DEPARTMENT OF THE AIR FORCE
AIR FORCE REAL PROPERTY AGENCY

May 11, 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

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BUREAU OF EASTERN
RE[illegible]

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

SUBJECT: Environmental Documents for Proposed Transfer of Multiple Areas, Former Plattsburgh AFB NY

Submitted for your review and comments are the Draft Final Supplemental Environmental Baseline Survey (SEBS) and the Finding of Suitability to Transfer (FOST) for the subject proposal.

Request any comments to the attached documents by May 17, 2005.

Our point of contact is Steve Gagnier at (518) 563-2871, extension 14.

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

Attachments:
1. SEBS - Multiple Areas
2. FOST - Multiple Areas

cc:
USEPA (Mr. Robert Morse) (Atch under sep cover)
NYSDEC Reg 5 (Mr. Richard Wagner)
NYSDOH (Ms. Rebecca Mitchell)

DEPARTMENT OF THE AIR FORCE
AIR FORCE REAL PROPERTY AGENCY

May 11, 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

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1. SEBS - Multiple Areas (3 cys)
2. FOST - Multiple Areas (3 cys)

cc:
NYSDEC (Mr. James Lister) (Atch under sep cover)
AFRPA/DA-EV (Mr. James Waldron) (1 cy)

DRAFT FINAL SUPPLEMENTAL ENVIRONMENTAL BASELINE SURVEY (SEBS)
FOR
MULTIPLE AREAS
Former Plattsburgh Air Force Base, New York
May 2005

CHAPTER 1: PURPOSE OF THE SUPPLEMENTAL ENVIRONMENTAL BASELINE SURVEY

1.1 Introduction. This Supplemental Environmental Baseline Survey (SEBS) has been prepared to document environmental conditions of 32 buildings, 11 support structures, 8 miscellaneous navigational aids/aircraft support facilities, and various areas of open spaces, wooded land, and paved areas located on six (6) separate areas of Plattsburgh Air Force Base (AFB) since publication of the Plattsburgh AFB Basewide Environmental Baseline Survey (EBS).

1.2 Description. The property included in this document consists of six (6) separate and distinct areas located on the new base portion of the former Plattsburgh AFB. These areas include the northernmost and southernmost portions of the flightline, an area along the western base boundary, an area along the eastern base boundary, and an area in the central portion of the new base. The areas included in this document total approximately 1,237.57 acres and are shown on Attachments 1A through 1G. Detailed historic land use for these areas can be found on pages 6 through 11 of Table B-1 of the Basewide EBS. The buildings, support structures, navigational aids, land, and paved areas associated with the property are listed below:

Table 1.2A, Existing Facility Information

Facility Number	Usage	Size or Quantity	Year Constructed
2005 (B)	Dental Clinic	5,248 SF	1956
2006(B)	Storage Shed	225 SF	Unknown
2007 (S)	Campground/Garden Plots	N/A	Unknown
2291 (S)	Sewage Pump Station	314 SF	1956
2292 (S)	Emergency Power Generator	280 SF/155 KW	1980
2293 (S)	Cable TV Relay Station/Area	N/A	1983
2295(S)	Water Pumping Station	509 SF	1956
2540 (B)	Vehicle Maint Shop	27,985 SF	1957
2542 (B)	Refueling Vehicle Maint	2,750 SF	1968
2545 (B)	Vehicle Washrack/Paint Booth	3,500 SF	1978
2548 (B)	Vehicle Maintenance Shop	29,500 SF	1956/1990
2549 (B)	Vehicle Filling Station	206 SF	1981
2657 (B)	Maintenance Shop	2,160 SF	1962

Atch 1

2658 (B)	Central Heat Plant	25,144 SF	1956
2885 (B)	Family Support Center	6,376 SF	1957
2888 (B)	Demin Water Plant	5,000SF/25,000Gal	1959
2893 (B)	CES Maint Shop	5,376 SF	1956
2894 (B)	Security Police Ent Control	130 SF	1959
2895 (B)	Alert Facility	32,977 SF	1959
2897 (S)	Flag Pole	1 EA	1961
2898 (S)	Tennis Court	1 EA	1973
2899 (S)	Sewage Lift Station	50 SF	1972
2900 (S)	Support Structure	1 EA	1987
3000 (B)	Emergency Power Generator	376 SF	1981
3001 (B)	Rescue Fire Team Fac	1,500 SF	1980
3004 (S)	Storage, Magazine/Ord	78 SF	1983
3100 (P)	Runway	392,000 SY	1956
3105, 3145 (P)	Paved Overruns	66,666 SY	1960
3107 (S)	Acft Arresting System	2 EA	1970
3108 (NA)	Localizer Antenna	1 EA	1980
3190 (B)	ILS Glide Shop	218 SF	1980
3200 (NA)	ILS Localizer	186 SF	1956
3201 (NA)	Antenna Supt Stru	1 EA	1980
3207 (NA)	Weather Antenna	1 EA	1962
3208 (NA)	Antenna Supt Stru	4 EA	1980
3209 (NA)	Transmissometer	1 EA	1962
3210 (P)	Warmup Pad	6,596 SY	1957
3212 (NA)	Weather Station Set	1 EA	1960
3505 (A)	Landfill Areas	Varies	Varies
3516 (B)	Storage Igloo	1,611 SF	1956
3518, 3521, 3522, 3524, 3525, 3528, 3529, 3530, 3533, 3534, 3536, 3540, 3546 (B)	Storage Igloo	2,404 SF	1956
3542 (B)	Storage Igloo	1,302 SF	1956
3550 (S)	Guard Tower	1 EA	1977
3560 (B)	Seg Magazine Storage	366 SF	1956

Table 1.2B, Former Demolished Facility Information

Facility Number	Usage	Size or Quantity	Year Constructed/ Demolished
2065 (S)	Deicing Fluid Storage Tank	3 x 25,000 Gal	1957/1996
2067 (S)	Storage Shed	100 SF	Unknown/1996
2068 (S)	Aviation Fuel Dispensing	2,600 GPM	1956/1996
2069 (S)	Fuel Pumphouse	1,160 SF	1956/1996
2070 (S)	Emergency Power Generator	200 SF	1983/1996
2071 (S)	Truck Fillstand	N/A	1958/1996
2073 (S)	Fuel Storage Tank	840,000 Gal	1956/1996
2075 (S)	Jet Fuel Storage Tank	1,260,000 Gal	1956/1996
2077 (S)	Jet Fuel Storage Tank	1,260,000 Gal	1956/1996
2550 (S)	Gasoline Storage Tank	2 x 15,000 Gal	1964/1988
2551 (S)	Gasoline Storage Tank	2 x 10,000 Gal	1964/1996
2552 (S)	Diesel Fuel Storage Tank	2 x 25,000 Gal	1962/1996
2553 (S)	Gasoline Storage Tank	10,000 Gal	1956/1996
2554 (S)	Fuel Pumphouse	516 SF	1956/1996
2555 (S)	Diesel Fuel Storage Tank	2 x 8,000 Gal	1957/1996
2558 (S)	Diesel Fuel Storage Tank	2 x 12.000 Gal	1957/1996
2559 (S)	Truck Fillstand	N/A	1956/1996
2901 (S)	Hazardous Storage	179 SF	1987/2003
2902 (S)	Hazardous Storage	179 SF	1987/2003
2905 (S)	Monument	1 EA	1985/1997
2910 (S)	Monument	1 EA	1985/1997

Key for Tables 1.2A and 1.2B
B: Building
S: Support Structure
NA: Navigational Aid
P: Pavements
A: Acreage

CHAPTER 2: SURVEY METHODOLOGY

2.1 Approach and Rationale.

The data used in preparing this SEBS were obtained from the Plattsburgh AFB Basewide EBS revised May 1997 (data updated to September 1996). The EBS was based on record searches, interviews, and visual site inspections (VSIs). The data and information contained in the EBS were prepared in accordance with Department of Defense policies and guidance, as they pertain to the procedures for conducting an EBS. VSIs were conducted and additional data collected in February 2005 to verify the condition of the property.

2.2 Description of Documents Reviewed.

A list of documentation reviewed in the preparation of this SEBS is provided in the Plattsburgh AFB Basewide EBS. Additional documentation used included the January 1996 Background Surface Soil & Groundwater Survey Report performed by URS Consultants, Inc.; the November 1995 Environmental Impact Statement (EIS) for Disposal and Reuse of Plattsburgh AFB prepared by Tetra Tech Inc.; the February 1994 Habitat Assessment and Wetlands Delineation Report performed by URS Consultants, Inc.; the July 1999 Final Closure Report for removal of lead-impacted soil at the Old Small Arms Range prepared by OHM Remediation Services Corporation; the June 2001 Final Report on the Supplemental Evaluation to the Environmental Baseline Survey prepared by URS Consultants, Inc.; the March 2001 Final Record of Decision (ROD) for Site SS-033, Old Small Arms Range prepared by URS Consultants, Inc.; the August 2003 Final Remedial Action/Closure Report for the Old Small Arms Range prepared by VERSAR, Inc.; the Post-Closure Monitoring and Inspection Reports for Landfills 21, 22, 23, and 24 prepared by URS Consultants, Inc.; 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 January 1997 Draft Site Characterization Report (Volumes 1 and 2) prepared by Fanning, Phillips, and Molnar; the August 1994 Evaluation of Subsurface Conditions at the Mobil Service Station (Rt 22) Report prepared by Adirondack Environmental Associates, Inc.; the September 1995 Radiological Decommissioning Survey of the Weapons Storage Area (WSA) prepared by Armstrong Laboratory (Brooks AFB, TX); the April 1998 Historic building Inventory and Evaluation Report prepared by Earth Tech & Woodward Clyde; the March 1998 National Register Evaluation of Archeological Sites Report prepared by Parson's Engineering Science; the May 1999 Final Ordnance and Explosives Removal Action Report prepared by Human Factors Applications (HFA) Inc.; the Second Five-Year Review Report for Plattsburgh AFB, dated June 2004, prepared by URS Consultants, Inc.; the Final Record of Decision for Site SS-010, dated September 2000 prepared by URS Consultants, Inc.; the Final Record of Decision for Landfill LF-021, dated March 1997, prepared by URS Consultants, Inc.; the Record of Decision for the Soil OU for Landfill LF-023, dated September 1992, prepared by ABB Environmental Services, Inc.; and the Record of Decision for the Groundwater OU for Landfill LF-023, dated March 1995, prepared by URS Consultants, Inc. All documentation used for the preparation of this SEBS and the Finding of Suitability to Transfer (FOST) is available for review at the Air Force Real Property Agency office at Plattsburgh, New York.

2.3 Inspection of Properties Conducted.

Additional VSIs were conducted in February 2005 to determine if any change in property condition had occurred subsequent to publication of the Basewide EBS. The purpose of these VSIs was to identify any stained soils, stressed vegetation, leachate seepage, unusual odors, etc., which might indicate environmental concern.

CHAPTER 3: FINDINGS FOR MULTIPLE AREAS

3.1 Environmental Setting.

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

3.2 Property Categorization Factors.

Environmental factors which are applicable to this property 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 substance storage areas on this property; these locations and their status are presented in Table 3.2.1A below:

Table 3.2.1A, Hazardous Substances Storage

Location	Comments
2005	STW-2005: No concerns noted in Basewide EBS or during VSI.
2069	STW-2069-1/2: No concerns noted in Basewide EBS or during VSI.
2542	STW-2542: No concerns noted in Basewide EBS or during VSI.
2545	STW-2545: No concerns noted in Basewide EBS or during VSI.
2548	STW-2548-1/2: Minor spillage per Basewide EBS. No concerns noted during VSI.
2549	STW-2549: Staining outside the northwest corner of building. No concerns noted during VSI.
2658	STW-2658: The storage area is located inside the building. No concerns noted during the VSI. The staining outside the building is addressed as IRP Site SS-031.
2888	STM/STW-2888: Area cleaned and materials removed. No concerns noted during VSI.
2893	STW-2893: Area cleaned and materials removed. No concerns noted during VSI.
2901/2902	STW-2901/2902: Facilities cleaned, tested, and removed off site.

The Basewide EBS (Tables G-2 and G-3) lists several spills or releases which are summarized in Table 3.2.1B below:

Table 3.2.1B, Spills/Releases

Location	Comments
2065	SPL-2065: A half gallon propylene glycol spill; listed on NYSDEC Register as closed.
2069 & 2073	Spills SPL-2069-1/2/3 and SPL-2073-1/2/3: All spills, except SPL-2069-2, are listed in the Basewide EBS as closed. SPL-2069-2 was addressed as IRP Site ST-012 and is discussed below.
2293	OTH-2293: The clearing immediately west of Facility 2293 was used as a contractor storage yard from 1992-1994. No spills or releases associated with this area; no contamination noted per Basewide EBS. No contamination or concerns noted during VSI.
2540	SPL-2540-1/2/3: Spills cleaned and closed on NYSDEC Register. No concerns noted during VSI.
2542	Spills SPL-2542-1/2/3/4: All spills listed in Basewide EBS as closed.
2548	Spills SPL-2548-1/2: SPL-2548-1 is listed as closed; SPL-2548-2, approximately 4 ounces of battery acid has been closed out (by NYSDEC Region 5 on 2/06/98). No concerns were noted during the VSI.
2551 & 2553	Spills SPL-2551-1/2 and SPL-2552: Spills are listed in the Basewide EBS as closed.
2657	OTH-2657: Storage area for Central Heat Plant; numerous concerns noted in Basewide EBS. Area fieldwork has been completed.
2658	Spill SPL-2658-1 through 27: All spills involved heating fuel or waste oil. SPL-2658-14/15 addressed under IRP Site SS-031 and are discussed below.
2895	SPL-2895-1/2: Spills cleaned and closed on NYSDEC Register. No concerns noted during VSI.
3210	SPL-3210-1 through 4: All spills documented as having been contained, cleaned up, and closed on the NYSDEC Register. The VSI noted no residual contamination.
3308	SPL-3308: Spill listed as closed on NYSDEC Register. OTH-3308 is the site of a 1979 aircraft crash which was investigated in 1998. No concerns noted during VSI.

3.2.2 Installation Restoration Program (IRP) Sites.

There are eight IRP sites (or associated contamination) and one Area of Concern (AOC) located within the boundaries of this property. These sites are discussed below; additional information on the IRP sites can be found in Appendix D of the Basewide EBS.

SS-007 is the former jet engine test stand area. A Human Health Risk Assessment concluded no excess risks are associated with this site, and the Draft Final Site Investigation Report issued in

1994 recommends no further action (NFA). A decision document was prepared by the Air Force and submitted in September 2004.

