		2	13	6	--
		Methylene Chloride		1	7	3	U080
426	Power Production Shop	Sulfuric Acid	1993	108	901	409	--
		Lubricating Oil	1993	240	2,003	909	--
		Diesel Fuel	1993	36	300	136	D001
426	Zone 1 Minor Maintenance Shop	Lubricating Oil (Compressor)	1993	36	300	136	--
		No. 2 Fuel Oil	1993	24	200	91	D001
		Oil (Refrigerator Compressor)	1993	3	25	11	--
426	Zone 2 Minor Maintenance Shop	Lubricating Oil (Compressor)	1993	60	501	227	--
508	Paint Shop	Mineral Spirits	1993	18	150	68	D001
508	Vertical Repair Shop	Paint	1993	NS	NS	NS	--
2540	Vehicle Management	Lead Seals	1993	10 lb/yr	10	5	D008
2658	Central Heating Plant	Sulfuric Acid	1993	20	167	76	D002
		Biogenic SF377C	1993	1	4	2	D001
		Calgon	1993	600 lb/yr	600	272	--
		Dielectric Fluid	1993	1	8	4	--
		Hydraulic Fluid (Pump)	1993	10	83	38	D010, D043
		Mercury	1993	5	42	19	U151
		Lubricating Oil (Thread Cutting)	1993	100	835	379	D008, D043
		No. 6 Fuel Oil	1993	6	50	23	--

NOTICE OF HAZARDOUS SUBSTANCES RELEASE

Notice is hereby provided that the information set out below from the Basewide EBS and its Supplement provides notice of hazardous substances that have been known to be released on Parcel A2.9 at Plattsburgh Air Force Base and the dates the release took place. The information contained in this notice is required under the authority of regulations promulgated under Section 120(h) of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA or "Superfund") 42 U.S.C. Section 9620(h).

Hazardous Substances Releases – Parcel A2.9, Central Old Base Area

Substance	Regulatory Synonym	CAS Registry Number	Quantity (kg/pounds) or Concentration	Date	Hazardous Waste ID Number (if applicable)	Response	Remarks
Waste Oils and Solvents	PAHs and Metals	Unknown	Unknown	Unknown	Unknown	In Progress	SPL-509, IRP Site SS-018. ROD signed September 2000. Specified groundwater/land use restrictions, groundwater monitoring, and 5-year reviews.
Waste Paints, Thinners, and Solvents	Chlorinated Hydrocarbons, PAHs, and Metals	Unknown	Unknown	Unknown	Unknown	Yes	SPL-508-1, IRP Site SS-019. Site has been closed out.
Unknown	Chlorinated Hydrocarbons, PAHs, Metals, and MTBE	Unknown	Unknown	Unknown	Unknown	In Progress	IRP Site SS-028; 112 Cubic Yards of Soil Removal. ROD signed September 2000. Specified groundwater/land use restrictions, groundwater monitoring, and 5-year reviews.
Dursban (Pesticide) Detected in Soil (134 ppb)	NL	NL	Unknown	1987	N/A	Yes	IRP Site ST-020; NFA ROD Signed Mar 31, 1995.

NL: Not Listed N/A: Not Applicable



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION 2
290 BROADWAY
NEW YORK, NY 10007-1866

Via Facsimile 09/16/04

Mr. Michael D. Sorel, P.E.
Site Manager / BRAC Environmental Coordinator
AFRPA/DA
304 New York Rd
Plattsburgh, New York 12903

Re: Draft Supplemental Environmental Baseline Survey (SEBS) and Finding Of Suitability To Transfer (FOST) for Parcel A2.9 (Central Old Base Area)

Dear Mr. Sorel:

EPA has reviewed the Draft Supplemental Environmental Baseline Survey (SEBS) and Finding Of Suitability To Transfer (FOST) for Parcel A2.9 (Central Old Base Area). EPA comments are presented below.

1. The signatory for the FOST probably needs to be changed as it is EPA's understanding that Mr Lowas has retired.
2. Property Transfer Category: EPA will not comment on the listed property categories in the SEBS or FOST as such categories are largely for DoD use.
3. Attachment 1C, FOST and SEBS: The area of institutional controls for the SS-028 / SS-018 Operable Unit does not appear to match the depiction shown in the SS-028 / SS-018 ROD. In the ROD, the area of groundwater use restrictions extends to the shore of Lake Champlain, and the area of land use restriction (restrict to non-residential) extends roughly to the railroad tracks. Please correct this discrepancy.
4. Attachment 2: Should indoor air quality be checked "yes" in light of the fact that soil vapor intrusion must be evaluated?
5. Are there any wetlands or threatened or endangered species in close proximity to this Parcel? The Parcel is in close proximity to Lake Champlain. Proximity to flood plains should probably also be mentioned in the text, although it is noted that there is a significant difference in elevation with the lake shoreline.
6. Attachment 4: The discussion of Sites SS-018 and SS-028 in the remarks column states that the Proposed Plan and ROD for this OU are in progress. This needs to be corrected.

7. In accordance with CERCLA 120(h)(3)(A) ii, the Air Force will need to provide a covenant **in the deed** warranting that all remedial action necessary to protect human health and the environment with respect to any such substance remaining on the property has been taken before the date of such transfer. In addition, EPA requests a copy of the deed once the transfer is completed.

8. FOST, sec. 5.6 Asbestos-Containing Material (ACM), page 12, last paragraph (General): Although the first sentence in this paragraph discusses ACM, it is not clear whether the rest of the paragraph is still referring to ACM, or other environmental issues related to the Air Force's obligations under CERCLA 120(h)(3), especially as this paragraph is entitled "General", and is found at the end of the asbestos section of the FOST.

The language found in the remainder of this paragraph appears to coincide with Air Force Real Property Agency (AFRPA) deed language that is currently being discussed by EPA and AFRPA at the national level. It is EPA's understanding that AFRPA is currently directing its facilities to use "standard" deed language for parcels to be transferred pursuant to CERCLA 120(h)(3). EPA understands that this language was developed at AFRPA Headquarters and will be used whenever the Air Force transfers BRAC property. Specifically, AFRPA has added the following qualifying paragraph which, EPA believes, does not meet the statutory mandate to provide post-transfer assurance to transferees of federal property:

"This warranty will not apply in any case in which any grantee of the Property, or any part thereof, is a potentially responsible party with respect to the Property before the date on which any grantee acquired an interest in the Property, or is a potentially responsible party (PRP) as a result of an act or omission affecting the Property. For the purposes of this warranty, the phrase "remedial action necessary" does not include any performance by the United States, or payment to the Grantee from the United States, for additional remedial action that is required to facilitate use of the Property by the Grantee."

EPA cannot accept this deed language, nor such similar assertions, in AFRPA's FOST documentation. The following language has been suggested by EPA as replacement language for the above paragraph:

"The obligation of the United States under the above warranty does not include response actions required by an act or omission of the transferee, or its successors and assigns, which either a) introduces new or additional contamination or b) increases the cost of the required response action by improperly managing any CERCLA contamination present on the property at the time of the initial transfer by the United States. For the purposes of this warranty, the phrase "remedial action found to be necessary" does not include any performance by the United States, or payment to the Grantee from the United States, for additional remedial action that is required to facilitate use of the Property by the Grantee in a manner which is inconsistent with restrictions identified in a Record of Decision or provided for in this Deed."

Considering that this language is currently being discussed at the national level, it would not appear

to be prudent for AFRPA to move forward with the planned transfer of this parcel (or revision of this portion of the FOST) until the matter is settled nationally. This matter should be discussed during the next BCT meeting.

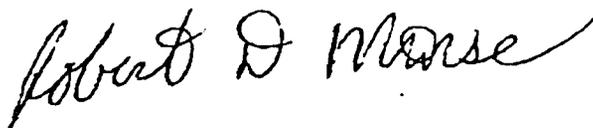
- END OF COMMENTS -

Please note that copies of the signed SEBS and FOST must be given to all transferees prior to execution of the deed(s). The public must be notified, within 14 days of the signing of the FOST, of the existence of the FOST, and copies of both the SEBS and FOST must be placed in the Administrative Record for Plattsburgh AFB. The signed FOST must include any unresolved regulator comments.

Also, please note that EPA review of the above-referenced documents was performed without any independent investigation or verification of the information contained therein. EPA reserves all rights and authorities relating to information not contained in these documents whether or not such information was known when the SEBS was issued or is discovered after such issuance. Note also that EPA is not in receipt of all of the documents referenced in the SEBS and FOST. Last, without a legal description of the property, EPA cannot be responsible for providing an endorsement of the property as a whole.

If you have any questions regarding this letter, please feel free to call me at (212) 637-4331.

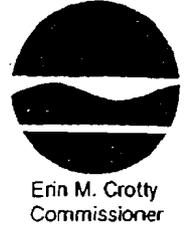
Sincerely,



Robert D. Morse
Remedial Project Manager

cc: J. Lister, NYSDEC

New York State Department of Environmental Conservation
Division of Environmental Remediation
 Remedial Bureau A
 625 Broadway, 11th Floor
 Albany, New York 12233-7015
 Phone: (518) 402-9625 • Fax: (518) 402-9022
 Website: www.dec.state.ny.us



September 23, 2004

Mr. Michael Sorel, P.E.
 Site Manager/BRAC Environmental Coordinator
 AFRPA/DA Plattsburg
 304 New York Rd.
 Plattsburgh, NY 12903

Re: Draft SEBS and FOST
 Parcel A2.9
 Plattsburgh Air Force Base, 152009

Dear Mr. Sorel:

New York State offers the following comments on the Draft SEBS and FOST for Parcel A2.9 at Plattsburgh Air Force Base:

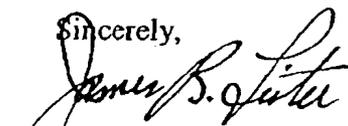
1. Our review of the status of removed storage tanks on the parcel is based solely on the information presented by the Air Force in Table 3.2.4 Storage Tanks in the SEBS and Table 5.5 Storage Tanks in the FOST.
2. The limits of the groundwater use restriction area in Attachment 1C of the SEBS and the FOST do not match with the area defined in the ROD for SS-018/SS-028.
3. On page 7 second full paragraph of the FOST the discussion on the vapor intrusion the phrase "health impact" should be replaced with "exposure".
4. In attachment 2 of the FOST the factor "Air Conformity/ Air Permits" should be checked "yes".
5. Attachment 4 of the FOST should be revised to indicate that the ROD for SS-018/028 has been issued.

If you have any questions please feel free to contact me at (518) 402-9611.

RECEIVED

SEP 27 2004

Sincerely,


 James B. Lister, PE
 Project Manager



cc: R Morse, USEPA Region II AFRPA/DA PLBG
 R Wagner
 R. Mitchell

To: ISMTP@ADMIN@AFBDA.HDQ[<jblister@gw.dec.state.ny.us>]
From: Dave Farnsworth@PLATTSBURGH@AFBDA.OL3
Cc: Michael Sorel@PLATTSBURGH@AFBDA.OL3
Subject: re: Fwd: Re: Plattsburgh AFB - Draft FOST Parcel A2.9
Attachment: BEYOND.RTF
Date: 10/26/2004 11:08 AM

Jim:

All storage tanks on this property are maintained by and the responsibility of the Plattsburgh Air Base Redevelopment Corporation (PARC); we updated the SEBS/FOST to reflect this. We have notified PARC that it is their responsibility to maintain the storage tank registration..

The tank numbering system we are using was developed in the 1995-1997 timeframe for our Basewide EBS and (and has been used on all subsequent SEBSs, FOSLs, and FOSTs) was based on the tank numbering used in the 1996 Major Petroleum Facility License.

If you or Region 5 need need more info on the tanks let me know.

Dave

From: "James Lister" <jblister@gw.dec.state.ny.us>, on 10/25/2004 10:47 AM:

Dave, sorry I didn't get this out before I went on vacation. Jim

>>> Russell Mulvey 10/13/04 11:03AM >>>

I have reviewed the FOST report, and one of the tanks (426-B-2) is on the PBS registration for the air force base (#5-600407). The remaining tanks at buildings 485, 492, 505, 508, and 509 do not appear to be on the registration, and they should be. Any tank, no matter the size, that stores petroleum as defined in 6NYCRR 612, should be on the registration, above ground, underground, 275 gallon, 1,000 gallon, whatever, they all need to be listed on the registration if they are owned by the air force. PARC is not listed as the owner on the PBS registration, it is listed as Plattsburgh Air Force Base / AFBCA. FYI. Thank you.

-Russ M.-

>>> Rich Wagner 09/21/04 02:05PM >>>

Jim,

We are working with them regarding a number of tanks, trying to get their registration certificate accurate and they are closing a number of tanks. I don't know if that includes any of the tanks in the FOST report. Both their tank numbers and spill numbers are different from ours so it is hard to determine what they may be referring to. I think we should ask them to refer to our numbering system.

Rich

>>> James Lister 09/17/04 01:54PM >>>

Rich, I am reviewing a draft FOST for Parcel A2.9 at PAFB. In the document there is mention made of a number of storage tanks for which the AF has submitted closure reports and a spill (SPL-428-1) which has not been closed yet. If the status of these issues is still the same I won't ask for any changes to the FOST but if there is updated status on any of these I will ask them to change the status in the FOST. Please let me know how I should procede. If you don't have a copy of the FOST let me know. It was sent by the AF on 8/16. Jim Lister

To: Dave Farnsworth@PLATTSBURGH@AFBDA.OL3
From: "James Lister" <jblister@gw.dec.state.ny.us>
Cc: ISMTP@ADMIN@AFBDA.HDQ [<MORSE.BOB@epamail.epa.gov>],
ISMTP@ADMIN@AFBDA.HDQ [<rgm11@health.state.ny.us>]
Subject: Fwd: PAFB Draft Final SEBS & FOST, Parcel A2.9, Central Old Bas
Attachment:
Date: 11/9/2004 9:41 AM

Dave, as a result of Becky being satisfied with how you handled the indoor air issue, we have no comments on the FOST and SEBS

>>> "Rebecca G. Mitchell" <rgm11@health.state.ny.us> 11/08/04 03:47PM

>>>

Jim,

I've reviewed the subject document, dated October 26, 2004. The Air Force has adequately addressed my comments on the previous draft documents.

I have no other comments at this time. If you have any questions, please feel free to call.

Becky

Rebecca G. Mitchell
Bureau of Environmental Exposure Investigation
New York State Department of Health
Flanigan Square - 547 River St. - Room 300
Troy, New York 12180
Phone 518.402.7870 - Fax 518.402.7859
Email rgm11@health.state.ny.us

To: Dave Farnsworth@PLATTSBURGH@AFBDA.OL3
From: <Morse.Bob@epamail.epa.gov>
Cc: ISMTP@ADMIN@AFBDA.HDQ["James Lister"
<jblister@gw.dec.state.ny.us>], Michael
Sorel@PLATTSBURGH@AFBDA.OL3
Subject: A2.9 FOST
Attachment:
Date: 11/9/2004 6:00 PM

Dave,

Below are remaining comments on the draft Final FOST for Parcel A2.9:

- 1) Page 7, section 5.2, 1st full paragraph: Delete "that are the responsibility of the Air Force" in the 1st sentence. Also, insert "remedy, as selected or as modified, or any" between "inconsistent with any" and "use restrictions" in the last sentence.
- 2) Page 13, section 5.6: Insert "remedy, as selected or as modified, or any" between "inconsistent with any" and "use restrictions" in the last sentence.
- 3) Page 13, section 5.8: In the 2nd sentence, replace "the result of Air Force activities and is found" with "the result of activities prior to the transfer and is found".
- 4) Page 14, section 5.8: Replace "remedial" with "response" in the first line (CERCLA remedial action is necessary).

Please call or email if any questions. Thanks.

Bob

**PLATTSBURGH AIR FORCE BASE
FINDING OF SUITABILITY TO TRANSFER (FOST)
PARCEL A2.9, CENTRAL OLD BASE AREA
AFRPA RESPONSE TO REGULATORY COMMENTS**

1. The United States Environmental Protection Agency (USEPA) submitted comments (see September 16, 2004, USEPA letter, Attachment 5A to the FOST) in response to the August 2004 Draft FOST and Draft SEBS. USEPA comments are addressed as follows:

- a. Comment #1, Signatory for the FOST: The signature block has been modified.
- b. Comment #2, Property Transfer Category: USEPA's position on DoD property categorization is noted.
- c. Comment #3, FOST and SEBS Attachment 1C: Attachment 1C has been corrected.
- d. Comment #4, FOST Attachment 2 - Indoor Air Quality: Attachment 2 has been modified (the Indoor Air Quality box has been checked "yes") and discussion pertaining to Indoor Air Quality has been added to the FOST and SEBS.
- e. Comment #5, Wetlands, Threatened or Endangered Species, and Flood Plains: There are no wetlands present on the adjacent property. There are no threatened or endangered species in close proximity to this property. This property is located at 150 - 160 feet above mean seal level (amsl) and is 50 - 60 feet above Lake Champlain; discussion of flood plains does not appear necessary.
- f. Comment #6, FOST Attachment 4: Status of SS-018 and SS-028 Record of Decision has been corrected.
- g. Comment #7, CERCLA 120h(3)(A)ii - covenant requirement: Text has been added at the end of FOST Section 5.2. Copies of the Deed will be provided.
- h. Comment #8, FOST Section 5.6 - Asbestos Containing Material: The Air Force believes the language used in this section is consistent with CERCLA, while protecting Air Force interests. Therefore, the Air Force should not weaken this covenant, which has been standard in all Air Force deeds. Therefore the language used in this FOST will remain as written and EPA's alternative language will not be used. This has been identified and discussed as an unresolved comment in Section 6 of the FOST.