SS-010 is the Heavy Equipment Maintenance Facility, Building 2542. The site covers approximately 0.5 acres. The building was used as a maintenance area for fuel tanker trucks and bowsers. Fuel spills and leaks reportedly occurred as a result of accidents during fuel draining and maintenance of this equipment. Spills were also reported in the waste accumulation area located adjacent to the building. A site delineation study and Action Memorandum were performed in 1995/1996. A Remedial Investigation (RI) was completed in 1997. Approximately 10,000 cubic yards of soil contaminated with trichloroethene, ethylbenzene, xylenes, benzo(a)anthracene, and benzo(a)pyrene were removed and replaced with clean fill. A closure report was submitted in April 1998 and received regulatory concurrence. Groundwater contamination at this site was addressed under a supplemental confirmatory sampling event, and no contamination was found above regulatory limits. The ROD, recommending No Further Action for both the Groundwater and the Soil Operable Units, was signed in September 2000.

ST-012 is the jet fuel bulk storage area. This site is a fuel spills site subject to the Resource Conservation and Recovery Act (RCRA), with oversight being provided by the New York State Department of Environmental Conservation (NYSDEC) Region 5, Spill Response Office. This area was used for receipt, storage, and transfer of aircraft jet fuel. Several spills have occurred on this site. The entire jet fuels bulk storage area was dismantled in 1996, and a draft site sampling and analysis report has been completed and submitted to the NYSDEC Region 5, Spill Response Office. According to the draft site report, all soil contamination detections were acceptable under the January 2, 1997, Draft NYSDEC Interim Procedures for Inactivation of Petroleum Impacted Sites. Only two compounds exceeded the Interim Guidance Tier 1 Standards for groundwater: xylenes (total) and benzene. The xylene exceedance (9,500 parts per billion [ppb] was limited to one location. There were benzene exceedances at 10 locations: one location had benzene at 2,600 ppb, while the other locations had concentrations ranging from 16 to 130 ppb. No further action is being planned at this site pending concurrence from NYSDEC Region 5, Spill Response Office. Semiannual groundwater sampling has been conducted at this site since 1997, and a letter was submitted to NYSDEC requesting concurrence to discontinue the sampling and that the site be designed No Further Action. Regulatory concurrence was received on September 29, 2004.

LF-021 is a former domestic waste landfill located between the north overrun and the Saranac River. It operated from 1956 to 1959 and was added to the IRP in 1987 when the site investigation (SI) was completed. The RI was completed in 1995 and recommended a cap be installed to address soil contamination, including polycyclic aromatic hydrocarbons (PAH), polychlorinated biphenyls (PCBs), and metals. The Proposed Plan was finalized in February 1997 and the ROD signed in March 1997. The remedial action cap was installed in the fall of 1997, and long-term monitoring has been ongoing since 1998.

LF-023 is a former domestic waste landfill located west of the flightline. It operated from 1966 to 1981. It was added to the IRP in 1987, and the RI recommended a low permeability barrier cover to control the source. The Source Control ROD was signed in 1992 and the cap/barrier system installed in 1994/1995. A follow-up feasibility study recommended long-term monitoring and the installation of four (4) additional wells for the groundwater operable unit. A ROD was signed in March 1995, and long-term monitoring for fuel-related compounds and metals began in October 1995. Monitoring results thus far have indicated that the cap is proving to be effective, the remedial action objectives are being met, and no areas of noncompliance have been noted. In addition to monitoring for landfill-derived contaminants, the program also monitors for fuel-related contaminants associated with an off-base plume intruding upon base property from a private gas station located west of the landfill. This plume is upgradient of Tammy Lane and Debra Drive, where groundwater is utilized as a potable resource. Recent sampling events do not indicate this "Mobil plume" is affecting on-base resources or downgradient residents.

SS-031 is the base Central Heating Plant, Building 2658. This site is a fuel spill site subject to the RCRA, with oversight being provided by the NYSDEC Region 5, Spill Response Office. Numerous fuel oil spills have occurred in the fuel transfer area on the east side of the building, particularly around the 20,000-gallon underground storage tank (UST) (day tank). A field investigation was performed in 1994. The 20,000-gallon UST and approximately 1,200 cubic yards of contaminated soil were removed in July 1996. Additional sampling and evaluation, to include a risk assessment, have been performed, and a No Further Action decision document received NYSDEC concurrence in June 2000.

SS-034 is the south clear zone located southeast of the runway. A PA was conducted in 1992 and recommended no further action. An SI was conducted in 1995 to investigate possible contamination since the area had prior use as an asphalt plant and propane storage area. The SI recommended no further and has received regulatory concurrence. An NFA decision document was issued in August 1999.

SS-039 is the POL Fleet Vehicle Fuel Storage Area. This site is a fuel spill site subject to the RCRA, with oversight being provided by the NYSDEC Region 5, Spill Response Office. The original configuration, dating back to 1956, included three 10,000-gallon aboveground storage tanks (ASTs) and two 8,000-gallon and one 12,000-gallon UST, but was upgraded several times. The final configuration (at base closure) was three ASTs and five USTs (two of which were closed in place). This area was designated an IRP site and a PA report was completed in 1994--no visual evidence of contamination was noted. The PA recommended no further action. Subsequent to the PA, all remaining tanks (three ASTs and five USTs), the supporting pumphouse, fill stands, containment area, and piping were closed and removed in 1996. Closure reports for the tank removals have been completed (April 1997) and submitted to NYSDEC Region 5. No further action has been recommended and regulatory concurrence (by NYSDEC Region 5) was received in August 1999.

The Mobil Gas Station AOC is located directly west of LF-023 across US Route 22. In 1992, benzene tolulene, ethylene, and xylene (BTEX) compounds were detected in monitoring well MW-23-008 and were determined to not be landfill derived. The Air Force contacted the

NYSDEC, and they initiated an investigation of a possible off-base source. In April 1993, it was determined that there was organic compound contamination, specifically BTEX, in the soil and groundwater downgradient of the Mobil Gas Station site. A plume containing levels of greater than 500 ppb of BTEX extends approximately 600 feet south-southwest of the site and on to base property. Monitoring wells installed as part of the LF-023 long-term monitoring program are being monitored for BTEX and fuel-related compounds in order to assess the impact to on-base receptors, wetlands, and streams. As requested by the NYSDEC and NYSDOH, groundwater use restrictions will be placed on this area of the property to be transferred. The NYSDEC Region 5, Spill Response Office is monitoring the site under Spill Number 9212236.

3.2.3 Medical/Biohazardous Wastes.

Building 2005 was used as a dental clinic. According to the Basewide EBS, Building 2005 generated approximately 10 pounds of biohazardous waste a month. The generated waste was transported off base for proper disposal by a private contractor. No concerns were noted during the VSI. No medical/biohazardous wastes are known to have been stored at other buildings or on other portions of this property.

3.2.4 Oil/Water Separators (and Grease Traps/Silver Recovery Units).

There have been several oil/water separators and other wastewater-related systems associated with this property. Closure reports have been completed (April 1997) for the oil/water separator removals at Buildings 2542 and 2548 and Facilities 2068 and 2073. These closure reports have been submitted to NYSDEC Region 5, Spill Response Office. A summary of the systems associated with this property is presented in Table 3.2.4 below. Further information is presented in Tables F-1 and F-3 of the Basewide EBS.

Table 3.2.4, Oil/Water Separators, Grease Traps, and Silver Recovery Units

Location	Comments
2005	SRU-2005: This silver recovery unit supported the dental clinic x-ray equipment; the silver recovery unit is still in the building. No concerns noted in Basewide EBS or during the VSI.
2068	OWS-2068: The oil/water separator, holding tank, and approximately 600-650 cubic yards of soil were removed in 1996. Residual soil contamination (remaining after excavation) included 16 ppb benzene and 17 ppb m,p-xylene.
2073	OWS-2073: The oil/water separator and holding tank were removed in 1996. No contamination detected.
2540	OWS-2540: The oil/water separator was removed in 1994 and residual soil contamination addressed under SS-010. No residual contamination noted during VSI.
2542	OWS-2542: Oil/water separator, holding tank, and approximately 179 cubic yards of soil were removed in 1996. Residual (pre-excavation) soil contamination included approximately 180 ppb total benzene, toluene, ethylbenzene, and xylenes (BTEX) and was addressed under SS-010 soil

	removals.
2545	OWS-2545: Was identified as an oil/water separator; it is actually a sump pit (approximately one-foot deep) that drains to the sanitary sewer. No concerns noted during the VSI.
2548	OWS-2548-1/2/3: OWS-2548-3 was removed in 1988 during expansion of Building 2548; OWS-2548-2 was removed in 1994 when building drain lines were rerouted to OWS-2548-1. OWS-2548-1 and approximately 97 cubic yards of soil were removed in 1996. Only (pre-excavation) contamination detected was Barium at 7.05 parts per million (ppm) and Chromium at 3.45 ppm. A new oil/water separator was subsequently installed by the Plattsburgh Airbase Redevelopment Corporation (PARC).
2658	OWS-2658: This oil/water separator is located aboveground. There were no concerns noted in the Basewide EBS or during the VSI (the holding tanks associated with this unit are discussed below).
2895	GT-2895: These are two grease traps located in the food-preparation area of Building 2895. No concerns noted during the VSI.

3.2.5 Unexploded Ordnance.

The Basewide EBS (Appendix G, Table G-1) lists several ordnance-related issues associated with buildings, structures, and open land areas on the property. The locations and status of the ordnance-related factors are discussed below:

ORD-3004: Structure 3004 contained small arms and starter cartridge storage. The VSI noted no signs of residual storage or contamination.
ORD-3516, ORD-3518, ORD-3521, ORD-3522, ORD-3524, ORD-3525, ORD-3528, ORD-3529, ORD-3530, ORD-3533, ORD-3534, ORD-3536, ORD-3540, ORD-3542, ORD-3546: These factors are related to the munitions storage igloos located in the southwestern area of the WSA. All munitions were removed as part of base closure, and all igloos were vacant by 1995. The VSIs conducted for the Basewide EBS and the February 2005 VSI noted no areas of contamination or concern associated with former munitions storage.

ORD-3560: This factor is related to the facility within the industrial area of the WSA which was used for the storage and maintenance of munitions and other explosive materials. The facility was deactivated and all materials removed as part of base closure in 1995. The VSIs conducted for the Basewide EBS and the February 2005 VSI noted no areas of contamination or concern associated with the former usage of this building.

3.2.6 Radioactive and Mixed Wastes.

Due to the former Strategic Air Command mission of Plattsburgh AFB, it is possible that areas within the WSA were used for the storage and maintenance of munitions containing radioactive materials. In June 1995, a Radiological Decommissioning Survey of the WSA was conducted by Armstrong Laboratory from Brooks AFB, Texas. All facilities within the WSA were examined and investigated. A total of 518 swipe samples were taken from floor and wall areas as well as several concrete samples. The results of the survey indicated that no radiological contamination was present and that the facilities are all considered releasable for public use as defined by United States Nuclear Regulatory Commission (USNRC) release limit guidelines.

Subsequent to the above investigation, the Air Force has recently compiled information that indicates certain weapons maintenance activities that occurred in the 1950s and 1960s may have resulted in the generation of waste cleaning materials that contained radioactive contamination of very low levels, and that these materials may have been buried on site within the WSA. These burial sites, if they exist, would very likely be in the vicinity of Building 3578 and/or the storage bunkers. A field investigation, consisting of electromagnetic (EM), ground penetrating radar (GPR) and radioactive-sensitive instrumentation was conducted from September 29 to October 28, 2003. In addition, soil samples, water samples (groundwater and surface water), and concrete samples were taken. All preliminary indications are that no burial sites exist. The Draft PA/SI Report was submitted to the regulatory agencies in February 2004 and has received regulatory concurrence that no further action is required. A No Further Action Decision Document was issued by the Air Force in September 2004.

3.2.7 Storage Tanks and Petroleum Handling Facilities. There have been a large number of aboveground and underground storage tanks (AST/UST) associated with this property as well as portions of the aircraft refueling system. All USTs have been removed, most during 1995/1996 under project THWA 95-6010. Most of the ASTs have been removed as well, except as noted below. Closure reports have been completed (April 1997) and submitted to the NYSDEC Region 5, Spill Response Office. A summary of the storage tanks associated with this property is presented in Table 3.2.7 below, and further information on these tanks can be found in Tables E-1, E-2, and E-4 of the Basewide EBS.

Table 3.2.7, Storage Tanks

Location	Comments
2065	Facility 2065 consisted of three 25,000-gallon USTs (UST-2065-A/B/C) used for storage of deicing fluid; UST-2065 was closed in place in 1991 and removed in 1996; USTs-2065-B/C were removed in 1992. Soil sampling results found semi volatile organic compounds (SVOCs) (at 1,025 ppb total) below NYSDEC action levels. Soil was also tested for ethylene glycol and volatile organic compounds (VOCs); there were no detections. No contamination/concerns were noted during the VSI.
2070	A diesel generator internal fuel tank (AST-2070 - of unknown size); the generator/fuel tank are no longer present (assumed to have been removed in 1995, prior to base closure). No contamination/concerns noted during VSI.
2073, 2075 & 2077	Consisted of an 840,000-gallon and two 1,260,000-gallon ASTs (AST-2073/2075/2077) used for storage of jet fuel (AST-2073 was also used for storage of heating fuel); all three tanks were removed in 1996. Tanks are addressed under IRP Site ST-012 (which is discussed above).
2540	AST-2540 was a 350-gallon gasoline storage tank identified on historical

	drawings. No evidence of the tank or any residual contamination was found during the VSI.
2542	A 660-gallon jet fuel AST (AST-2542) was removed in 1996. No contamination/concerns were noted during VSI.
2548	A 2,000-gallon waste oil UST was removed in 1996; no contamination was detected. No contamination/concerns were noted during the VSI.
2549	A 21-gallon diesel AST (AST-2549) tank is internal to an emergency generator; the generator has been removed. No contamination/concerns noted during VSI.
2550	Consisted of two 15,000-gallon gasoline USTs; both USTs were removed in 1988 (when Building 2548 was expanded.
2551	Consisted of two 10,000-gallon gasoline ASTs in a diked area; both tanks were removed in 1996; methyl tert-butyl ether (MTBE) was detected in the water, at 9.5 ppb, during the excavation; there were no other detections (soil or water). No contamination/concerns were noted during the VSI.
2552	Consisted of a 25,000-gallon diesel UST (UST-2552-A-1) that was replaced in 1992 (by UST-2552-A-2); the replacement tank was removed in 1996; xylenes were detected in the water, at 5.2 ppb total, during the excavation; there were no other detections (soil or water). No contamination/concerns were noted during the VSI.
2553	Consisted of a 10,000-gallon gasoline AST (collocated with the Facility 2551 ASTs); the tank was removed in 1996. See Facility 2551 above.
2555	Consisted of two 8,000-gallon diesel USTs; both tanks were closed in place in 1990 and removed in 1996; sampling results indicate no soil contamination; groundwater contamination exceedances consisted of 3.6 ppb benzene, 6.9 ppb m,p-xylene, and 1.3 ppb chrysene. No contamination/concerns noted during VSI.
2558	Consisted of a 12,142-gallon diesel UST (UST-2558-A-1) that was replaced in 1993 (by UST-2558-A-2); these tanks were collocated with the Facility 2555 USTs; the replacement tank was removed in 1996. See Facility 2555 above.
2658	A 20,000-gallon heating fuel UST (Day Tank, UST-2658-A) was replaced in 1996 with a 12,000-gallon AST (AST-2658-2); this tank/location (east side of Building 2658) is part of IRP Site SS-031 and is discussed above. A 1,000-gallon waste oil UST (supporting an oil/water separator), located adjacent to the Day Tank, was replaced by a 500-gallon AST (AST-2658-4) in 1996. A 500-gallon UST (AST-2658-2 - use unknown), also located adjacent to the Day Tank, was removed in 1995. A 1,000-gallon diesel fuel UST (located on the southwest corner of the building, UST-2658-B) was replaced in 1996 with a 300-gallon AST; soil sampling results found benzene at approximately .7 ppb. The Basewide EBS also lists two propane tanks (OST-2658-1/2) on the west side of the building; none of the tanks remain. No contamination/concerns noted during the VSI.
2888	One 20,000-gallon tank (OST-2888) previously used to store demineralized water; currently empty. No contamination noted during the VSI.

3190	UST-3190-A-1 was a 500-gallon diesel tank replaced with UST-3190-A-2 in 1992. The latter tank was removed in 1996, and no contamination was noted in the closure report. No concerns noted during the VSI.
3512	AST-3512 was a 275-gallon diesel tank which was removed in 1995. The closure report stated that no signs of contamination were noted during removal.

Most of the storage tanks listed above were part of three petroleum storage and handling activities (additional components are also identified here and are discussed further in Table E-3 of the Basewide EBS).

The Jet Fuel Bulk Storage Area included three ASTs (AST-2073/2075/2077), each with a spill containment dike; two oil/water separators (OWS-2068/2073); three deicing fluid storage tanks (UST-2065-A/B/C); two pipelines that connected the Bulk Storage Area to the flightline (POL-1000-2/3); two pipelines (POL-1000-4/5) that connected the Bulk Storage Area to an off-base fuel terminal (approximately 2,000 feet northeast of the Bulk Storage Area); two pipelines (POL-1000-7) that run approximately 13 miles southeast to a fuel terminal at Port Douglas, NY; and meter/pumphouse, truck fill stands, and internal piping (that interconnected the ASTs and pump/meter house; collectively identified as POL-2068). All ASTs, USTs, Oil/Water Separators, the pump/meter house, truck fill stands, and internal piping were removed in 1996. The portion of the pipelines inside the Bulk Storage Area (approximately 800 linear feet) was removed; the remainder of these pipelines was cleaned, tightness tested, capped, and closed in place in 1996. The pipelines POL-1000-4/5 were closed in place and filled with grout in 1989. Pipeline POL-1000-7 was cleaned, tested, and pressurized in 1995; the pipeline has been acquired by the New York State Electric and Gas (NYSEG) Corporation for transmission of natural gas. The Bulk Storage Area has been designed as IRP Site ST-012 and is discussed further in Section 3.2.2.

The Military Gas Station contained several ASTs and USTs for storage and dispensing of gasoline and diesel fuel. The following ASTs/USTs were associated with the Military Gas Station (additional information may be found in Table 3.2.7 above and in Table E-1 and E-2 in the Basewide EBS): AST-2551-1/2, AST-2553, UST-2550-A/B, UST-2552-A-1/2, UST-2555-A/B, UST-2558-A-1/2. In addition, the Military Gas Station included Facilities 2554 (Fuel Pumphouse) and 2559 (Truck Fill Stand). All tanks, the fuel pumphouse, truck fill stand, associated piping, and containment areas were closed and removed in 1996. Closure reports for the tank removals have been completed (April 1997) and submitted to NYSDEC Region 5. The Military Gas Station has been designed as IRP Site SS-039 and is discussed further above.

The Central Heat Plant included the following storage tanks: AST-2658-1/2/3/4, AST-2662, AST-2663, AST-2664, UST-2658-A/B, OST-2658-1/2. The Central Heat Plant was converted to natural gas in early 1997. The only storage tanks remaining are a 12,000-gallon heating fuel tank (AST-2658-2) for emergency fuel supply, a 300-gallon waste oil tank (AST-2658-4) supporting the oil/water separator. All other tanks and piping have been removed. The east side of the heat plant (including UST-2658-A) has been designated as IRP Site SS-031 and discussed further above.

3.2.8 Pesticides.

The area immediately east of Building 2005 was used as gardening plots by military families and was designed as OTH-2007 in Table G-3 of the Basewide EBS; minor quantities of pesticides were used here.

The area west of the runway, south of the golf course and northeast of calibration pad 3210, is reported to have been the site of heavy pesticide use (OTH-3210-2). This area has been investigated, and the Draft EBS Factors Report recommends No Further Action.

Pesticides were applied in accordance with manufacturer's guidance, no release above action levels is known to have occurred, and no threat is posed to human health or the environment. Chapter 3, paragraph 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 these areas.

3.3 Disclosure Factors.

Disclosure factors which are adequately described in the Basewide EBS and do not pose concerns to this property include indoor air quality, lead-based paint (high priority facilities) and radon. Applicable disclosure resources are discussed below.

3.3.1 Asbestos.

A Basewide Asbestos Survey has been completed and is summarized in Tables H-1a and H-1b of the Basewide EBS. The following buildings were surveyed and determined not to contain asbestos-containing materials (ACM): Buildings 2291, 2292, 2295, 2545, 2657, 2901, 2902, 3004, 3516, 3518, 3521, 3522, 3524, 3525, 3528, 3529, 3530, 3533, 3534, 3536, 3540, 3542, 3546, and 3560. The remaining buildings and structures which were not surveyed, and may contain ACM, and their status are listed in Table 3.3.1 below.

Table 3.3.1, Asbestos-Containing Materials (ACM)

Location	Comments
2005	Five homogeneous areas contain ACM: floor tile, pipe insulation, mudded fittings, and linoleum mastic. No concerns noted during VSI.
2540	Sixteen homogeneous areas contain ACM: floor tile, linoleum mastic, and TSI. Some damaged and deterioration was noted during the survey, but has been repaired, replaced, and or encapsulated by PARC during renovations for lease tenants.
2542	ACM is limited to three types of floor tiles. No concerns noted during the VSI.
2548	Three homogeneous areas contain ACM: floor tile and sheet flooring. No concerns noted during VSI.
2549	Only ACM present is muffler/exhaust pipe insulation. No concerns noted during VSI.
2658	Twelve homogeneous areas contain ACM: floor tile, pipe insulation, mudded

	fittings, boiler/expansion tank insulation and gaskets, duct insulation, and sprayed-on insulation. Deterioration noted during VSI.
2885	Twenty-three homogeneous areas of suspected ACM tested; eight contain ACM: five types of floor tile, transite board, mudded fittings, and pipe insulation. No damaged or deteriorated ACM noted during the survey or VSI.
2888	This building was not included in the survey. The only suspected ACM noted during the VSI were floor tile, mastic, and building insulation. No damaged or deteriorated suspected ACM was noted during the VSI.
2893	Twenty-two homogeneous areas of suspected ACM tested; nine contain ACM: four types of floor tile, mastic for floor tile, two sizes of mudded pipe fittings, and two sizes of pipe insulation. The survey and the VSI noted damaged pipe insulation and mudded fittings in various areas above the suspended ceilings throughout the building. This damaged ACM will be repaired or replaced prior to building occupancy.
2894	Twelve homogeneous areas of suspected ACM tested; none contain ACM: ceiling plaster, three types of floor tile, three types of mastic for floor tile, mastic for sheath insulation, and mudded fittings. No damaged or deteriorated ACM noted during the survey or VSI.
3000	Based on the results of a survey of an identical building (3583), it is assumed that three homogeneous areas contain ACM: transite board, pipe insulation, and tank insulation. The VSI noted no damage or deterioration to these materials.
3001	Ten homogeneous areas of suspected ACM tested; two contain ACM: floor tile and mastic for carpet. No damaged or deteriorated ACM noted during the survey or VSI.
3190	One of two homogeneous areas tested contains ACM: engine muffler insulation. No damage or deterioration noted during VSI.
3550	Five homogeneous areas were tested, and no ACM was found. No additional suspect areas noted during VSI.
2891, 2897, 2898, 2899, & 2900	These structures were not included in the survey. The VSI noted no areas of suspected ACM in or on these structures. They are considered asbestos-free.

3.3.2 Drinking Water Quality.

Groundwater contains contamination and is discussed further in Section 3.2.2 above. The following buildings/structures are provided with potable water by the City and/or Town of Plattsburgh, who maintain responsibility for providing a potable water supply: 2005, 2007, 2295, 2540, 2542, 2545, 2548, 2658, 2885, 2888, 2893, 2894, 2895, 3001, and several of the storage igloo areas.

3.3.3 Lead-Based Paint (LBP), Other Facilities.

An LBP survey has not been performed for any of the buildings on this property. Buildings 2292, 2293, 2549, 3108, 3190, 3201, and 3208 were constructed after 1978. All other buildings and facilities on this property were constructed prior to the Department of Defense 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 most interior and exterior painted surfaces to be in good condition, except for the deteriorated areas noted below.

Table 3.3.3, Lead-Based Paint, Other Facilities

Location	Comments
2005	Deteriorated paint noted in all four entrance vestibules, janitor's closet, and mechanical room.
2291	Deteriorated paint noted on inside walls and on exterior trim.
2295	Deteriorated paint noted on exterior trim.
2657	Deteriorated paint noted throughout exterior of building.
2658	Deteriorated paint noted on interior and exterior of the outer walls.
2885	Deteriorated paint on exterior walls and trim.
2888	Deteriorated paint throughout interior walls, floor, and on demineralized water tank.
2893	Deteriorated paint on exterior walls and trim.
2894	Deteriorated paint on exterior walls and trim.
2895	Deteriorated paint on exterior walls and trim.
3550	Peeling; paint on exterior structural steel frame work.
3560	Peeling paint on exterior walls and trim.

3.3.4 Polychlorinated Biphenyls (PCBs).

The Basewide EBS (Table H-2) indicates that transformers containing between 50 and 500 ppm PCBs were used or stored at Buildings 2548, 2895, and at several areas within the Weapons Storage Area (WSA). Evaluation of these miscellaneous EBS factors has been undertaken, and the report was submitted for regulatory review in February 2005. No further action for these PCB sites is recommended.

3.4 Other Factors/Resources.

Other factors or resources which could impact or be impacted, but are not present or have no environmental impacts, include energy (utilities), Occupational Safety and Health Administration issues, outdoor air quality, and transportation. Other factors present on the property to be leased are discussed below.

3.4.1 Air Conformity/Air Permits.

Table F-1 of the November 1995 EIS indicates that there were Air Emissions Permits for the Bulk Jet Fuel Storage Tanks (ASTs-2073/2075/2077), the paint booth at Building 2545, and the six boilers at the Central Heat Plant (Building 2658). All of these permits have been closed out.

3.4.2 Flood Plains.

The area to the east of the storage igloos in the WSA and along the Salmon River lies within a 100-year flood plain. These areas are shown on Attachments 1E and 1F, and additional discussion can be found in Section 3.4.2 of the Final EIS.

3.4.3 Hazardous Waste Management.

Currently, Building 2548 is used by the City of Plattsburgh for vehicle maintenance. As part of these activities, hazardous materials and wastes are used, stored, and generated.

3.4.4 Historic Property.

An archeological survey for Plattsburgh AFB has been prepared, and an area of this pro0perty, known as "Pike's Cantonment," has been identified as having potential archeological resources. This area is located along the northwestern boundary of the New Base. Also, none of the areas or facilities on the property is considered as a "Cold War Historic Resource."

3.4.5 Prime/Unique Farmlands.

Figure 3.4.1 of the EIS shows the soil types for the base. Soil types present on this property include Croghan loamy fine sand, Deerfield fine sand, Deinache fine sand, Flackville loamy fine sand, Junius loamy fine sand, Plainfield loamy fine sand, and Swanton very fine sandy loam. According to Figure 3.4.1 of the EIS, the area between the former Bulk Storage Area and Connecticut Road, and areas around the southern end of the existing railroad spur are designated as prime farmland. The area between the former Bulk Storage Area and Connecticut Road appears to be previously disturbed/regraded.

3.4.6 Sanitary Sewer Systems.

The following buildings are connected to a sanitary sewer system (which discharges into the City of Plattsburgh treatment facility): Buildings 2005, 2007, 2542, 2545, 2548, 2658, 2885, 2888, 2893, 2895, 2899, and 3001. None of the remaining facilities or structures is connected to the system. No individual septic systems or tanks exist on the property.

3.4.7 Sensitive Habitat and Wetlands.

No sensitive habitats are present on this property. Several wetlands are present on this property and are shown on Attachment 1G. All wetlands on this property are federally and/or state regulated.

3.4.8 Solid Waste.

Several areas of solid waste disposal exist within the boundaries of the property. The sites of two domestic waste landfills, LF-021 and LF-023, are discussed in paragraph 3.2.2 above. In addition, a construction debris area exists northwest of the runway (OTH-3505-1). This area was used to dispose of broken pieces of concrete and asphalt. This area was excavated, and all concrete, asphalt, metal, and miscellaneous debris were removed and disposed of off site in the fall of 2000. The site was closed under Title 6 of the New York Codes, Rules, and Regulations, Chapter IV, Part 360, Sub-part 360-7, in 2001.

In addition, historic drawing reviews indicated the possible presence of a dump area in close proximity to Building 2895 (OTH-2895). This entire area has been investigated, including the analysis of soil and water samples, and the health risk assessment performed for this area concluded that no significant threat to human health or the environment was present as a result of this possible dump.

3.4.9 Threatened and Endangered Species.

Per Section 3.4.5.3 of the Basewide EIS, there are no federal-listed threatened, endangered, or candidate plant or wildlife species on Plattsburgh AFB. There are four state-listed bird species and three state-listed plants present at Plattsburgh AFB; of these species, the Great Blue Heron (Ardea herodias) has been sighted in the wetlands areas, and the osprey (Pandion haliaetus) has been observed along the Salmon River floodplain on the southern border of the base.

CHAPTER 4: ENVIRONMENTAL CONDITION OF PROPERTY

Based on a review of the Basewide EBS and a VSI 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 areas where release, disposal, and/or migration of hazardous substances have occurred, but at concentrations that do not require a removal action or remedial response; Category 4 areas are those areas where release, disposal, and/or migration of hazardous substances have occurred, and all necessary remedial actions 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 listed. The Category 2 rating is a result of spills, releases, or disposal of petroleum product at facilities as listed. The Category 3 rating is a result of minor spills/releases or contamination present at the listed facilities. The Category 4 rating is a result of completed remedial actions where listed. Changes in the condition category of these facilities, since publication of the Basewide EBS, are presented in Table 4 also. Condition categories have changed to Category 1 and 2 for several facilities as a result of revised Department of Defense 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).