2. The New York State Department of Environmental Conservation (NYSDEC) submitted comments (see September 23, 2004, NYSDEC letter, Attachment 5B to the FOST) in response to the August 2004 Draft FOST and Draft SEBS. NYSDEC comments are addressed as follows:

a. Comment #1, review of storage tank information: Comment noted, additional text detailing regulatory review of underground storage tank locations has been added to Section 3.2.4 and Table 3.2.4 of the SEBS and Section 5.5 and Table 5.5 of the FOST.

b. Comment #2, Attachment 1C of the SEBS and FOST: Attachment 1C has been corrected.

c. Comment #3, page 7 of the FOST: Text has been corrected.

d. Comment #4, FOST Attachment 2 - Air conformity/Air Permit: Air Conformity/Air Permits was discussed in the SEBS, but not discussed in the FOST (and the Air Conformity/Air Permit box not checked "yes") because the permitted equipment has been removed, the Air Permit has been closed out, and there is no requirement for a deed restriction or notification.

e. Comment #5, FOST Attachment 4: Status of SS-018 and SS-028 Record of Decision has been corrected.

3. Additional NYSDEC comment was provided (see 10/25/04 NYSDEC e-mail and 10/26/04 AFRPA response e-mail, Attachment 5C to the FOST) in response to the August 2004 Draft FOST and Draft SEBS pertaining to tank registration and the tank numbering system. All storage tanks on this property are maintained by and the responsibility of the Plattsburgh Airbase Redevelopment Corporation (PARC); the SEBS and FOST have been updated to reflect this. PARC has been notified that it is their responsibility to maintain the storage tank registration. The tank numbering system being used in this SEBS and FOST was developed in the 1995-1996 timeframe for the Plattsburgh AFB Basewide Environmental Baseline Survey, was based on the tank numbering used in the 1996 Major Petroleum Facility License, and has been used on all subsequent SEBSs, FOSLs, and FOSTs.

4. The NYSDEC submitted a response (see November 9, 2004, NYSDEC e-mail, Attachment 5D to the FOST) to the Draft Final FOST and SEBS indicating that all comments have been adequately addressed.

5. The USEPA submitted a response (see November 9, 2004, USEPA e-mail, Attachment 5E to the FOST) to the Draft Final FOST and SEBS. USEPA comments are addressed as follows:

a. Comment #1a, FOST page 7, Section 5.2, first full paragraph, (delete "that are the responsibility of the Air Force"): We do not agree with USEPA's comment to delete "that are the responsibility of the Air Force." The language used in this section is consistent with CERCLA, the Air Force will take responsibility and the needed actions for addressing hazardous substances released or disposed of by the Air Force. In addition, in reference to the EPA comment regarding the Air Force's obligation under CERCLA 120(h)(3) found in their September 16, 2004 letter, the Air Force has agreed to include similar language as requested by EPA in Section 5.2 of the FOST. The last paragraph of Section 5.2 now reads as follows:

"The statutory covenant will be included in the Deed to ensure that any response or corrective actions that are the responsibility of the Air Force for hazardous substances released or disposed of on the property prior to the date of the Deed that are found to be

necessary after the date of delivery of the Deed will be conducted by the United States. The obligation of the United States under this warranty does not include response actions required by an act or omission of the Transferee that either (a) introduces new or additional contamination, or (b) increases the cost of the required response action by improperly managing any CERCLA contamination present on the property on the date of the Deed from the United States. For the purposes of this warranty, the phrase “remedial action found to be necessary” does not include any performance by the United States, or payment to the Transferee from the United States, for (a) additional remedial action that is required to facilitate use of the property by the Transferee in a manner that is inconsistent with restrictions contained in the Deed, or (b) disposal of soils that do not require response actions if left in place, but must be disposed of when disturbed. A provision will also be included in the Deed to allow the United States access to the property in any case where any such response or corrective action is found to be necessary, or where such access is necessary to carry out a response or corrective action on adjoining property.”

Therefore, with the addition of this language, the issue is no longer discussed as an unresolved comment in Section 6, as it was in the Draft Final version of the FOST. Also, since the issue is now fully discussed in Section 5.2, Section 5.6, Asbestos Containing Material, has been modified to remove references to the CERCLA 120(h)(3) covenant warranty issue.

b. Comment #1b, FOST page 7, Section 5.2, first full paragraph, last sentence (insert “remedy, as selected or as modified, or any . . .”): Text has been inserted.

c. Comment #2, FOST, page 13, Section 5.6, last sentence (insert “remedy as selected or as modified or any . . .”): Text has been inserted.

d. Comment #3, FOST page 13, Section 5.8, second sentence (replace “the result of Air Force activities and is found” with “the result of activities prior to transfer and is found.”): We do not agree with USEPA’s comment, see item 5a above.

e. Comment #4, FOST page 14, Section 5.8, first line (replace “remedial” with “response”): Text has been modified.

**FINAL SUPPLEMENTAL ENVIRONMENTAL BASELINE SURVEY
FOR
PARCEL A2.9, CENTRAL OLD BASE AREA
Former Plattsburgh Air Force Base (AFB), New York
November 2004**

CHAPTER 1: PURPOSE OF THE SUPPLEMENTAL ENVIRONMENTAL BASELINE SURVEY

1.1 Introduction. This Supplemental Environmental Baseline Survey (SEBS) has been prepared to document changes in the environmental conditions of eight buildings and three support structures since publication of the Plattsburgh AFB Basewide Environmental Baseline Survey (EBS).

1.2 Description. The Central Old Base Area is situated near the east edge of the former Plattsburgh AFB and consists of eight buildings and three support structures on a parcel of approximately 10.4 acres. The buildings and structures with their sizes and construction dates are listed in Table 1.2 below. The property also includes roads and automobile parking areas supporting the buildings. This area was consistently used for maintenance shops, storage, and administrative offices since construction of the air base. Detailed historic land use for this area can be found on pages 1 and 2 of Table B-1 in the Basewide EBS. The area is shown on Attachments 1A and 1B.

Table 1.2, Facility Information

Building (B) or Support Structure (S) Number	Usage	Size (each)	Year Constructed/Removed
426 (B)	Base Engineer Offices and Maintenance Shops	66,406 SF	1896
428 (S)	Covered Storage	4,000 SF	1981
483 (B)	Warehouse	6,852 SF	1922
485 (B)	Warehouse	1,186 SF	1933
486 (S)	Hazardous Waste Storage	200SF	1991/2003
492 (B)	Warehouse	9,395 SF	1937
504 (S)	Storage Shed	120 SF	1990/1999
505 (B)	Vehicle Operations	1,005 SF	1936
508 (B)	Base Engineer Maint. Shops	17,002 SF	1936
509 (B)	Auto Hobby Shop	7,916 SF	1936
512 (B)	Warehouse	5,000 SF	1993

CHAPTER 2: SURVEY METHODOLOGY

2.1 Approach and Rationale. The data used in preparing this SEBS was obtained from the Basewide EBS revised May 1997 (data updated to September 1996); the October 1996 SEBS for Building 426; the March 2000 SEBS for the Central Old Base Facilities and Base Communications Center; the June 2001 SEBS for the Old Base and Medical Facilities (Parcel A2.3); and the May 2004 SEBS for the Lakefront Area (Parcel K-2). The EBS and SEBSs were based on record searches, interviews, and visual site inspections (VSIs). The data and information contained in the EBS and SEBSs were prepared in accordance with Department of Defense (DoD) policies and guidance as they pertain to the procedures for conducting an EBS. VSIs were conducted and additional data collected in July and August 2004 to verify the condition of the facilities and structures.

2.2 Description of Documents Reviewed. A list of documentation reviewed is provided in the Plattsburgh AFB Basewide EBS. Additional documentation used included the November 1995 Environmental Impact Statement (EIS) for Disposal and Reuse of Plattsburgh AFB prepared by Tetra Tech, Inc.; the December 1995 Asbestos Survey of Plattsburgh Air Force Base prepared by EA Science, Engineering and Technology; the October 1996 SEBS for Building 426; the April 1997 Closure Report for the Removal of Underground Storage Tanks, Oil/Water Separators, Septic Tanks, and Aboveground Storage Tanks (six volumes) prepared by OHM Remediation Services Corporation; the March 2000 SEBS for the Central Old Base Facilities and Base Communications Center; the May 2000 Environmental Assessment of Alternative Land Uses (Supplement to the November 1995 Final EIS [FEIS]) prepared by Tetra Tech, Inc.; the August 2000 Final Record of Decision (ROD) for Installation Restoration Program (IRP) Sites SS-018 and SS-028; the May 2001 Supplemental Evaluation to the Basewide Environmental Baseline Survey by URS Consultants, Inc.; the June 2001 SEBS for the Old Base and Medical Facilities (Parcel A2.3); the October 2002 Land Use Control/Institutional Control Management Plan for Former Plattsburgh AFB; the March 2003 Draft Closure Report for EBS Factor SPL-428, Building 428 Pole Barn, prepared by Versar Inc.; the March 2003 Draft Closure Report for EBS factor STW-426-2 prepared by Versar Inc.; the May 2004 SEBS for the Lakefront Area (Parcel K-2); the May 2004 Semiannual Monitoring Report for the October 2003 Groundwater Sampling for Sites SS-018 and SS-028 prepared by URS Consultants, Inc.