Table 4, Property Transfer Category

Location	Old ECC	New ECC	Comments
2005, 2006, 2007	5	1	No spills, releases, or contamination associated with these facilities.
2291	1	1	No environmental factors/concerns associated with this structure.
2292	2	2	Minor petroleum contamination present from UST.
2293	2	1	No spills, releases, or contamination associated with this facility.
2295	1	1	No environmental factors/concerns associated with this facility.
2540	5	4	Site SS-010; complete.
2542	5	4	Site SS-010; complete.
2545	5	1	No spills, releases, or contamination associated with this facility.
2548	5	3	Minor spills, minor contamination from oil/water separator.
2549	5	3	Previous hazardous waste storage area.
2657	7	4	Evaluation of storage and disposal area; NFA recommended.
2658	6	2	Petroleum contamination from several spills/releases.
2885	1	1	No spills, releases, or contamination at this facility.
2888	1	1	No spills, releases, or contamination at this facility.
2893	1	1	No spills, releases, or contamination at this facility.
2894	1	1	No spills, releases, or contamination at this facility.
2895	5	4	OTH-2895 investigation complete.
2897	1	1	No spills, releases, or contamination at this facility.
2898	1	1	No spills, releases, or contamination at this facility.
2899	1	1	No spills, releases, or contamination at this facility.
2900	1	1	No spills, releases, or contamination at this facility.
3000	2	2	Minor concrete staining.
3001	2	2	Minor concrete staining.
3004	1	1	No spills, releases, or contamination at this facility.
3100	5	3	Includes those portions of runway outside FT-002 plume

			area.
3105, 3145	1	1	No environmental concerns associated with these structures.
3107	1	1	No environmental concerns associated with this structure.
3108	1	1	No environmental concerns associated with this structure.
3190	2	1	Petroleum storage; no releases.
3200	1	1	No environmental concerns associated with this structure.
3201	1	1	No environmental concerns associated with this structure.
3207	1	1	No environmental concerns associated with this structure.
3208	1	1	No environmental concerns associated with this structure.
3209	1	1	No environmental concerns associated with this structure.
3210	7	4	Investigation of pesticide use; NFA recommended.
3212	1	1	No environmental concerns associated with this structure.
3505	4	4	LF-021/-023 landfill caps complete.
3516, 3518, 3521, 3522, 3524, 3525, 3528, 3529, 3530, 3533, 3534, 3536, 3540, 3542, 3546	2	1	No release, disposal, or migration.
3550	1	1	No release, disposal, or migration.
3560	5	1	No release, disposal, or migration.

CHAPTER 5: CERTIFICATION

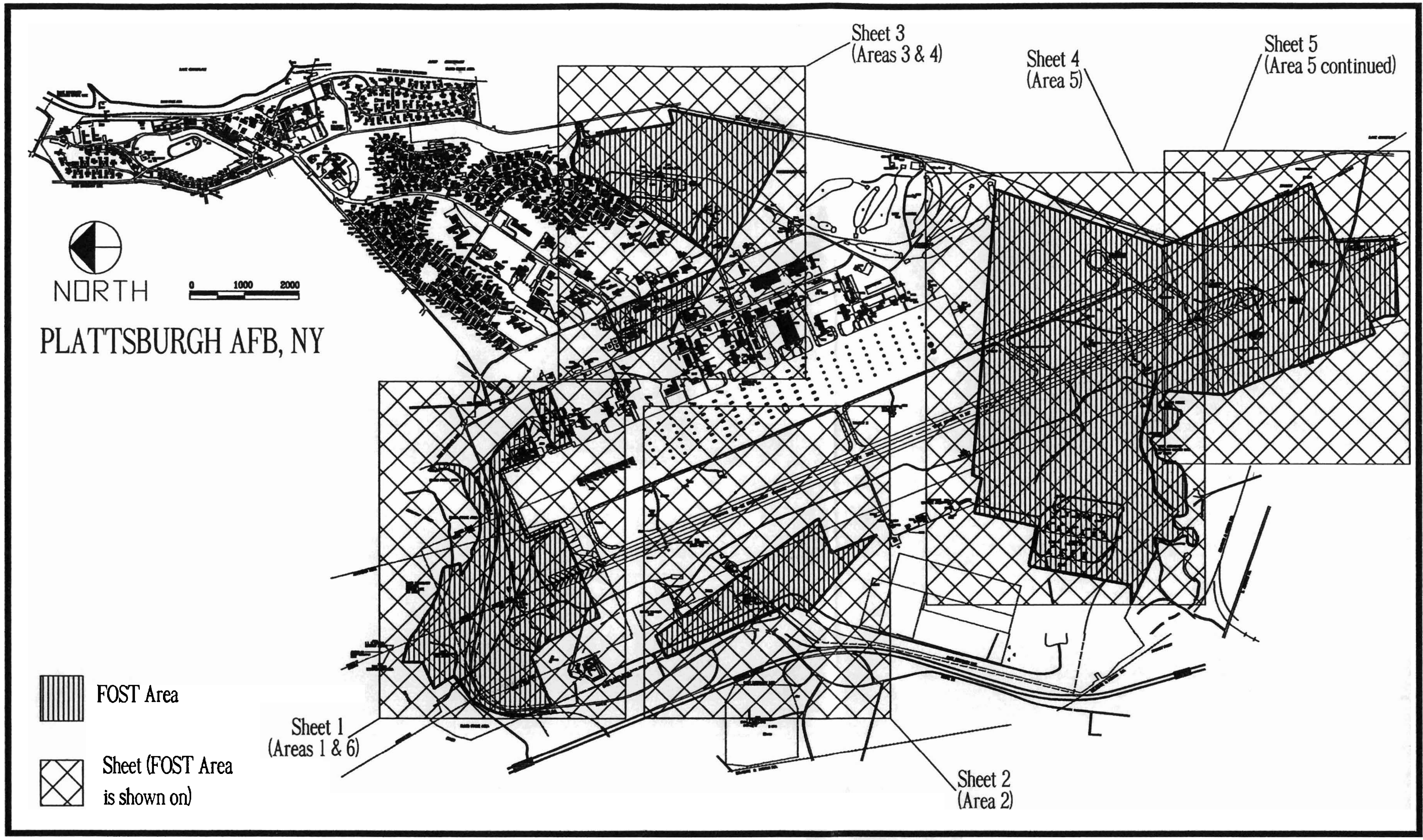
I certify that the property conditions stated in this report are based on a thorough review of available records, visual inspections, and sampling and analysis as noted and are true and correct to the best of my knowledge and belief.

________________________________ ____________________

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

Attachment:
1A-1G. Property Maps

Attachment 1A

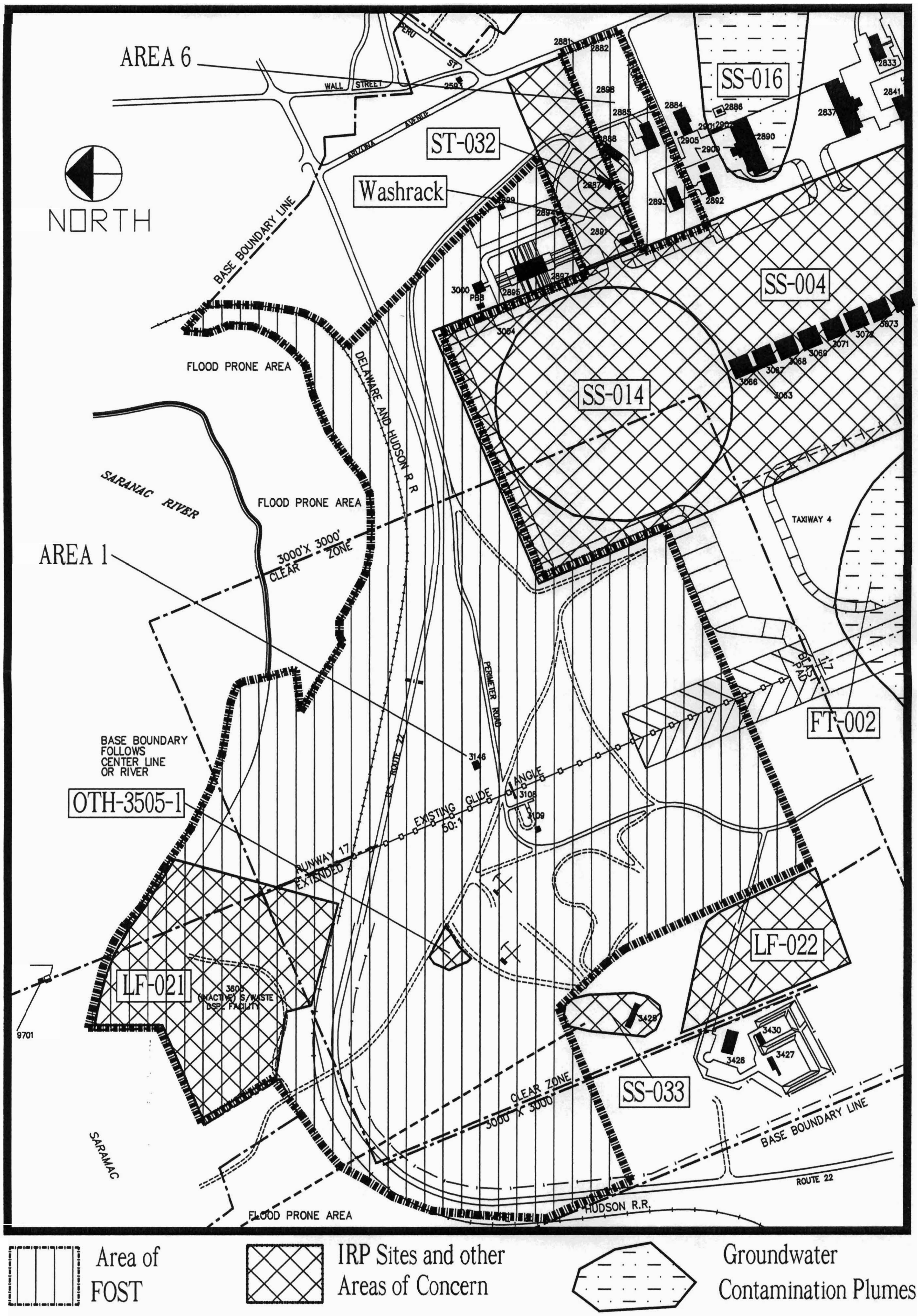


AutoCAD File: last fost loc plan.dwg

Location Plan of FOST
Multiple (Six) Areas

Scale: 1" = 2100'

PLATTSBURGH AFB, NY

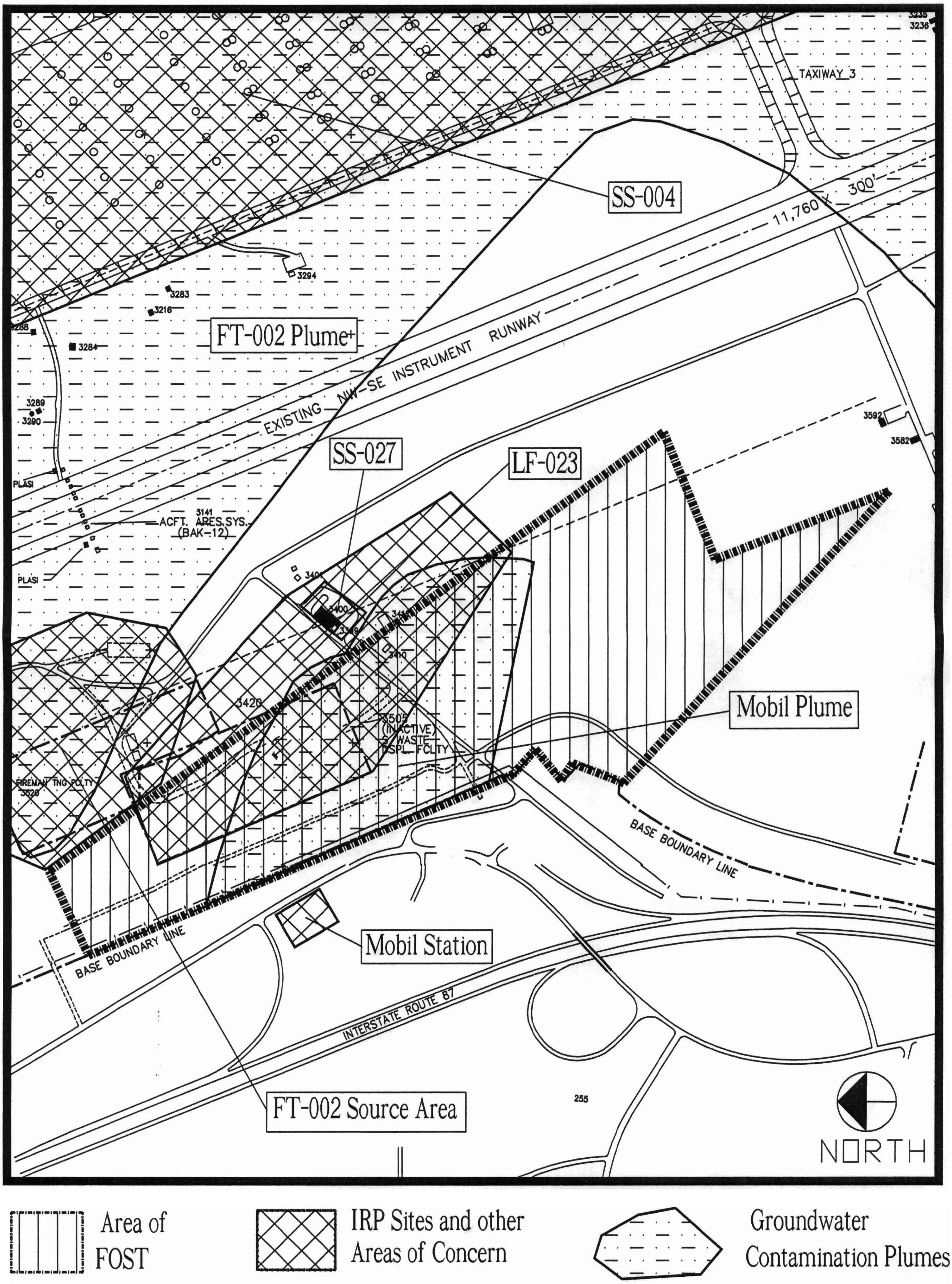


FOST - Multiple (Six) Areas, Sheet 1 of 5

Area 1 (206.33 Acres) and Area 6 (8.28 Acres)

Scale: 1" = 500'

Plattsburgh AFB, NY
Attachment 1B

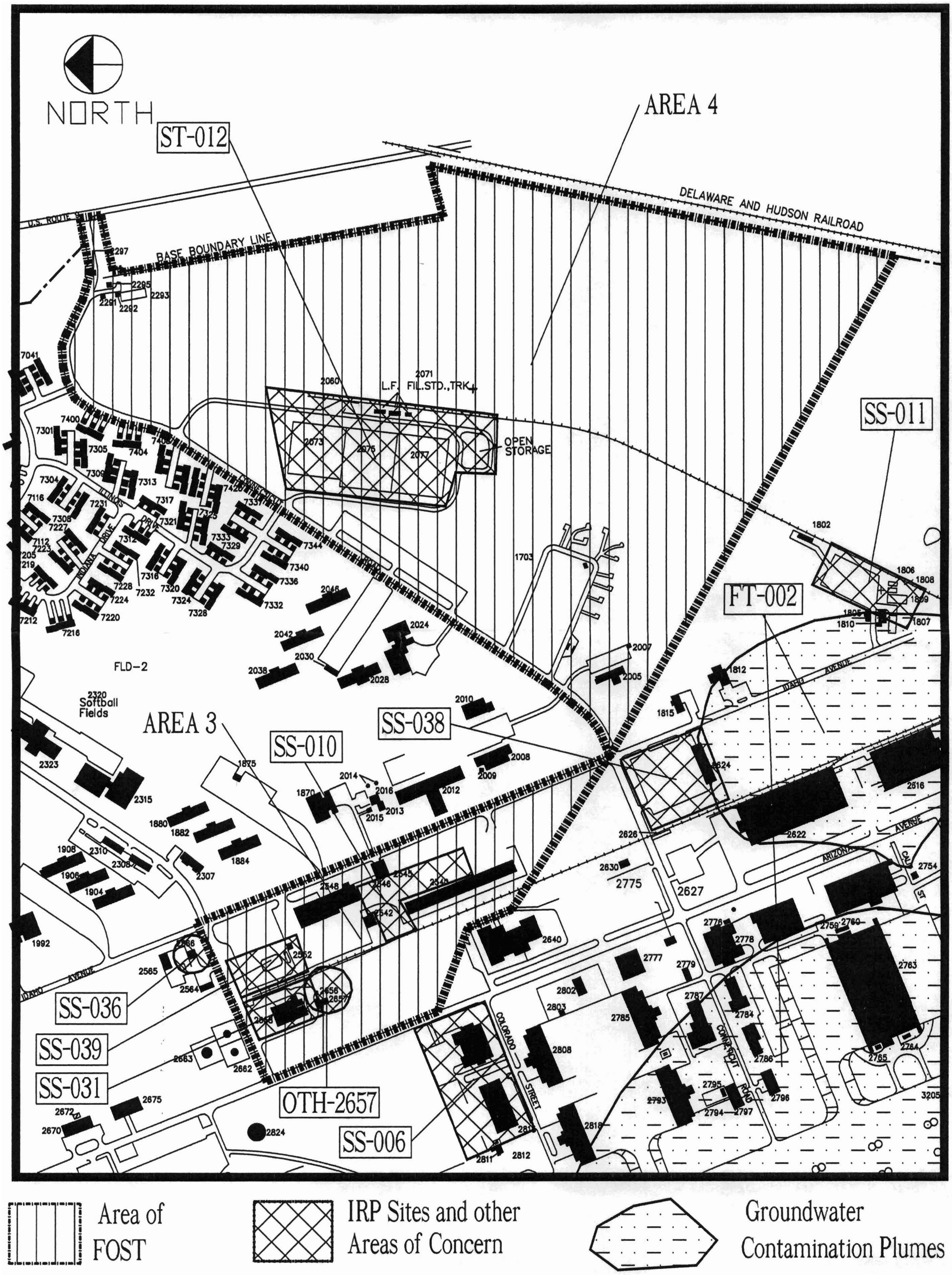


FOST - Multiple (Six) Areas, Sheet 2 of 5

Area 2 (77.31 Acres)

Scale: 1" = 500'

Plattsburgh AFB, NY
Attachment 1C



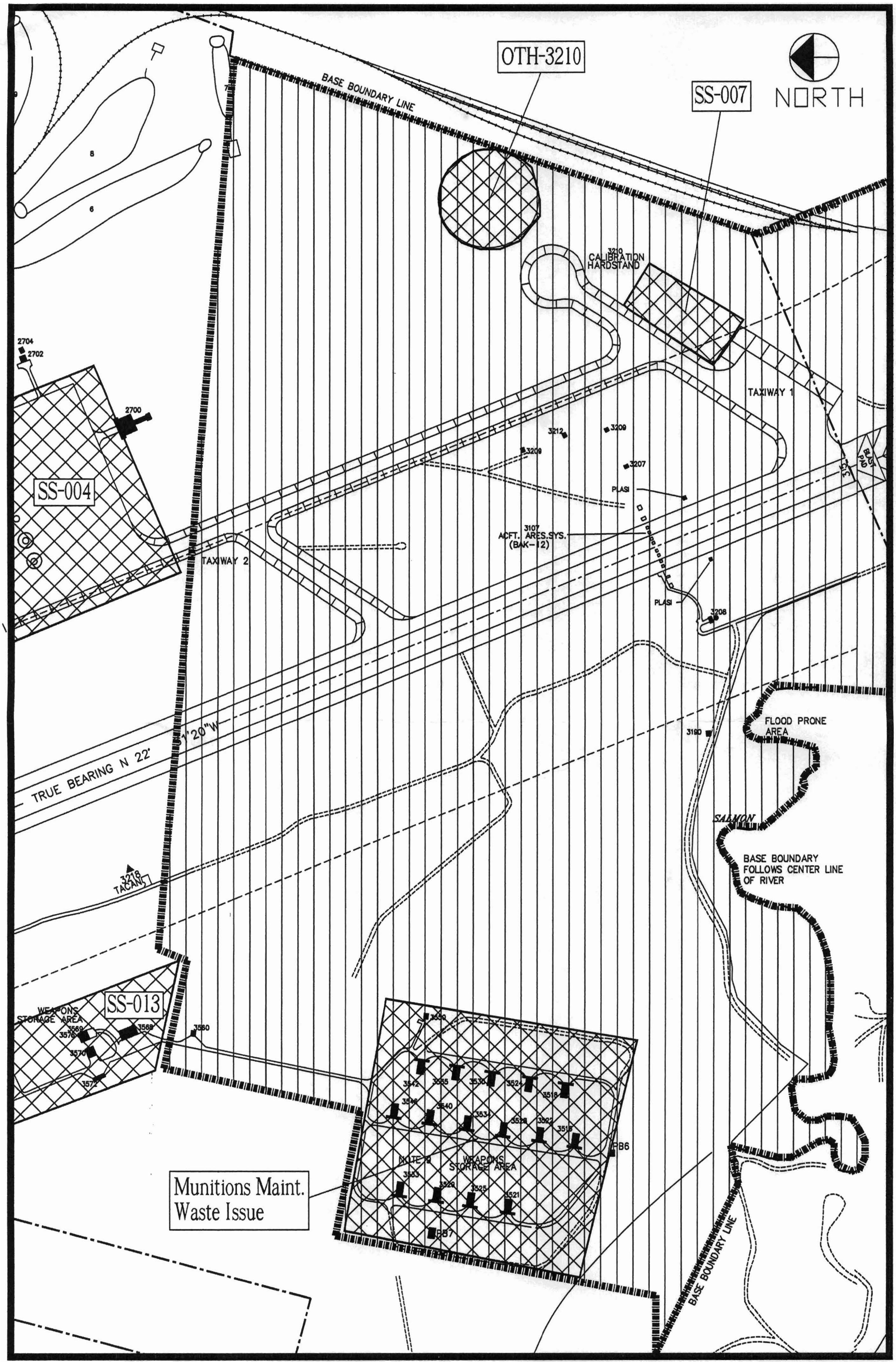
FOST - Multiple (Six) Areas, Sheet 3 of 5

Area 3 (29.64 Acres) and Area 4 (141.62 Acres)

Scale: 1" = 500'

Plattsburgh AFB, NY

Attachment 1D

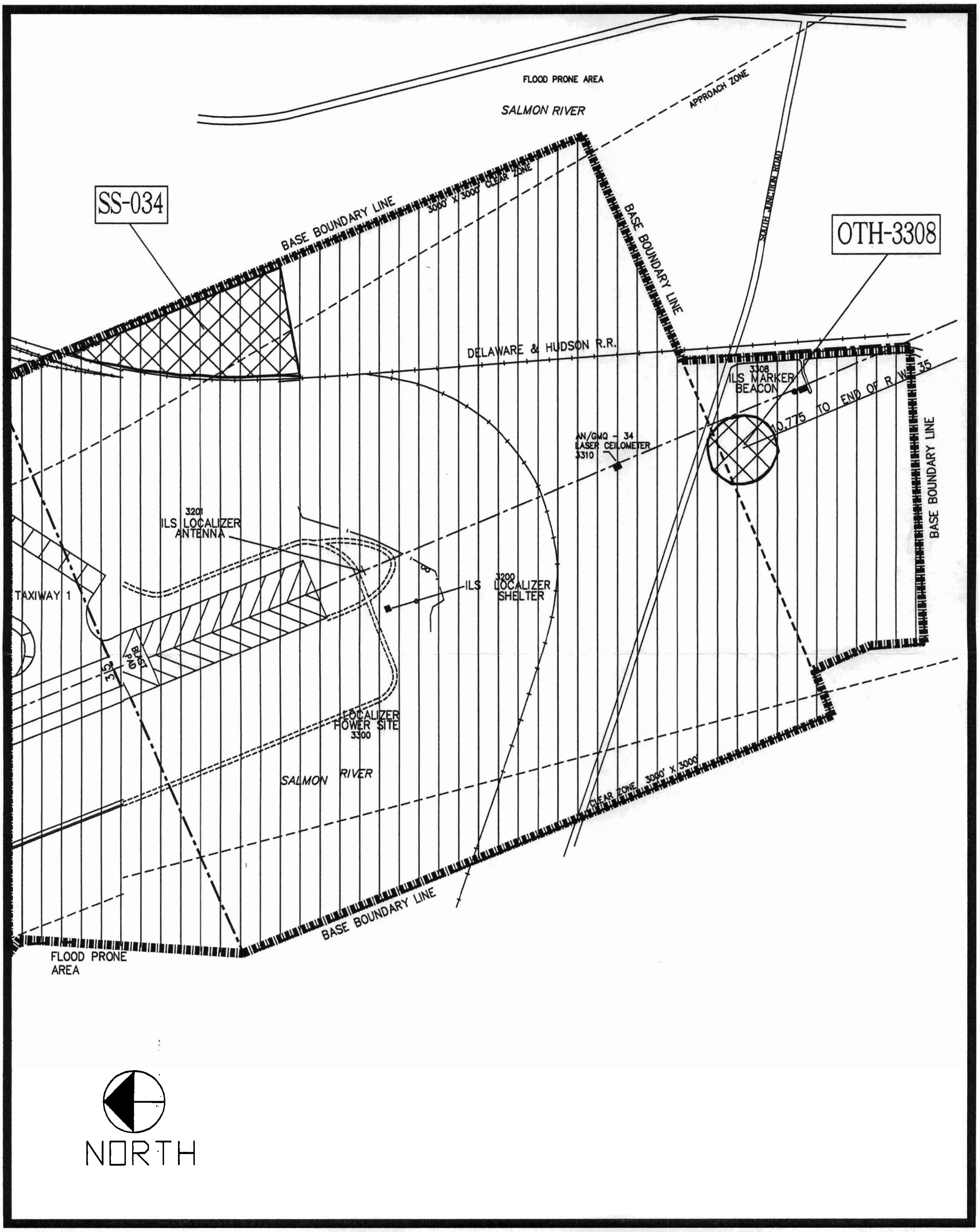


FOST - Multiple (Six) Areas, Sheet 4 of 5

Area 5 (774.39 Acres) - Part 1 of 2

Scale: 1" = 550'

Plattsburgh AFB, NY
Attachment 1E



▥ Area of FOST

▨ IRP Sites and other Areas of Concern

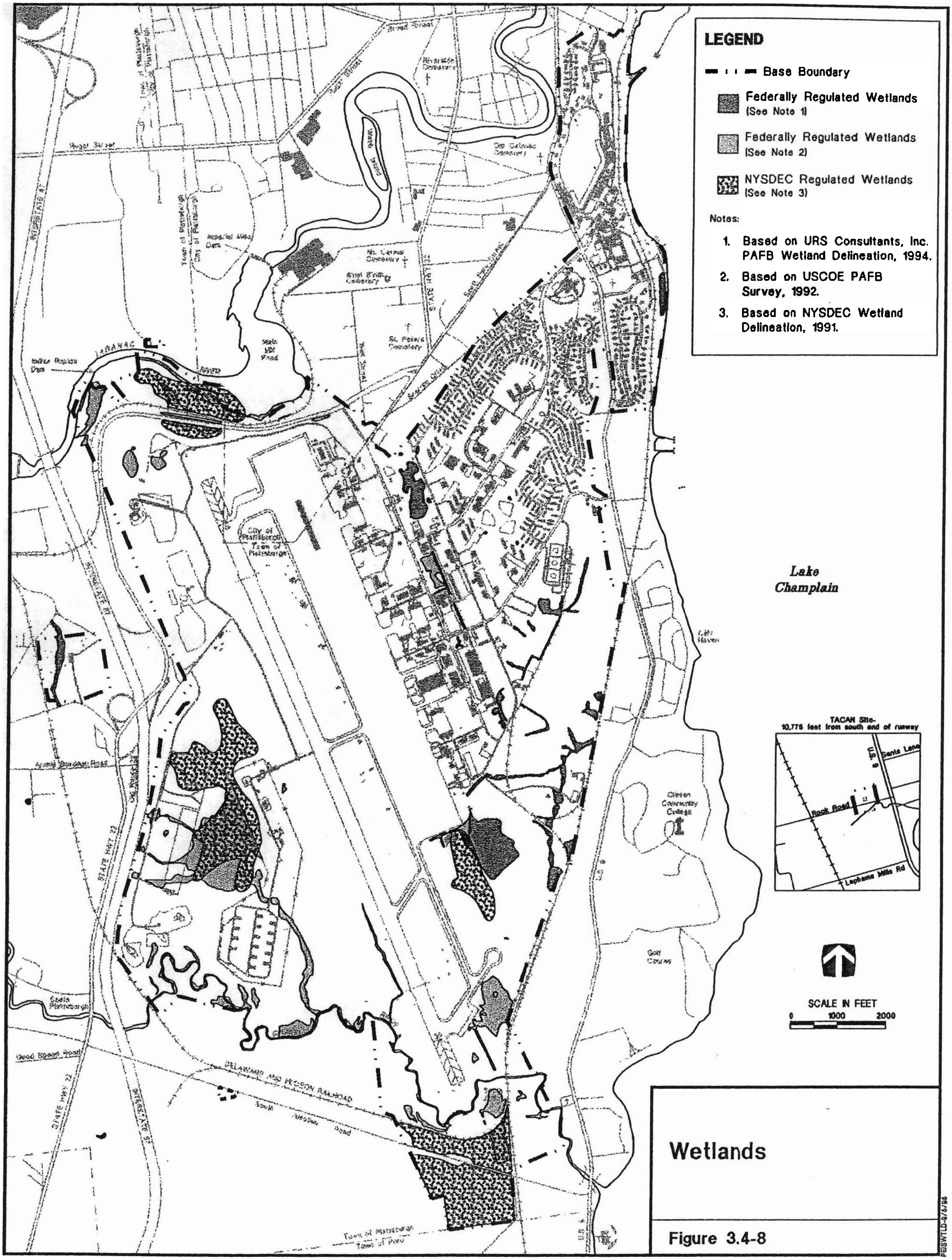
FOST - Multiple (Six) Areas, Sheet 5 of 5

Area 5 (774.39 Acres) - Part 2 of 2

Scale: 1" = 500'

Plattsburgh AFB, NY

Attachment 1F



Wetlands

Figure 3.4-8

Attachment 1G

DRAFT FINAL FINDING OF SUITABILITY TO TRANSFER (FOST)
FOR
MULTIPLE AREAS
Former Plattsburgh Air Force Base, New York
May 2005

1. PURPOSE

1.1 This Finding of Suitability to Transfer (FOST) is to document the environmentally related findings and the suitability to transfer for the proposed deed of real property and any improvements at Plattsburgh Air Force Base (AFB), New York, to the Plattsburgh Airbase Redevelopment Corporation (PARC). The property is described in Section 2 below. 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. The anticipated reuse will be in accordance with the reuse scenarios outlined in the November 1995 Environmental Impact Statement (EIS) for the Disposal and Reuse of Plattsburgh and the May 2000 Supplemental Environmental Assessment for Alternative Land Uses at Plattsburgh AFB.