2.3 Inspection of Properties Conducted. VSIs were conducted and additional data collected on July 12, 2004 and August 11, 2004, to determine if any change in property condition had occurred subsequent to the Basewide EBS being published. The purpose of these VSIs was to identify any stained soils, stressed vegetation, leachate seepages, unusual odors, condition of asbestos-containing materials (ACM), paint condition, etc., which might indicate environmental concern.

CHAPTER 3: FINDINGS FOR CENTRAL OLD BASE AREA

3.1 Environmental Setting. A description of the area's climate, topography, hydrology, geology, and utilities is contained in Section 3.2 of the Plattsburgh AFB Basewide EBS.

3.2 Property Categorization Factors. Environmental factors which are not applicable to this property include medical/biohazardous wastes, ordnance, and radioactive/mixed wastes. Applicable environmental factors are discussed below.

3.2.1 Hazardous Substance, Petroleum, and Miscellaneous Material Spills/Release Incidents.

The Basewide EBS (Tables C-1 and C-2) lists several hazardous materials/waste storage areas on this property. In addition, Tables C-3 and C-4 list several locations where hazardous substances were stored: Building 426 (STW-426-1/2), Buildings 428 (STM/STW-428), 485 (STM-485), 486 (STW-486), 492 (STM/STW-492), 508 (STW-508), and 509 (STM/STW-509). There were no concerns noted during the VSI; however, there are several IRP sites present (discussed in Section 3.2.2 below), an ongoing evaluation of STW-426-2, and the structure associated with STW-486 has been relocated.

STW-486 is a pre-engineered, prefabricated steel storage shed specifically designed for storage of hazardous materials. This facility (along with STW-426, STM-485, STM-492 and STW-508) was used until 2003 by the Plattsburgh Air Base Redevelopment Corporation (PARC) as part of ongoing Caretaker Contract Operations. The storage shed has been relocated by PARC (with other PARC operations in the area) to Building 2337 (along with activities that were at STW-426, STM-485, STM-492 and STW-508). No concerns or signs of contamination were noted at the former shed location or at STM-485, STM-492, and STW-508.

STW-426-2 is the Exterior Electric/Power Production Shops, formerly located in the south annex of Building 426 (was relocated in 2003, with other PARC activities, to Building 2337). Corrosion in sinks was observed during the April 1994 Basewide EBS. The corrosion was a result of battery neutralization that was done in the sinks (this process was stopped in late 1993); STW-426-2 was evaluated as part the May 2001 Report on the Supplemental Evaluation to the Basewide EBS, which recommended cleaning the sewer line associated with these sinks. The sewer line was cleaned and inspected in 2002 and is documented in the March 2003 Draft Closure Report for EBS Factor STW-426-2, which recommended no further action. Regulatory concurrence has been received.

The Basewide EBS (Tables G-2 and G-3) lists several spills/release incidents associated with this property. These spills/releases and their status are summarized in Table 3.2.1 below:

Table 3.2.1, Spills/Releases

Location	Comments
426	<p>SPL-426-1/4/5 are petroleum spills of one gallon each or less. Each is listed on the New York State Department of Environmental Conservation (NYSDEC) Spill Register (Spill # 9102825, 9500519, 9312869) as closed. SPL-426-2/3 are 20-gallon heating fuel spills associated with the removal of a 10,000-gallon (or 12,000) underground storage tank (UST) in August 1993. The spill was contained inside the excavated area; contaminated water and soil were removed and disposed of prior to installation of the new UST in the exact same location. A site assessment/characterization was completed in 1999 and is discussed further in Section 3.2.4. In addition, there was a release associated with the former pesticide UST (IRP site ST-020) and is discussed further in Section 3.2.2</p>
428	<p>SPL-428-1: A December 1990 spill of approximately 100 gallons of diesel fuel (the Basewide EBS reports this spill as being approximately 10-25 gallons). Some of fuel (less than 20 gallons) drained via the storm drainage system into Lake Champlain. A site characterization of the drainage collection system around Facility 428 was completed as part of the May 2001 Report on the Supplemental Evaluation to the Basewide EBS and recommended cleaning of the drainage collection system and soil sampling adjacent to the catch basins. The cleaning and additional sampling were completed in 2002 and documented in the March 2003 Draft Closure Report for EBS Factor SPL-428-2. Soil sampling results were below NYSDEC cleanup values and no further action has been recommended. The draft report has received regulatory comments, and a revised report is in progress.</p> <p>SPL-428-2: A spill of 4 gallons of hydraulic fluid. It is Spill #9204493 on the NYSDEC Oil and Hazardous Material Spill Register and is listed as closed. No concerns or signs of contamination were noted during the VSIs.</p>
485	<p>SPL-485: A spill of 0.5 gallons of #2 fuel oil. It is listed as Spill #9515581 on the NYSDEC Oil and Hazardous Material Spill Register and is listed as closed. No concerns or contamination were noted during the VSIs.</p>
505	<p>SPL-505: A spill of approximately 10-15 gallons of #2 fuel oil. It is listed as Spill #8906396 on the NYSDEC Oil and Hazardous Material Spill Register and is listed as closed. No concerns or contamination were noted during the VSIs.</p>
508	<p>SPL-508-1: Chlorinated hydrocarbons were detected in the storm drain near the paint shop and has been investigated as IRP Site SS-019 (see Section 3.2.2).</p> <p>SPL 508-2: Spill of approximately 200 gallons of diesel fuel, December 1990. It is Spill # 9009711 on the NYSDEC Oil and Hazardous Material Spill Register and is listed as closed. (The Basewide EBS lists this spill as 200 gallons but the spill register lists it as 100 gallons.) However, review of base spill documentation indicates this is the same spill as SPL-428-1 (spill occurred at Facility 428, but Building 508 is adjacent to the east).</p>
509	<p>SPL-509: Significant oil spillage with runoff from the parking lot also contributing. It is associated with IRP Site SS-018 (see Section 3.2.2).</p>

3.2.2 Installation Restoration Program (IRP) Sites. IRP sites are shown in Figure 3-7 and discussed in Appendix D of the Basewide EBS. There are four IRP Comprehensive Environmental Response Compensation Liability Act (CERCLA) sites and one IRP fuel site located on this property.

SS-019 is the Civil Engineering Paint Shop centered around the northern portion of the western wing of Building 508. This area was included in the IRP due to the storage of waste paints/thinners and spillage/cleanup activities that occurred here. Contaminants detected here include five (5) volatiles and 24 semivolatile organic compounds (mostly PAHs), one (1) PCB, and fifteen (15) metals. An SI was completed in 1994 and recommended no further action. Regulatory concurrence for no further action was received from the United States Environmental Protection Agency (USEPA) in 1995, and the site has been closed out.

ST-020 is a Pesticide Storage Tank located behind (east of) Building 426. The site is a former 1,000-gallon UST that was used to store rinse water from the cleaning of pesticide containers. The UST was removed in 1992 and a Record of Decision recommending No Further Action was signed by the Air Force and USEPA in March 1995.

SS-025 was an abandoned 10,000-gallon UST used to store motor fuel. This site is a fuel spill site subject to the Resource Conservation and Recovery Act (RCRA), with oversight being provided by the NYSDEC Region 5 Spill Response Office. The UST was removed in 1991. Laboratory analysis of soil samples, taken after the tank was removed, found no contamination. An Air Force No Further Action Decision Document was signed in 1992 and concurrence received from NYSDEC Region 5 in March 1997.

SS-018 and SS-028 are the former Auto Hobby Shop (Building 509) and the Civil Engineering Open Storage Area (immediately north of the former Auto Hobby Shop).

A revised draft final Remedial Investigation (RI) report for Site SS-018 (the former Auto Hobby Shop) was completed in April 1996. Contaminants identified in the soil during the RI include one (1) volatile and eight (8) semivolatile organic compounds (polycyclic aromatic hydrocarbons [PAHs]), two (2) pesticides, twelve (12) inorganics, and sixteen (16) metals. In addition, volatile organic compounds, exceeding Applicable or Relevant and Appropriate Requirements (ARARs) have been detected in the groundwater. Additional groundwater investigation and additional human health risk assessments have been performed as part of the Remedial Investigation of IRP SS-028 (see separate discussion below), which is immediately to the north.