1.2 Description of Documents Reviewed.

A list of documentation reviewed in preparation of this FOST is provided in the Plattsburgh AFB Basewide Environmental Baseline Survey (EBS). Additional documentation used includes the January 1996 Background Surface Soil & Groundwater Survey Report performed by URS Consultants, Inc.; the November 1995 Environmental Impact Statement (EIS) for Disposal and Reuse of Plattsburgh AFB prepared by Tetra Tech Inc.; the February 1994 Habitat Assessment and Wetlands Delineation Report performed by URS Consultants, Inc.; the July 1999 Final Closure Report for removal of lead-impacted soil at the Old Small Arms Range prepared by OHM Remediation Services Corporation; the June 2001 Final Report on the Supplemental Evaluation to the Environmental Baseline Survey prepared by URS Consultants, Inc.; the March 2001 Final Record of Decision (ROD) for Site SS-033, Old Small Arms Range prepared by URS Consultants, Inc.; the August 2003 Final Remedial Action/Closure Report for the Old Small Arms Range prepared by VERSAR, Inc.; the Post-Closure Monitoring and Inspection Reports for Landfills 21, 22, 23, and 24 prepared by URS Consultants, Inc.; 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 January 1997 Draft Site Characterization Report (Volumes 1 and 2) prepared by Fanning, Phillips, and Molnar; the August 1994 Evaluation of Subsurface Conditions at the Mobil Service Station (Rt 22) Report prepared by Adirondack Environmental Associates, Inc.; the September 1995 Radiological Decommissioning Survey of the Weapons Storage Area (WSA) prepared by Armstrong Laboratory (Brooks AFB, TX); the April 1998 Historic Building Inventory and Evaluation Report prepared by Earth Tech & Woodward Clyde; the March 1998 National Register Evaluation of Archeological Sites Report

atch 2

prepared by Parson's Engineering Science; the May 1999 Final Ordnance and Explosives Removal Action Report prepared by Human Factors Applications (HFA) Inc; the Second Five-Year Review Report for Plattsburgh AFB, dated June 2004, prepared by URS Consultants, Inc.; the Final Record of Decision for Site SS-010, dated September 2000, prepared by URS Consultants, Inc; the Final Record of Decision for Landfill LF-021, dated March 1997, prepared by URS Consultants, Inc; the Record of Decision for the Soil OU for Landfill LF-023, dated September 1992, prepared by ABB Environmental Services, Inc.; and the Record of Decision for the Groundwater OU for Landfill LF-023, dated March 1995, prepared by URS Consultants, Inc. All documentation used for the preparation of this FOST and the Supplemental Environmental Baseline Survey (SEBS) is available for review at the Air Force Real Property Agency office at Plattsburgh, New York.

2. PROPERTY DESCRIPTION

The property included in this document consists of six (6) separate and distinct areas located on the new base portion of the former Plattsburgh AFB. These areas include the northernmost and southernmost portions of the flightline, an area along the western base boundary, an area along the eastern base boundary, and an area in the central portion of the new base. The areas included in this document total approximately 1,237.57 acres and are shown on Attachments 1A through 1F. Detailed historic land use for these areas can be found on pages 6 through 11 of Table B-1 of the Basewide EBS. The buildings, support structures, navigational aids, and paved areas associated with the property are listed below:

Table 2A, Existing Facility Information

Facility Number	Usage	Size or Quantity	Year Constructed
2005 (B)	Dental Clinic	5,248 SF	1956
2006(B)	Storage Shed	225 SF	Unknown
2007 (S)	Campground/Garden Plots	N/A	Unknown
2291 (S)	Sewage Pump Station	314 SF	1956
2292 (S)	Emergency Power Generator	280 SF/155 KW	1980
2293 (S)	Cable TV Relay Station/Area	N/A	1983
2295(S)	Water Pumping Station	509 SF	1956
2540 (B)	Vehicle Maint Shop	27,985 SF	1957
2542 (B)	Refueling Vehicle Maint	2,750 SF	1968
2545 (B)	Vehicle Washrack/Paint Booth	3,500 SF	1978
2548 (B)	Vehicle Maintenance Shop	29,500 SF	1956/1990
2549 (B)	Vehicle Filling Station	206 SF	1981
2657 (B)	Maintenance Shop	2,160 SF	1962
2658 (B)	Central Heat Plant	25.144 SF	1956
2885 (B)	Family Support Center	6,376 SF	1957
2888 (B)	Demin Water Plant	5,000 SF/25,000	1959

		Gal	
2893 (B)	CES Maint Shop	5,376 SF	1956
2894 (B)	Security Police Ent Control	130 SF	1959
2895 (B)	Alert Facility	32,977 SF	1959
2897 (S)	Flag Pole	1 EA	1961
2898 (S)	Tennis Court	1 EA	1973
2899 (S)	Sewage Lift Station	50 SF	1972
2900 (S)	Support Structure	1 EA	1987
3000 (B)	Emergency Power Generator	376 SF	1981
3001 (B)	Rescue Fire Team Fac	1,500 SF	1980
3004 (S)	Storage, Magazine/Ord	78 SF	1983
3100 (P)	Runway	392,000 SY	1956
3105, 3145 (P)	Paved Overruns	66,666 SY	1960
3107 (S)	Acft Arresting System	2 EA	1970
3108 (NA)	Localizer Antenna	1 EA	1980
3190 (B)	ILS Glide Shop	218 SF	1980
3200 (NA)	ILS Localizer	186 SF	1956
3201 (NA)	Antenna Supt Stru	1 EA	1980
3207 (NA)	Weather Antenna	1 EA	1962
3208 (NA)	Antenna Supt Stru	4 EA	1980
3209 (NA)	Transmissometer	1 EA	1962
3210 (P)	Warmup Pad	6,596 SY	1957
3212 (NA)	Weather Station Set	1 EA	1960
3505 (A)	Landfill Areas	Varies	Varies
3516 (B)	Storage Igloo	1,611 SF	1956
3518, 3521, 3522, 3524, 3525, 3528, 3529, 3530, 3533, 3534, 3536, 3540, 3546 (B)	Storage Igloo	2,404 SF	1956
3542 (B)	Storage Igloo	1,302 SF	1956
3550 (S)	Guard Tower	1 EA	1977
3560 (B)	Seg Magazine Storage	366 SF	1956

Table 2B, Former Demolished Facility Information

Facility Number	Usage	Size or Quantity	Year Constructed/ Demolished
2065 (S)	Deicing Fluid Storage Tank	3 x 25,000 Gal	1957/1996
2067 (S)	Storage Shed	100 SF	Unknown/1996
2068 (S)	Aviation Fuel Dispensing	2,600 GPM	1956/1996
2069 (S)	Fuel Pumphouse	1,160 SF	1956/1996
2070 (S)	Emergency Power Generator	200 SF	1983/1996
2071 (S)	Truck Fillstand	N/A	1958/1996
2073 (S)	Fuel Storage Tank	840,000 Gal	1956/1996
2075 (S)	Jet Fuel Storage Tank	1,260,000 Gal	1956/1996
2077 (S)	Jet Fuel Storage Tank	1,260,000 Gal	1956/1996
2550 (S)	Gasoline Storage Tank	2 x 15,000 Gal	1964/1988
2551 (S)	Gasoline Storage Tank	2 x 10,000 Gal	1964/1996
2552 (S)	Diesel Fuel Storage Tank	2 x 25,000 Gal	1962/1996
2553 (S)	Gasoline Storage Tank	10,000 Gal	1956/1996
2554 (S)	Fuel Pumphouse	516 SF	1956/1996
2555 (S)	Diesel Fuel Storage Tank	2 x 8,000 Gal	1957/1996
2558 (S)	Diesel Fuel Storage Tank	2 x 12,000 Gal	1957/1996
2559 (S)	Truck Fillstand	N/A	1956/1996
2901 (S)	Hazardous Storage	179 SF	1987/2003
2902 (S)	Hazardous Storage	179 SF	1987/2003
2905 (S)	Monument	1 EA	1985/1997
2910 (S)	Monument	1 EA	1985/1997

Key for Tables 2A and 2B
B: Building
S: Support Structure
NA: Navigational Aid
P: Pavements
A: Acreage

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 land uses for these areas as outlined in the Proposed Action of the Final EIS, and/or the Alternative Land Uses as outlined in the Supplemental Environmental Assessment (EA). Based on this analysis, the environmental impacts of proceeding with the transfer are not sufficiently adverse to human health and the environment to outweigh the other advantages to the community and the public interest of this transfer and to prevent the transfer of the property.

CHAPTER 4: ENVIRONMENTAL CONDITION OF PROPERTY

Based on a review of the Basewide EBS and a visual site inspection (VSI) 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 areas where release, disposal, and/or migration of hazardous substances have occurred, but at concentrations that do not require a removal action or remedial response; Category 4 areas are those areas where release, disposal, and/or migration of hazardous substances have occurred, and all necessary remedial actions 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 listed. The Category 2 rating is a result of spills, releases, or disposal of petroleum product at facilities as listed. The Category 3 rating is a result of minor spills/releases or contamination present at the listed facilities. The Category 4 rating is a result of completed remedial actions where listed. Changes in the condition category of these facilities, since publication of the Basewide EBS, are presented in Table 4 also. Condition categories have changed to Category 1 and 2 for several facilities as a result of revised Department of Defense 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).

Table 4, Property Transfer Category

Location	Old ECC	New ECC	Comments
2005, 2006, 2007	5	1	No spills, releases, or contamination associated with these facilities.
2291	1	1	No environmental factors/concerns associated with this structure.
2292	2	2	Minor petroleum contamination present from UST.
2293	2	1	No spills, releases, or contamination associated with this facility.
2295	1	1	No environmental factors/concerns associated with this facility.
2540	5	4	Site SS-010; complete.
2542	5	4	Site SS-010; complete.
2545	5	1	No spills, releases, or contamination associated with this facility.
2548	5	3	Minor spills, minor contamination from oil/water separator.

2549	5	3	Previous hazardous waste storage area.
2657	7	4	Evaluation of storage and disposal area; NFA recommended.
2658	6	2	Petroleum contamination from several spills/releases.
2885	1	1	No spills, releases, or contamination at this facility.
2888	1	1	No spills, releases, or contamination at this facility.
2893	1	1	No spills, releases, or contamination at this facility.
2894	1	1	No spills, releases, or contamination at this facility.
2895	5	4	OTH-2895 investigation complete.
2897	1	1	No spills, releases, or contamination at this facility.
2898	1	1	No spills, releases, or contamination at this facility.
2899	1	1	No spills, releases, or contamination at this facility.
2900	1	1	No spills, releases, or contamination at this facility.
3000	2	2	Minor concrete staining.
3001	2	2	Minor concrete staining.
3004	1	1	No spills, releases, or contamination at this facility.
3100	5	3	Includes those portions of runway outside FT-002 plume area.
3105, 3145	1	1	No environmental concerns associated with these structures.
3107	1	1	No environmental concerns associated with this structure.
3108	1	1	No environmental concerns associated with this structure.
3190	2	1	Petroleum storage; no releases.
3200	1	1	No environmental concerns associated with this structure.
3201	1	1	No environmental concerns associated with this structure.
3207	1	1	No environmental concerns associated with this structure.
3208	1	1	No environmental concerns associated with this structure.
3209	1	1	No environmental concerns associated with this structure.
3210	7	4	Investigation of pesticide use; NFA recommended.
3212	1	1	No environmental concerns associated with this structure.
3505	4	4	LF-021/-023 landfill caps complete.
3516, 3518, 3521, 3522, 3524, 3525, 3528, 3529, 3530, 3533, 3534, 3536, 3540, 3542, 3546	2	1	No release, disposal, or migration.
3550	1	1	No release, disposal, or migration.
3560	5	1	No release, disposal, or migration.

5. DEED RESTRICTIONS AND NOTIFICATIONS

The environmental documents listed in Section 1.2 were evaluated to identify environmental factors (Attachment 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 other applicable documents for specific information on each resource category.

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. 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.

5.1.1 Hazardous Substances Spills/Releases.

There are several spills or releases involving hazardous substances which are summarized in Table 5.1.1 below and discussed in greater detail in Attachment 4A.

Table 5.1.1, Spills/Releases

Location	Comments
2065	SPL-2065: A half gallon propylene glycol spill; listed on NYSDEC Register as closed.
2548	Spills SPL-2548-1/2: SPL-2548-1 is listed as closed; SPL-2548-2, approximately 4 ounces of battery acid has been closed out (by NYSDEC Region 5 on 2/06/98). No concerns were noted during the VSI.

2657	OTH-2657: Storage area for Central Heat Plant; numerous concerns noted in Basewide EBS. Area fieldwork has been completed.
2895	SPL-2895-1/2: Spills cleaned and closed on NYSDEC Register. No concerns noted during VSI.

5.1.2 Petroleum and Miscellaneous Materials Spill Notification.

There are a number of spills and releases involving petroleum products and miscellaneous materials which are summarized in Table 5.1.2 below. Releases associated with storage tanks are discussed in Section 5.7.

Table 5.1.2, Spills/Releases

Location	Comments
2069 & 2073	Spills SPL-2069-1/2/3 and SPL-2073-1/2/3: All spills, except SPL-2069-2, are listed in the Basewide EBS as closed. SPL-2069-2 was addressed as IRP Site ST-012 and is discussed below.
2293	OTH-2293: The clearing immediately west of Facility 2293 was used as a contractor storage year from 1992-1994. No spills or releases associated with this area; no contamination noted per Basewide EBS. No contamination or concerns noted during VSI.
2540	SPL-2540-1/2/3: Spills cleaned and closed on NYSDEC Register. No concerns noted during VSI
2542	Spills SPL-2542-1/2/3/4: All spills listed in Basewide EBS as closed.
2551 & 2553	Spills SPL-2551-1/2 and SpL-2552: Spills are listed in the Basewide EBS as closed.
2658	Spill SPL-2658-1 through 27: All spills involved heating fuel or waste oil. SPL-2658-14/15 addressed under IRP Site SS-031 and are discussed below.
3210	SPL-3210-1 through 4. All spills documented as having been contained, cleaned up, and closed on the NYSDEC Register. The VSI noted no residual contamination.
3308	SPL-3308: Spill listed as closed on NYSDEC Register. OTH-3308 is the site of a 1979 aircraft crash which was investigated in 1998. No concerns noted during VSI.

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).

5.2.1 There are eight (8) IRP sites (or associated contamination) and one AOC located within the boundaries of this property. These sites are discussed below; additional information on the IRP sites can be found in Appendix D of the Basewide EBS.

SS-007 is the former jet engine test stand area. A Human Health Risk Assessment concluded no excess risks are associated with this site, and the Draft Final Site Investigation Report issued in 1994 recommends no further action (NFA). A decision document was prepared by the Air Force and submitted in September 2004.

SS-010 is the Heavy Equipment Maintenance Facility, Building 2542. The site covers approximately 0.5 acres. The building was used as a maintenance area for fuel tanker trucks and bowsers. Fuel spills and leaks reportedly occurred as a result of accidents during fuel draining and maintenance of this equipment. Spills were also reported in the waste accumulation area located adjacent to the building. A site delineation study and Action Memorandum were performed in 1995/1996. A Remedial Investigation (RI) was completed in 1997. Approximately 10,000 cubic yards of soil contaminated with trichloroethene, ethylbenzene, xylenes, benzo(a)anthracene, and benzo(a)pyrene were removed and replaced with clean fill. A closure report was submitted in April 1998 and received regulatory concurrence. Groundwater contamination at this site was addressed under a supplemental confirmatory sampling event, and no contamination was found above regulatory limits. The ROD, recommending No Further Action for both the Groundwater and Soil Operable Units, was signed in September 2000.

ST-012 is the jet fuel bulk storage area. This site is a fuel spills site subject to the Resource Conservation and Recovery Act (RCRA), with oversight being provided by the New York State Department of Environmental Conservation (NYSDEC) Region 5, Spill Response Office. This area was used for receipt, storage, and transfer of aircraft jet fuel. Several spills have occurred on this site. The entire jet fuel bulk storage area was dismantled in 1996, and a draft site sampling and analysis report has been completed and submitted to the NYSDEC Region 5, Spill Response Office. According to the draft site report, all soil contamination detections were acceptable under the January 2, 1997, Draft NYSDEC Interim Procedures for Inactivation of Petroleum Impacted Sites. Only two compounds exceeded the Interim Guidance Tier 1 Standards for groundwater: xylenes (total) and benzene. The xylene exceedance (9,500 parts per billion [ppb] was limited to one location. There were benzene exceedances at 10 locations: one location had benzene at 2,600 ppb, while the other locations had concentrations ranging from 16 to 130 ppb. No further action is being planned at this site pending concurrence from NYSDEC Region 5, Spill Response Office. Semiannual groundwater sampling has been conducted at this site since 1997, and a letter was submitted to NYSDEC requesting concurrence to discontinue the sampling and that the site be designed No Further Action. Regulatory concurrence was received on September 29, 2004.

LF-021 is a former domestic waste landfill located between the north overrun and the Saranac River. It operated from 1956 to 1959 and was added to the IRP in 1987 when the site investigation (SI) was completed. The RI was completed in 1995 and recommended a cap be installed to address soil contamination, including polycyclic aromatic hydrocarbons (PAH), polychlorinated biphenyls (PCBs), and metals. The Proposed Plan was finalized in February 1997 and the ROD signed in March 1997. The remedial action cap was installed in the fall of 1997, and long-term monitoring has been ongoing since 1998.

LF-023 is a former domestic waste landfill located west of the flightline. It operated from 1966 to 1981. It was added to the IRP in 1987, and the RI recommended a low permeability barrier cover to control the source. The Source Control ROD was signed in 1992 and the cap/barrier system installed in 1994/1995. A follow-up feasibility study recommended long-term monitoring and the installation of four (4) additional wells for the groundwater operable unit. A ROD was signed in March 1995, and long-term monitoring for fuel-related compounds and metals began in October 1995. Monitoring results thus far have indicated that the cap is proving to be effective, the remedial action objectives are being met, and no areas of noncompliance have been noted. In addition to monitoring for landfill-derived contaminants, the program also monitors for fuel-related contaminants associated with an off-base plume intruding upon base property from a private gas station located west of the landfill. This plume is upgradient of Tammy Lane and Debra Drive, where groundwater is utilized as a potable resource. Recent sampling events do not indicate this "Mobil plume" is affecting on-base resources or downgradient residents. Additional discussion of this area can be found in Section 5.2.2 below.

SS-031 is the base Central Heating Plant, Building 2658. This site is a fuel spill site subject to the RCRA, with oversight being provided by the NYSDEC Region 5, Spill Response Office. Numerous fuel oil spills have occurred in the fuel transfer area on the east side of the building, particularly around the 20,000-gallon underground storage tank (UST) (day tank). A field investigation was performed in 1994. The 20,000-gallon UST and approximately 1,200 cubic yards of contaminated soil were removed in July 1996. Additional sampling and evaluation, to include a risk assessment, have been performed, and a No Further Action decision document received NYSDEC concurrence in June 2000.

SS-034 is the south clear zone located southeast of the runway. A PA was conducted in 1992 and recommended no further action. An SI was conducted in 1995 to investigate possible contamination since the area had prior use as an asphalt plant and propane storage area. The SI recommended no further and has received regulatory concurrence. An NFA decision document was issued in August 1999.

SS-039 is the POL Fleet Vehicle Fuel Storage Area. This site is a fuel spill site subject to the RCRA, with oversight being provided by the NYSDEC Region 5, Spill Response Office. The original configuration, dating back to 1956, included three 10,000-gallon aboveground storage tanks (ASTs) and two 8,000-gallon and one 12,000-gallon UST, but was upgraded several times. The final configuration (at base closure) was three ASTs and five USTs (two of which were closed in place). This area was designated an IRP site and a PA report was completed in 1994--no visual evidence of contamination was noted. The PA recommended no further action. Subsequent to the PA, all remaining tanks (three ASTs and five USTs), the supporting pumphouse, fill stands, containment area, and piping were closed and removed in 1996. Closure reports for the tank removals have been completed (April 1997) and submitted to NYSDEC Region 5. No further action has been recommended and regulatory concurrence (by NYSDEC Region 5) was received in August 1999.

The Mobil Gas Station AOC is located directly west of LF-023 across US Route 22. In 1992, benzene tolulene, ethylene, and xylene (BTEX) compounds were detected in monitoring well MW-23-008 and were determined to not be landfill derived. The Air Force contacted the NYSDEC, and they initiated an investigation of a possible off-base source. In April 1993, it was determined that there was organic compound contamination, specifically BTEX, in the soil and groundwater downgradient of the Mobil Gas Station site. A plume containing levels of greater than 500 ppb of BTEX extends approximately 600 feet south-southwest of the site and on to base property. Monitoring wells installed as part of the LF-023 long-term monitoring program are being monitored for BTEX and fuel-related compounds in order to assess the impact to on-base receptors, wetlands, and streams. As requested by the NYSDEC and NYSDOH, groundwater use restrictions will be placed on this area of the property to be transferred. The NYSDEC Region 5, Spill Response Office is monitoring the site under Spill Number 9212236.

5.2.2 There are thirteen (13) IRP sites and one AOC located on adjacent property. Additional information regarding these sites can be found in Appendix D of the Basewide EBS.

FT-002 is the former fire training area. Investigations indicate that a groundwater plume, containing trichloroethene (TCE) as the major contaminant, originating from FT-002 lies adjacent to this property. The exact extent and boundaries of this plume have been investigated under a Remedial Investigation/Feasibility Study (RI/FS) are shown on Attachments 1B through 1F. In addition, an outfall exists south of FT-002 into which contaminated storm water effluent collects. An Interim Record of Decision (June 2003) has been issued for this site, and remedial actions are currently under construction.

SS-004 is the Flightline and Industrial Area. The area has potential contamination from fuel spills that occurred during aircraft refueling/defueling and fuel expansion in aircraft fuel tanks on the flightline ramp. Solvent spills have occurred in the industrial area along the flightline ramp. In addition, a portion of the contaminated groundwater plume from FT-002 underlies portions of this site. The groundwater operable unit of SS-004 is being addressed under the FT-002 remediation. The Revised Draft Final RI for the Soil Operable Unit, which recommends No Further Action for soil contamination, is currently under regulatory review.

SS-006 is the Aerospace Ground Equipment (AGE) Facility, Building 2815. A site inspection was completed in 1989, and an RI was completed in 1996. The human health risk assessment for this site is within the range of health risks that the USEPA may consider to be acceptable depending on site-specific conditions. A ROD for the Soil Operable Unit recommending institutional controls (deed/lease restrictions that will limit development of this site to nonresidential use and prohibit the withdrawal of groundwater) was signed by the Air Force and USEPA in April 1998.

SS-011 is the Defense Reutilization and Marketing Office (DRMO) complex located on approximately 1.45 acres. Area was operated a Resource Conservation and Recovery Act (RCRA) Part B permitted facility. Numerous spills of hazardous materials/wastes have occurred. In 1991, 600 cubic yards of dichlorodiphenyl trichloroethane (DDT)-contaminated soil and 400 feet of adjacent railroad track were removed and replaced. An RI report was completed in 1993. A ROD recommending No Further Action was signed by the Air Force and USEPA in March 1993. Groundwater contamination has also been detected at this location, but appears to be from an upgradient source and is being addressed under the FT-002 IRP site.

SS-013 is the former Munitions Maintenance Squadron (MMS) area. An RI that was started in 1993/1994 investigated five possible source areas and recommended additional investigation and removals at three locations: an underground storage tank (UST-3578), a septic tank (SPT-3578), and a former waste accumulation area (STW/STM-3578). Removals have been completed at all three locations. A supplemental RI has been completed and a Draft Proposed Plan, which recommends ozone sparging to address residual contamination, is currently under regulatory review. In addition, an investigation is currently ongoing in the vicinity of Building 3578 has been completed to determine if any radiological waste cleaning materials were buried in the area. Additional discussion of this munitions maintenance waste investigation can be found in Section 5.6 below.

SS-014: The Alert Area was located on the north end of the flightline ramp. Fuel spills were reported at the site. Large spills were reportedly contained and recovered, while small spills were washed into storm drains. After sampling and investigation, it was concluded that site contamination did not pose a health hazard. A decision document recommending no further action for the site was signed by the Air Force in September 1992. In March 1997, the NYSDEC Region 5, Environmental Quality Office issued a letter concurring that no further investigative or remedial work was necessary at the site.

SS-016 is Nose Dock 8, Building 2890. This facility was used for aircraft corrosion control and painting. It contained a 1,956-gallon UST for the storage of spent solvents and waste strippers. This tank ruptured in 1987 with the release of 1,400 gallons of its contents. A groundwater plume extends approximately 1,400 linear feet (LF) downgradient to the southeast, as shown on Attachment 1B. Contaminants of concern include 2-butanone, methylene chloride, toluene, xylenes, ethylbenzene, trichloroethene, and acetone. Source removal has been accomplished, and a groundwater treatment system has been in operation since 1997. A Supplemental Evaluation/Feasibility Study was issued in March 2001, which recommends the use of an oxygen-releasing compound (ORC) to address remaining contamination. A Draft Final Proposed Plan is currently under regulatory review.

LF-022 is a former domestic waste landfill located in the northwest area of the base and operated from 1959 to 1966. An RI was conducted in 1991, and the feasibility study recommended the installation of a one-foot soil cap. A Proposed Plan was prepared and approved in 1992, and the ROD was signed in September 1992. Remedial action was completed in 1994, and long-term monitoring began in October 1995 and will continue for 30 years. Monitoring results thus far have indicated that the cap is proving to be effective, the remedial action objectives are being met, and no areas of noncompliance have been noted.

SS-027 is the former liquid oxygen (LOX) plant (3400), which ceased operations in approximately 1963, and was converted to a warehouse. Investigations did not reveal any soil contamination above to be considered (TBC) values, and trichloroethylene was the only compound found in groundwater, but also below ARAR and TBC levels. The Draft Final Site Investigation (SI), which recommends no further action, was completed in July 2002, and a No Further Action Decision Document was issued by the Air Force in September 2004.

SS-032 is an Industrial Waste Treatment and Disposal Facility (Building 2887). The treatment facility included a 30,000-gallon UST under the building which collected wastes from Nose Dock 8 and an aircraft washrack (Facility 2891) and discharged them into the sanitary sewer. A preliminary assessment (PA) was conducted in 1992, and the UST was closed in place (filled with concrete). No further action is planned at this site, and regulatory concurrence has been received.

SS-033 is the Old Small Arms Range (OSAR) and is located north of LF-022. It was used for small arms practice between 1960 and 1989. The PA was conducted in 1991 and recommended removal of target berm soil to address lead contamination. A Removal Action was conducted in 1993/1994 to address this area. The SI was conducted in 1995 and recommended additional areas of soil removal. These areas were excavated in the fall of 1997. Additional sampling was conducted and the SI updated in 2000. A potential residential health risk was identified due to arsenic in the soil used as backfill in the 1993/1994 removal action. A ROD was issued in March 2001 which specified removal of this soil. A Remedial Action was performed in the fall of 2001, and a second Remedial Action was done in the spring of 2002 to remove additional small quantities of soil. A closure report for this Remedial Action was issued in August 2003 and recommended the site be clean-closed. USEPA concurrence with the site closeout recommendation was received on September 30, 2003. NYSDEC concurrence was received on December 2, 2004.

SS-036 is the pesticide storage facility (Building 2566). The building has been used for storing pesticides, herbicides, fungicides, and mildewcides since 1984. The area was designed an IRP site and a PA report was completed in 1994. The PA recommended no further action because no spills are known or believed to have occurred, and there was no visual evidence of contamination or spills. Regulatory concurrence for no further action was received in June 1995.

SS-038 is the open storage area adjacent to Building 2624 which was used for storage of various hazardous materials and wastes. A PA report was completed in 1994; the report recommended no further action. Regulatory concurrence for no further action was received in 1995.

The Washrack Area of Concern (AOC) was a paved area adjacent to the parking ramp. Equipment and piping removals occurred in October and November of 1999, and a closure report was issued in September 2001. Additional piping removals, sampling of soil and groundwater, and installation of three monitoring wells were performed in late 2002/early 2003. Geoprobe sampling indicated minor exceedances of BTEX compounds in the soil and groundwater, but no plume was indicated or delineated. Groundwater flow is generally easterly, and monitoring and sentry wells installed during the investigation indicate that these BTEX exceedances are limited and confined to the Washrack area itself and are not migrating towards the base boundary and the Kemp Lane area. A closure report detailing these most recent removal actions and recommending continued monitoring is currently under regulatory review.