An RI for Site SS-028 (the Civil Engineering Open Storage Area) was completed in 1999. The RI included soil and groundwater sampling from twenty-seven (27) boring locations and six (6) monitoring wells to delineate the extent of chlorinated hydrocarbons in the groundwater. The RI also included a human health risk assessment and a screening level ecological risk assessment that incorporates data collected from remedial activities at IRP Sites SS-018 and SS-019. The RI indicated groundwater contaminated with chlorinated hydrocarbons (up to 43 parts per billion [ppb]) exists in several locations within Sites SS-018 and SS-028. Methyl tert-butyl ether (MTBE), an additive to unleaded fuel, was detected at five monitoring well locations, with the highest concentration (430 ppb) occurring at MW-28-007. Additional

groundwater sampling was conducted, during 1999 and 2000, in consultation with NYSDEC Region 5, Bureau of Spill Prevention and Response, to further investigate the MTBE groundwater contamination. The investigation confirmed the presence of MTBE on site, but did not find MTBE in three monitoring wells located upgradient of the site. The RI also indicates surface soil contamination to the north and west of Building 509 containing PAHs totaling up to 141,000 ppb. As a result of the RI, a removal action was performed in December 1998 to remove a source of the groundwater chlorinated hydrocarbon contamination; approximately 112 cubic yards of soil (southeast of Building 485) was removed (a closure report has been completed and regulatory comments received).

A Record of Decision for IRP Sites SS-018 and SS-028 was signed September 2000. The selected remedy includes restriction of land use to nonresidential use (see Attachment 1C.); prohibition of the installation of any wells for drinking water or any other purposes which could result in the use of the underlying groundwater; prohibition of discharge of groundwater withdrawn during construction dewatering to the ground or surface water, without prior approval of the NYSDEC; periodic monitoring of site groundwater and groundwater seeps for volatile organic compounds (VOCs) and MTBE until groundwater contaminant levels are below current regulatory standards; and five-year reviews of the remedy in accordance with Section 121(c) of CERCLA. Groundwater sampling and monitoring for VOCs and MTBE have been conducted semiannually since May 2001. Chlorinated hydrocarbons have been detected at up to 10.7 ppb; MTBE has been detected at up to 529 ppb (no other VOCs have been detected).

3.2.3 Oil/Water Separators. There was an oil/water separator located at the northeast end of the Auto Hobby Shop, Building 509. The separator and an associated underground holding tank were removed in 1996. Soil sampling of the excavation indicated contamination (PAHs totaling up to 23,000 ppb). The contamination does not appear to be associated with the oil/water separator and is being addressed as part of IRP Site SS-018 (see Section 3.2.2 above), which includes this area.

3.2.4 Storage Tanks. There have been several storage tanks associated with this property. There is currently one underground storage tank located at Building 426. All other storage tanks remaining on this property are aboveground storage tanks (ASTs) at Buildings 485, 492, 505, 508, and 509. All tanks are used for heating oil for their respective building heating systems. All storage tanks on this property are maintained by and the responsibility of the Plattsburgh Airbase Redevelopment Corporation (PARC). All other underground storage tanks (USTs) previously located on this property have been removed. UST closure reports have been completed (April 1997) for all UST removals and submitted to NYSDEC Region 5, Spill Response Office (April 1997). NYSDEC Region 5 concurrence with No Further Action has been received for USTs associated with Buildings 426, 485, 492, 505, and 508. A summary of the storage tanks associated with this property is presented in Table 3.2.4 below. Further information on these tanks is presented in Tables E-1 and E-2 of the Basewide EBS.

Table 3.2.4, Storage Tanks

Location	Comments
426	<p>There are three UST locations listed in the Basewide EBS. UST-426-A was a 5,000-gallon UST installed outside the south annex (of Building 426) in the 1950s and provided heating fuel. The tank was abandoned in 1981 when a new tank was installed (in 1981, discussed below) and removed in May 1996. Approximately 412 cubic yards of soil was removed. UST-426-B-1 was a 10,000- or 12,000-gallon heating fuel tank located on the east side of the building. The tank was replaced by a double-walled UST (UST-426-B-2) that meets the new UST regulations. UST-426-B-2 is still in place and supports the building's heating system. There are two spills (SPL-426-2/3) associated with this tank location and are discussed in Section 3.2.1. No Further Action (NFA) concurrence has been received (July 10, 2001) from NYSDEC Region 5 for UST locations 426-A and 426-B. The third UST location was a pesticide storage tank located on the east side of the building, but removed in 1992. This tank is IRP Site ST-020 and is discussed in Section 3.2.2 above. No concerns or signs of contamination were observed during the VSIs.</p>
483	<p>A 1,000-gallon heating fuel UST (UST-483-A) was removed in 1995. Initial soil sampling indicated six SVOCs each exceeding action levels and totaling 7,556 ppb. Follow-up sampling (after removal of approximately 69 cubic yards of soil) shows no contamination. An AST (AST-483-B) was removed prior to 1994. No contamination/concerns noted during the VSIs.</p>
485	<p>A 550-gallon heating fuel UST was removed in 1996 and replaced with a 500-gallon AST. Soil sampling results show no contamination in the soil. NFA concurrence has been received from NYSDEC Region 5 (July 9, 2001). No contamination or concerns noted during the VSIs.</p>
492	<p>A 1,000-gallon heating fuel oil UST was removed in 1996 and replaced with a 1,000-gallon AST. The only contamination detected in the soil was Benzene at 1.1 ppb, but was attributed to associated blank contamination. NFA concurrence has been received from NYSDEC Region 5 (July 10, 2001). No contamination or concerns were noted during the VSIs.</p>
500	<p>A 125-gallon diesel tank was identified from historic Plattsburgh AFB tank inventories. There was no evidence of the building or tank during the Basewide EBS or subsequent VSIs</p>
505	<p>A 550-gallon heating fuel UST (UST-505-A) was removed in 1995. Soil sampling indicates two VOCs and two SVOCs all below action levels. NFA concurrence has been received from NYSDEC Region 5 (July 10, 2001). A 10,000-gallon gasoline UST (UST-505-B, installed prior to activation of the Air Force base in the 1950s) was found/removed in 1991 and is addressed as IRP Site ST-025 (see Section 3.2.2 above). During the VSIs, a 275-gallon heating fuel AST was noted in the mechanical room. No other concerns or contamination was noted during the VSIs.</p>

508	A 1,000-gallon heating fuel UST (UST-508-A) was removed in 1996 and replaced with a 1,000-gallon aboveground tank (AST-508-1). Soil sampling results indicate one VOC and two semi-volatile organic compounds (SVOCs) all below action levels. NFA concurrence has been received from NYSDEC Region 5 (July 10, 2001). The Basewide EBS also lists a 500-gallon heating fuel UST (UST-508-B), but also indicates this tank was most likely an aboveground tank (per base employees) that was removed and replaced by UST-508-A. A 600-gallon gasoline AST was relocated here from the base marina in 1996, but was relocated to Building 2337 in 2003. No contamination or concerns were noted during the VSIs.
509	A 1,000-gallon heating fuel UST was removed in 1996. Soil sampling indicates PAHs up to 3,920 ppb. The contamination does not appear to be associated with the UST and is being addressed as part of IRP Site SS-018 (see Section 3.2.2 above), which includes this area. The EBS lists two ASTs. An 800-gallon waste oil AST (AST-509-B-1) was removed in 1996. The EBS noted tank saddles (supports) for another AST (AST-1809-C) that was removed prior to 1994. During the VSIs, a 1,000-gallon heating fuel AST (AST-509-B-2) was noted in the same place as the previous 800-gallon AST. No contamination or concerns were noted during the VSIs.

3.2.5 Pesticides. Per the Basewide EBS, the base entomology shop was located in the basement (of the south annex) of Building 426 from approximately 1981 to 1983. Pesticides known to have been stored at Building 426 are identified in the Basewide EBS and include Acephate Insecticide Orthene (PT-280/281), Avitrol, Brush Killer, CB 405 Fogger, Di-Syston, Aerocide PT 3-6-10, Aluminum Phosphide, Dursban, and Paradichlorobenzene. In addition, a pesticide rinsate tank was located outside the entomology shop and is discussed further as IRP Site ST-020 in Section 3.2.2. Pesticides were applied in accordance with manufacturer's guidance, no release above action levels is known to have occurred on this property, and no threat is posed to human health or the environment. No pesticides are known to have been stored on the other portions of this property. Chapter 3, para 3.3.5, and Table 3-2 of the Basewide EBS should be referred to for a further description of the pesticides which may have been used in this area.

3.3 Disclosure Factors. Disclosure factors which are adequately described in the Basewide EBS and do not pose concerns to this property include polychlorinated biphenyls and radon. Applicable disclosure resources are discussed below.

3.3.1 Asbestos. A Basewide Asbestos Survey has been completed and is summarized in Table H-1a of the Basewide EBS. Structures No. 428 and 504 were surveyed and determined not to contain ACM. A summary of all other facilities is presented listed below.

Table 3.3.1, Asbestos-Containing Materials (ACM)

Location	Comments
426	Thirteen homogeneous areas contain ACM: floor tile and felt backing, linoleum and backing, light vinyl sheeting, and mastic associated with floor tile and vinyl sheeting. No damaged or deteriorated ACM was observed during the VSIs.

483	Only ACM present is mudded fittings. No damaged or deteriorated ACM was noted during the VSIs.
485	Only ACM present is window putty and furnace gasketing. No damaged or deteriorated ACM was noted during the VSIs.
486	Not surveyed; building is all metal. No concerns noted during VSIs.
492	Twelve homogeneous areas contain ACM: floor tile and carpet/floor tile mastic. No damaged or deteriorated ACM was noted during the VSIs.
505	Five homogeneous areas contain ACM: floor tile, carpet mastic, pipe insulation, and mudded fittings. No damaged/deteriorated ACM noted during VSIs.
508	Six homogeneous areas contain ACM: floor tile and mastic. No damaged or deteriorated ACM was noted during the VSIs.
509	Seven homogeneous areas contain ACM: floor tile, transite board, pipe insulation, and mudded fittings. No damaged or deteriorated ACM was noted during the VSIs.
512	Not surveyed. Building (lumber storage shed) is constructed of metal and concrete. No ACM present. No concerns noted during the VSIs.

3.3.2 Indoor Air Quality. The potential for vapor intrusion into buildings on this property may be present due to groundwater contamination associated with IRP Sites SS-018 and SS-028, which are discussed in Section 3.2.2 above.

3.3.3 Drinking Water Quality. Groundwater contamination is present on the property and is discussed in Section 3.2.2 above. Potable water is present on the property via the city-operated water supply and distribution system.

3.3.4 Lead-Based Paint (LBP), Other Facilities. A Lead-Based Paint (LBP) survey has not been performed for this property. All facilities, except 428, 486, 504 and 512, were constructed prior to the DoD ban on the use of lead-based paint in 1978 and are likely to contain, or be coated with, one or more coats of such paint. The VSI noted deteriorated paint surfaces for each of these facilities as follows:

Table 3.3.4 , Lead-Based Paint, Other Facilities

Location	Comments
426	Deteriorated/peeling paint was noted during the VSIs on the exterior trim.
483	Deteriorated/peeling paint was noted during the VSIs on the rain gutters
485	Deteriorated/peeling paint was noted during the VSIs on the exterior trim.
492	No deteriorated/peeling paint noted during the VSIs.
505	No deteriorated/peeling paint noted during the VSIs.
508	Deteriorated/peeling paint was noted during the VSIs on the exterior trim.
509	No deteriorated/peeling paint noted during the VSIs.

3.4 Other Factors/Resources. Other factors or resources which could impact or be impacted, but are not present or have no environmental impacts, are flood plains, outdoor air quality, prime/unique farmlands, sensitive habitat, threatened and endangered species, and wetlands. Other factors present in the property are discussed below.

3.4.1 Air Conformity/Air Permits. Table F-1 of the November 1995 EIS and Table G-3 of the Basewide EBS indicate that there was an Air Emissions Permit for the paint booth at Building 509, Auto Hobby Shop. This permit has been closed out and the paint booth has been removed. No concerns were noted during the VSIs.

3.4.2 Energy (Utilities). Overhead electrical and underground natural gas distribution/transmission lines are present on this property. No concerns were noted during the VSIs.

3.4.3 Historic Property. U.S. Oval is a Registered Historic District and is listed in the National Register of Historic Places (NRHP). This registry also includes all buildings and structures within the boundaries of the U.S. Oval Historic District, as shown on Attachment 1D. In addition, adjacent buildings, structures, and acreage that lie within the boundaries of the U.S. Oval Historic District Expansion Area are also shown on Attachment 1E. All the buildings and structures included in the property are either within the U.S. Oval Historic District or the U.S. Oval Historic District Expansion Area. All NRHP-listed or eligible buildings, structures, and property have been included in a Programmatic Agreement negotiated with the New York State Historic Preservation Office (NYSHPO). This agreement specifies protective covenants for all included facilities in accordance with Section 106 of the National Historic Preservation Act.

3.4.4 Sanitary Sewer Systems. The following buildings are connected to a sanitary sewer (which discharges into the City of Plattsburgh treatment facility): Buildings 426, 485, 492, 505, 508, and 509.

3.4.5 Septic Tanks. The Basewide EBS (Table F-2) indicates septic tanks associated with Buildings 485 and 614 (based on historic real property records). These tanks were used for collection of sanitary wastes from training camp activities that took place in the Nevada Oval area prior to activation/construction of the Air Force base and were identified from 1941 Army Quartermaster Corps building records and maps. According to the records and maps, these tanks were actually located south of this property on the east edge of the Nevada Oval housing area.

3.4.6 Solid Waste. When previously occupied, solid waste from these buildings was transported to a municipally owned, licensed landfill in Morrisonville, New York. No concerns were noted during the VSIs.

3.4.7 Transportation. Portions of several roads are located on this property and are shown in Attachments 1A and 1C. No concerns were noted during the VSIs.

CHAPTER 4 - PROPERTY TRANSFER CATEGORY

Based on a review of the Basewide EBS and VSIs of the property, the buildings and structures are considered Department of Defense Environmental Condition Category (ECC) 1, 2, 3 or 4 as indicated in Table 4 below. Category 1 areas are those where no release or disposal of hazardous substances or petroleum products has occurred; Category 2 areas are those where only release or disposal of petroleum products has occurred; Category 3 areas are those where release and/or disposal of hazardous substances has occurred, but at concentrations that do not require a removal or remedial action; Category 4 are those where release, disposal, and/or migration of hazardous

substances has occurred, and all remedial actions necessary to protect human health and the environment have been taken. The Category 1 rating is a result of there being no documented spills or releases, or signs of contamination (as noted during the VSIs), for the facilities as shown in Table 4 below. The Category 2 rating is a result of spills, releases, or disposal of petroleum product at facilities as listed in Table 4 below. The Category 3 rating is a result of contamination from waste handling practices associated with Building 426 (STW-426-2). An evaluation has been completed and no further action required. The Category 4 rating is a result of contamination present and the status of remedial activities associated with IRP Sites SS-018 and SS-028. Changes in the condition category of these facilities, since publication of the Basewide EBS, are presented in Table 4 below. The condition of the property has changed from a Category 7 as a result of the completion of the evaluation of the EBS Factor STW-426-2 (no further action required) and the Record of Decision for IRP Sites SS-018 and SS-028 which specifies institutional controls and groundwater monitoring. Institutional controls are in place and groundwater monitoring has been ongoing since 2001. Condition categories have also changed to Category 1 and 2 for several facilities as a result of revised DoD guidance (which allows Category 1 designation for hazardous or petroleum storage locations if there have been no spills or releases, and allows Category 2 designation for areas where only petroleum disposal/releases have occurred). Building 512 was not previously evaluated in the Basewide EBS.

Table 4, Property Transfer Category

Location	Old ECC	New ECC	Comments
426	7	3	STW-426-2 has been evaluated; no further action is required.
428	7	2	SPL-428-2 is a hydraulic fluid release and has been closed out. SPL-428-1 is a petroleum release; completion of evaluation is pending resolution of regulatory comments.
483	3	2	Petroleum contamination from UST; cleaned up.
485	5	2	Minor petroleum spill; closed out.
486	2	1	No spills, releases, or contamination associated with this facility.
492	3	2	Minor petroleum contamination present from UST.
504	7	4	Facility removed 1999; area is within IRP Site SS-028; Record of Decision was signed September 2000. Institutional controls are in place and groundwater monitoring is in progress.
505	4	2	Minor petroleum contamination from spill and UST.
508	7	4	Contamination present from IRP Site SS-028.
509	7	4	Contamination present from IRP Site SS-018; Record of Decision was signed September 2000. Institutional controls are in place and groundwater monitoring is in progress.
512	-	4	Facility is within IRP Site SS-028.

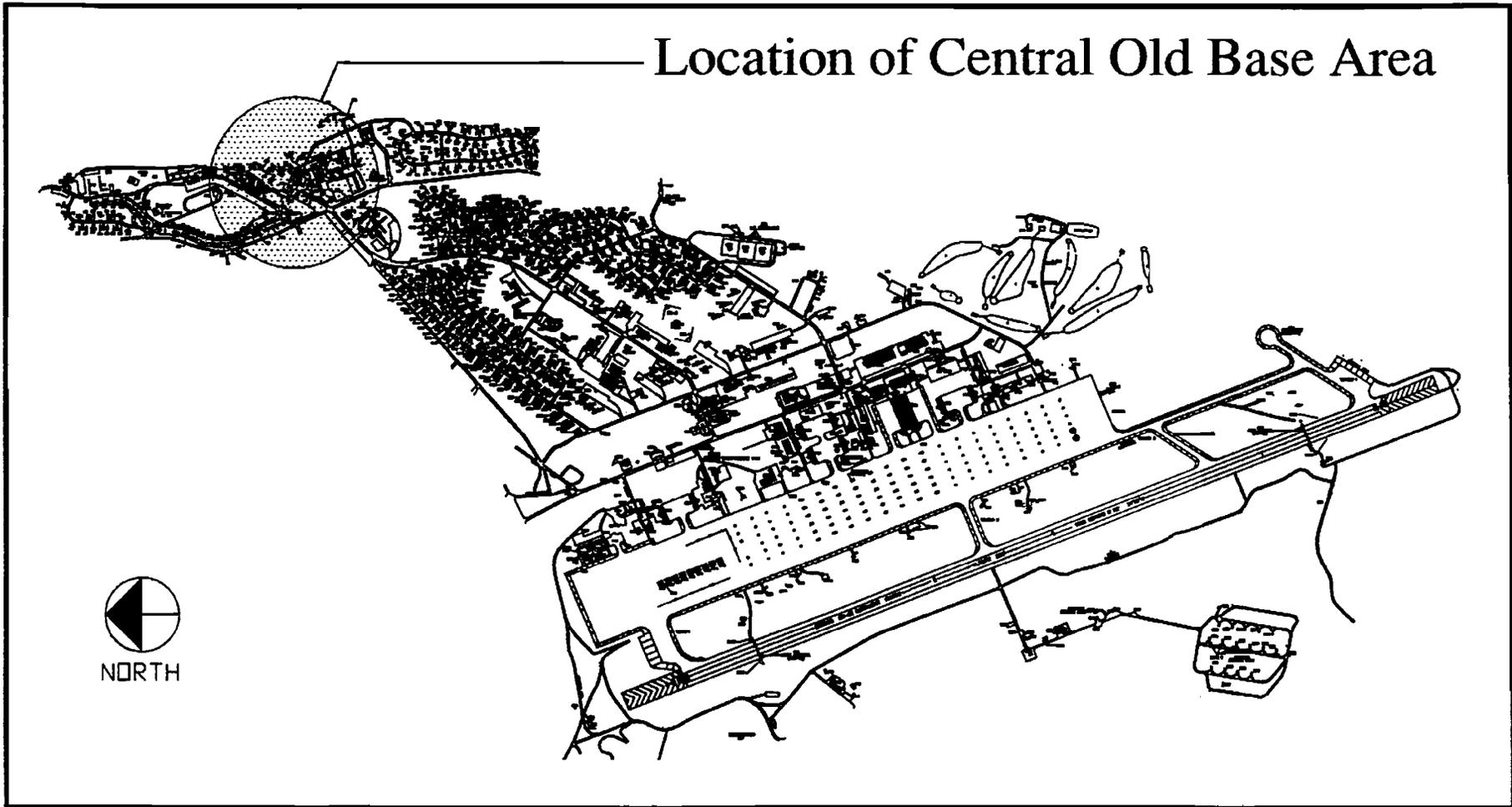
CHAPTER 5: CERTIFICATION

I certify that the property conditions stated in this report are based on a thorough review of available records, visual inspections, and sampling and analysis as noted, and are true and correct to the best of my knowledge and belief.



MICHAEL D. SORES, PE
Site Manager/BRAC Environmental Coordinator
AFRPA/DA Plattsburgh

November 24, 2004
Date

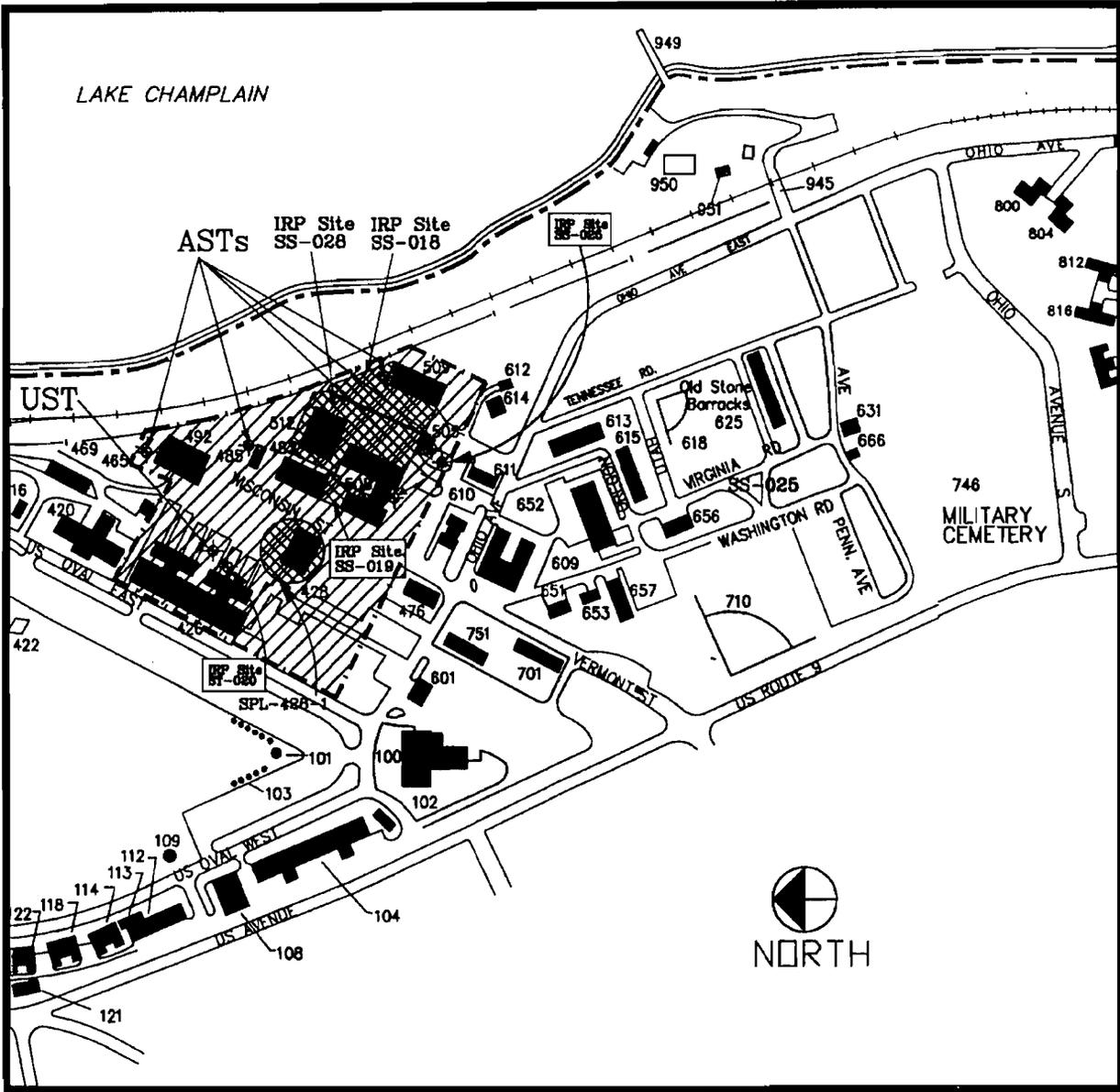


AutoCAD File. LOC a2_9.Dwg

Location of Parcel A2.9 Central Old Base Area

Scale: 1" = 2500"

Plattsburgh AFB, NY



AutoCAD File: a2_9 site.Dwg



Area of Parcel A2.9, Central Old Base Area
 (Former Use: Shops, Admin.) (Area=10.4 Acres)



and  IRP Sites and
 Environmental Factors

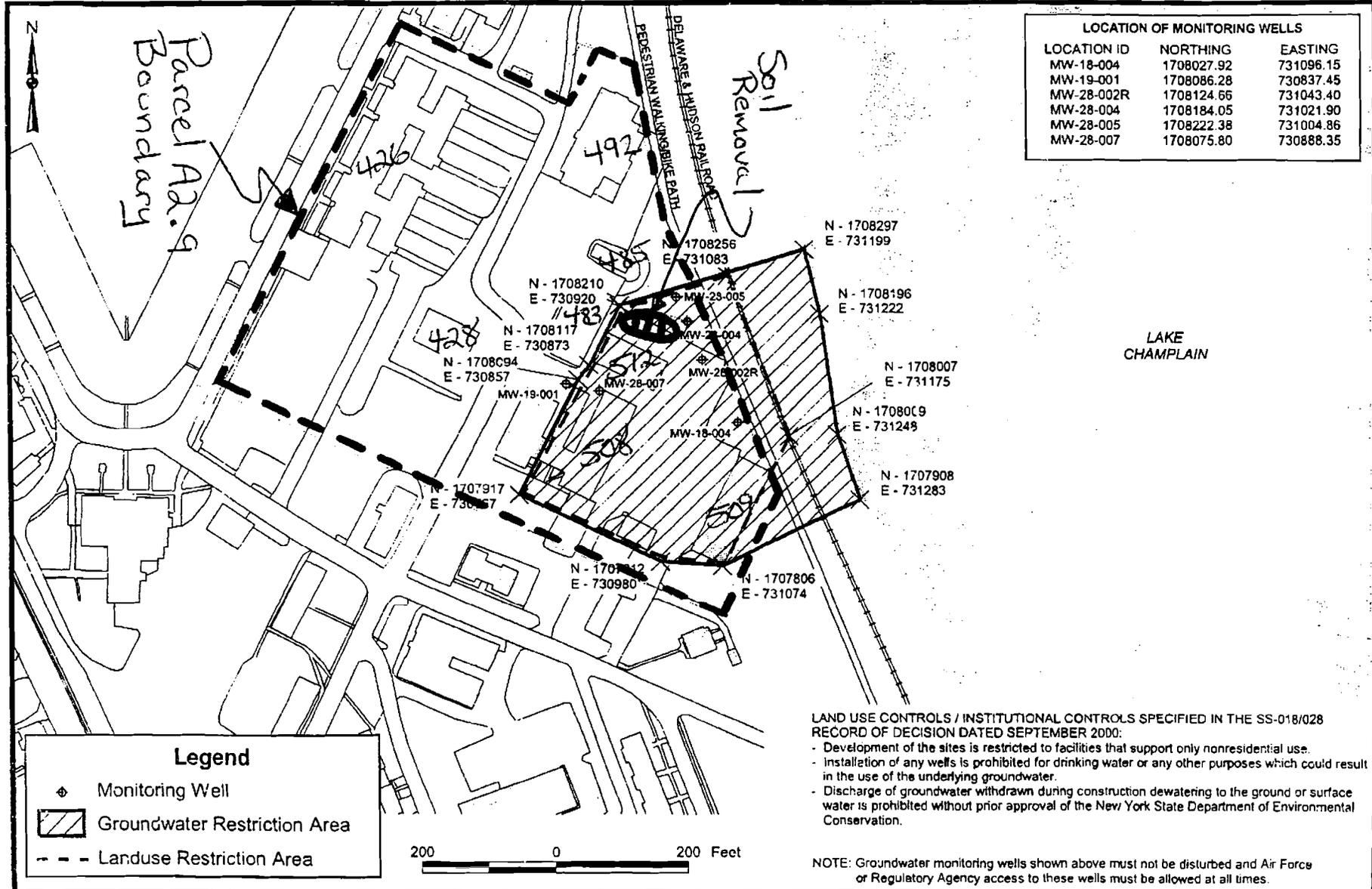
 ASTs & UST

Parcel A2.9

Central Old Base Area

Plattsburgh AFB, NY

Scale: 1"=400'



Legend

- ◆ Monitoring Well
- ▨ Groundwater Restriction Area
- - - Landuse Restriction Area

LAND USE CONTROLS / INSTITUTIONAL CONTROLS SPECIFIED IN THE SS-018/028 RECORD OF DECISION DATED SEPTEMBER 2000:

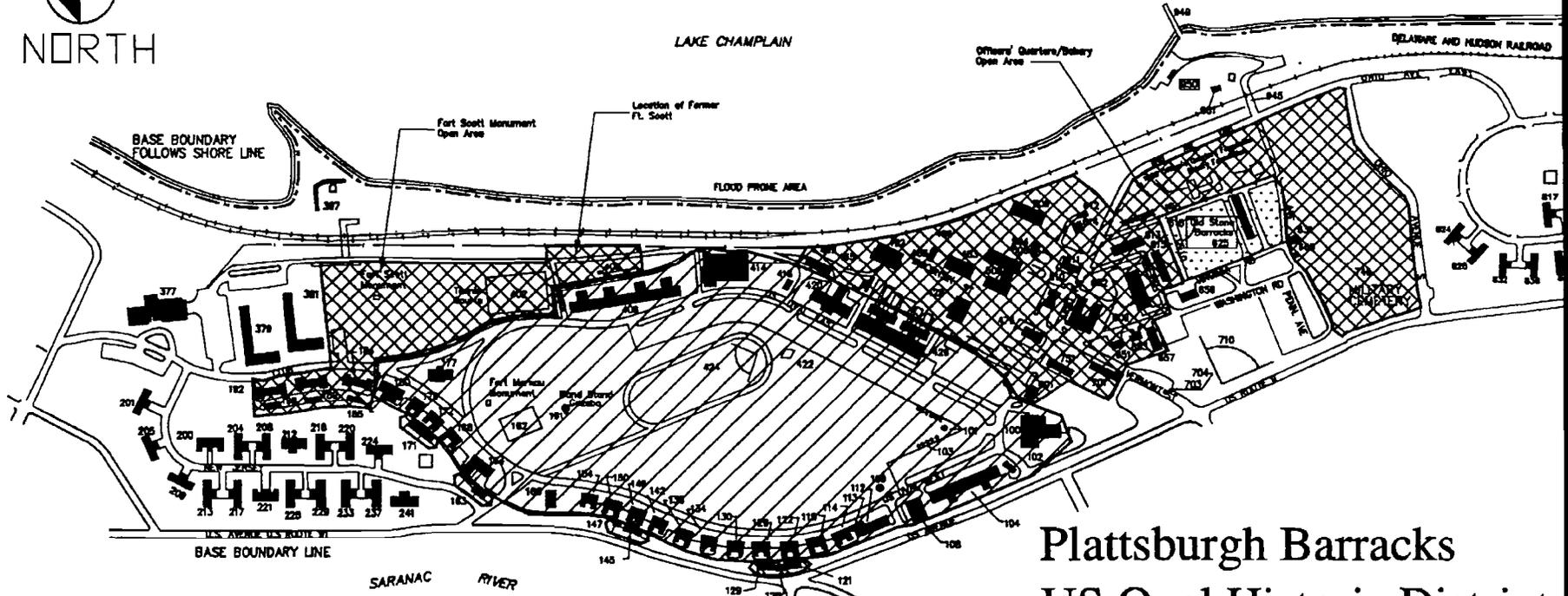
- Development of the sites is restricted to facilities that support only nonresidential use.
- Installation of any wells is prohibited for drinking water or any other purposes which could result in the use of the underlying groundwater.
- Discharge of groundwater withdrawn during construction dewatering to the ground or surface water is prohibited without prior approval of the New York State Department of Environmental Conservation.

NOTE: Groundwater monitoring wells shown above must not be disturbed and Air Force or Regulatory Agency access to these wells must be allowed at all times.

Atch 1C



NORTH



US Oval Historic District (Area=53 Acres)
Listed on the National Register
of Historic Places on 8/30/89



Facilities Adjacent to US Oval Historic District
(Facilities with Preservation Covenants) (Area=39 Acres)



Old Stone Barracks/Drill Area
Listed on the National Register
of Historic Places on 2/18/71

Plattsburgh Barracks US Oval Historic District & Facilities with & Preservation Covenants Clinton County, NY

SCALE: 1" = 700'



**PUBLIC NOTICE
FINDING OF SUITABILITY TO TRANSFER (FOST)**

The United States Air Force Real Property Agency (AFRPA) announces it has completed a Finding of Suitability to Transfer (FOST) for approximately 10.4 acres of land (Parcel A2.9, Central Old Base Area) at Plattsburgh Air Force Base. The FOST is based on extensive review of the environmental condition of the property and was signed on December 22, 2004. The environmental review and documentation which led to the FOST were accomplished under the National Environmental Policy Act (NEPA) and done in consultation with federal and state environmental regulatory agencies.

The property became available as a result of Public Law 101-510, 10 United States Code (USC) Defense Base Closure and Realignment Act of 1990 and the subsequent closure of Plattsburgh Air Force Base.

A copy of the FOST and Supplemental Environmental Baseline Survey (SEBS), including regulatory comments and responses, will be maintained at the local AFRPA office. Individuals interested in reviewing the information should contact:

Mr. Michael D. Sorel, PE
Site Manager/BRAC Environmental Coordinator
Air Force Real Property Agency
304 New York Road
Plattsburgh, New York 12903
518-563-2871