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 actions necessary to protect human health and the environment is supported by the RODs for IRP Site SS-010, dated September 2000; for IRP Site LF-021, dated March 1997; and for IRP Site LF-023, dated September 1992 (Source) and March 1995 (Groundwater).

Covenants will be included in the deed to ensure that the remedial actions will not be disrupted at any time. Such covenants include, but are not limited to, prohibition of activities that could disrupt or jeopardize the protectiveness and effectiveness of those remedies, such as construction or excavation that would negatively impact the effectiveness of the landfill caps. In addition, the Transferee will be restricted from conducting any subsurface excavation, digging, drilling, withdrawal of groundwater, or other ground-disturbing activities on the property without prior written approval from the Air Force and Air Force coordination with the regulators. If groundwater withdrawal becomes necessary, it shall be discharged to either the groundwater/surface water (via a State Pollutant Discharge Elimination System [SPDES] permit with NYSDEC) or shall be discharged to the municipal sewer system (pending approval by the City of Plattsburgh). Provisions will be placed in the deed to allow the Air Force, their contractors, and regulators unrestricted access to the property to conduct necessary investigation and/or cleanup activities.

Covenants 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 which 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 Grantee 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 this 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 Grantee from the United States, for a) additional remedial action that is required to facilitate use of the property by the Grantee in a manner that is inconsistent with restrictions contained in this deed, or b) disposal of soils that do not require response actions if left in place, but must be disposed of when disturbed. Provisions 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.

As requested by the NYSDEC and NYSDOH, provisions will be placed in the transfer documents stating that prior to any structure being erected or structure being used in the groundwater contaminated area of the Mobil Gas Station plume, 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 Grantee will be required to coordinate with the NYSDEC and NYSDOH for any such evaluation and mitigation measures.

5.3 Medical/Biohazardous Wastes.

Building 2005 was used as a dental clinic. According to the Basewide EBS, Building 2005 generated approximately 10 pounds of biohazardous waste a month. The generated waste was transported off base for proper disposal by a private contractor. No concerns were noted during the VSI. No medical/biohazardous wastes are known to have been stored at other buildings or on other portions of this property.

5.4 Oil/Water Separators (and Grease Traps/Silver Recovery Units).

There have been several oil/water separators and other wastewater-related systems associated with this property. Closure reports have been completed (April 1997) for the oil/water separator removals at Buildings 2542 and 2548 and Facilities 2068 and 2073. These closure reports have been submitted to NYSDEC Region 5, Spill Response Office. A summary of the systems associated with this property is presented in Table 3.2.4 below. Further information is presented in Tables F-1 and F-3 of the Basewide EBS.

Table 5.4, Oil/Water Separators, Grease Traps, and Silver Recovery Units

Location	Comments
2005	SRU-2005: This silver recovery unit supported the dental clinic x-ray equipment; the silver recovery unit is still in the building. No concerns noted in Basewide EBS or during the VSI.
2068	OWS-2068: The oil/water separator, holding tank, and approximately 600-650 cubic yards of soil were removed in 1996. Residual soil contamination (remaining after excavation) included 16 ppb benzene and 17 ppb m,p-xylene.
2073	OWS-2073: The oil/water separator and holding tank were removed in 1996. No contamination detected.
2540	OWS-2540: The oil/water separator was removed in 1994 and residual soil

	contamination addressed under SS-010. No residual contamination noted during VSI.
2542	OWS-2542: Oil/water separator, holding tank, and approximately 179 cubic yards of soil were removed in 1996. Residual (pre-excavation) soil contamination included approximately 180 ppb total benzene, toluene, ethylbenzene, and xylenes (BTEX) and was addressed under SS-010 soil removals.
2545	OWS-2545: Was identified as an oil/water separator; it is actually a sump pit (approximately one-foot deep) that drains to the sanitary sewer. No concerns noted during the VSI.
2548	OWS-2548-1/2/3: OWS-2548-3 was removed in 1988 during expansion of Building 2548; OWS-2548-2 was removed in 1994 when building drain lines were rerouted to OWS-2548-1. OWS-2548-1 and approximately 97 cubic yards of soil were removed in 1996. Only (pre-excavation) contamination detected was Barium at 7.05 parts per million (ppm) and Chromium at 3.45 ppm. A new oil/water separator was subsequently installed by the Plattsburgh Airbase Redevelopment Corporation (PARC).
2658	OWS-2658: This oil/water separator is located aboveground. There were no concerns noted in the Basewide EBS or during the VSI (the holding tanks associated with this unit are discussed below).
2895	GT-2895: These are two grease traps located in the food-preparation area of Building 2895. No concerns noted during the VSI.

The Transferee will be advised of the former locations of these units. 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 Unexploded Ordnance.

The Basewide EBS (Appendix G, Table G-1) lists several ordnance-related issues associated with buildings, structures, and open land areas on the property. The locations and status of the ordnance-related factors are discussed below.

ORD-3004: Structure 3004 contained small arms and starter cartridge storage. The VSI noted no signs of residual storage or contamination.

ORD-3516, ORD-3518, ORD-3521, ORD-3522, ORD-3524, ORD-3525, ORD-3528, ORD-3529, ORD-3530, ORD-3533, ORD-3534, ORD-3536, ORD-3540, ORD-3542, ORD-3546: These factors are related to the munitions storage igloos located in the southwestern area of the WSA. All munitions were removed as part of base closure, and all igloos were vacant by 1995. The VSIs conducted for the Basewide EBS and the February 2005 VSI noted no areas of contamination or concern associated with former munitions storage.

ORD-3560: This factor is related to the facility within the industrial area of the WSA which was used for the storage and maintenance of munitions and other explosive materials. The facility was deactivated and all materials removed as part of base closure in 1995. The VSIs conducted for the Basewide EBS and the February 2005 VSI noted no areas of contamination or concern associated with the former usage of this building.

5.6 Radioactive and Mixed Wastes.

Due to the former Strategic Air Command mission of Plattsburgh AFB, it is possible that areas within the WSA were used for the storage and maintenance of munitions containing radioactive materials. In June 1995, a Radiological Decommissioning Survey of the WSA was conducted by Armstrong Laboratory from Brooks AFB, Texas. All facilities within the WSA were examined and investigated. A total of 518 swipe samples were taken from floor and wall areas as well as several concrete samples. The results of the survey indicated that no radiological contamination was present and that the facilities are all considered releasable for public use as defined by United States Nuclear Regulatory Commission (USNRC) release limit guidelines.

Subsequent to the above investigation, the Air Force has recently compiled information that indicates certain weapons maintenance activities that occurred in the 1950s and 1960s may have resulted in the generation of waste cleaning materials that contained radioactive contamination of very low levels, and that these materials may have been buried on site within the WSA. These burial sites, if they exist, would very likely be in the vicinity of Building 3578 and/or the storage bunkers. A field investigation, consisting of electromagnetic (EM), ground penetrating radar (GPR) and radioactive-sensitive instrumentation was conducted from September 29 to October 28, 2003. In addition, soil samples, water samples (groundwater and surface water), and concrete samples were taken. All preliminary indications are that no burial sites exist. The Draft PA/SI Report was submitted to the regulatory agencies in February 2004 and has received regulatory concurrence that no further action is required. A No Further Action Decision Document was issued by the Air Force in September 2004.

5.7 Storage Tanks and Petroleum Handling Facilities.

There have been a large number of aboveground and underground storage tanks (AST/UST) associated with this property as well as portions of the aircraft refueling system. All USTs have been removed, most during 1995/1996 under project THWA 95-6010. Most of the ASTs have been removed as well, except as noted below. Closure reports have been completed (April 1997) and submitted to the NYSDEC Region 5, Spill Response Office. A summary of the storage tanks associated with this property is presented in Table 5.7 below, and further information on these tanks can be found in Tables E-1, E-2, and E-4 of the Basewide EBS.

Table 5.7, Storage Tanks

Location	Comments
2065	Facility 2065 consisted of three 25,000-gallon USTs (UST-2065-A/B/C) used for storage of deicing fluid; UST-2065 was closed in place in 1991 and removed in 1996; USTs-2065-B/C were removed in 1992. Soil sampling results found semi volatile organic compounds (SVOCs) (at 1,025 ppb total) below NYSDEC action levels. Soil was also tested for ethylene glycol and volatile organic compounds (VOCs); there were no detections. No contamination/concerns were noted during the VSI.
2070	A diesel generator internal fuel tank (AST-2070 - of unknown size); the generator/fuel tank are no longer present (assumed to have been removed in 1995, prior to base closure). No contamination/concerns noted during VSI.
2073, 2075 & 2077	Consisted of an 840,000-gallon and two 1,260,000-gallon ASTs (AST-2073/2075/2077) used for storage of jet fuel (AST-2073 was also used for storage of heating fuel); all three tanks were removed in 1996. Tanks are addressed under IRP Site ST-012 (which is discussed above).
2540	AST-2540 was a 350-gallon gasoline storage tank identified on historical drawings. No evidence of the tank or any residual contamination was found during the VSI.
2542	A 660-gallon jet fuel AST (AST-2542) was removed in 1996. No contamination/concerns were noted during VSI.
2548	A 2,000-gallon waste oil UST was removed in 1996; no contamination was detected. No contamination/concerns were noted during the VSI.
2549	A 21-gallon diesel AST (AST-2549) tank is internal to an emergency generator; the generator has been removed. No contamination/concerns noted during VSI.
2550	Consisted of two 15,000-gallon gasoline USTs; both USTs were removed in 1988 (when Building 2548 was expanded.
2551	Consisted of two 10,000-gallon gasoline ASTs in a diked area; both tanks were removed in 1996; methyl tert-butyl ether (MTBE) was detected in the water, at 9.5 ppb, during the excavation; there were no other detections (soil or water). No contamination/concerns were noted during the VSI.
2552	Consisted of a 25,000-gallon diesel UST (UST-2552-A-1) that was replaced in 1992 (by UST-2552-A-2); the replacement tank was removed in 1996; xylenes were detected in the water, at 5.2 ppb total, during the excavation; there were no other detections (soil or water). No contamination/concerns were noted during the VSI.
2553	Consisted of a 10,000-gallon gasoline AST (collocated with the Facility 2551 ASTs); the tank was removed in 1996. See Facility 2551 above.
2555	Consisted of two 8,000-gallon diesel USTs; both tanks were closed in place in 1990 and removed in 1996; sampling results indicate no soil contamination; groundwater contamination exceedances consisted of 3.6 ppb benzene, 6.9 ppb m,p-xylene, and 1.3 ppb chrysene. No contamination/concerns noted during

	VSI.
2558	Consisted of a 12,142-gallon diesel UST (UST-2558-A-1) that was replaced in 1993 (by UST-2558-A-2); these tanks were collocated with the Facility 2555 USTs; the replacement tank was removed in 1996. See Facility 2555 above.
2658	A 20,000-gallon heating fuel UST (Day Tank, UST-2658-A) was replaced in 1996 with a 12,000-gallon AST (AST-2658-2); this tank/location (east side of Building 2658) is part of IRP Site SS-031 and is discussed above. A 1,000-gallon waste oil UST (supporting an oil/water separator), located adjacent to the Day Tank, was replaced by a 500-gallon AST (AST-2658-4) in 1996. A 500-gallon UST (AST-2658-2 - use unknown), also located adjacent to the Day Tank, was removed in 1995. A 1,000-gallon diesel fuel UST (located on the southwest corner of the building, UST-2658-B) was replaced in 1996 with a 300-gallon AST; soil sampling results found benzene at approximately .7 ppb. The Basewide EBS also lists two propane tanks (OST-2658-1/2) on the west side of the building; none of the tanks remain. No contamination/concerns noted during the VSI.
2888	One 20,000-gallon tank (OST-2888) previously used to store demineralized water; currently empty. No contamination noted during the VSI.
3190	UST-3190-A-1 was a 500-gallon diesel tank replaced with UST-3190-A-2 in 1992. The latter tank was removed in 1996, and no contamination was noted in the closure report. No concerns noted during the VSI.
3512	AST-3512 was a 275-gallon diesel tank which was removed in 1995. The closure report stated that no signs of contamination were noted during removal.

Most of the storage tanks listed above were part of three petroleum storage and handling activities (additional components are also identified here and are discussed further in Table E-3 of the Basewide EBS).

The Jet Fuel Bulk Storage Area included three ASTs (AST-2073/2075/2077), each with a spill containment dike; two oil/water separators (OWS-2068/2073); three deicing fluid storage tanks (UST-2065-A/B/C); two pipelines that connected the Bulk Storage Area to the flightline (POL-1000-2/3); two pipelines (POL-1000-4/5) that connected the Bulk Storage Area to an off-base fuel terminal (approximately 2,000 feet northeast of the Bulk Storage Area); two pipelines (POL-1000-7) that run approximately 13 miles southeast to a fuel terminal at Port Douglas, NY; and meter/pumphouse, truck fill stands, and internal piping (that interconnected the ASTs and pump/meter house; collectively identified as POL-2068). All ASTs, USTs, Oil/Water Separators, the pump/meter house, truck fill stands, and internal piping were removed in 1996. The portion of the pipelines inside the Bulk Storage Area (approximately 800 linear feet) was removed; the remainder of these pipelines was cleaned, tightness tested, capped, and closed in place in 1996. The pipelines POL-1000-4/5 were closed in place and filled with grout in 1989. Pipeline POL-1000-7 was cleaned, tested, and pressurized in 1995; the pipeline has been acquired by the New York State Electric and Gas (NYSEG) Corporation for transmission of natural gas. The Bulk Storage Area has been designed as IRP Site ST-012 and is discussed further in Section 5.2.1.

The Military Gas Station contained several ASTs and USTs for storage and dispensing of gasoline and diesel fuel. The following ASTs/USTs were associated with the Military Gas Station (additional information may be found in Table 3.2.7 above and in Table E-1 and E-2 in the Basewide EBS): AST-2551-1/2, AST-2553, UST-2550-A/B, UST-2552-A-1/2, UST-2555-A/B, UST-2558-A-1/2. In addition, the Military Gas Station included Facilities 2554 (Fuel Pumphouse) and 2559 (Truck Fill Stand). All tanks, the fuel pumphouse, truck fill stand, associated piping, and containment areas were closed and removed in 1996. Closure reports for the tank removals have been completed (April 1997) and submitted to NYSDEC Region 5. The Military Gas Station has been designed as IRP Site SS-039 and is discussed further above.

The Central Heat Plant included the following storage tanks: AST-2658-1/2/3/4, AST-2662, AST-2663, AST-2664, UST-2658-A/B, OST-2658-1/2. The Central Heat Plant was converted to natural gas in early 1997. The only storage tanks remaining are a 12,000-gallon heating fuel tank (AST-2658-2) for emergency fuel supply, a 300-gallon waste oil tank (AST-2658-4) supporting the oil/water separator. All other tanks and piping have been removed. The east side of the heat plant (including UST-2658-A) has been designated as IRP Site SS-031 and discussed further above.

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.

5.8 Pesticides.

The area immediately east of Building 2005 was used as gardening plots by military families and was designated as OTH-2007 in Table G-3 of the Basewide EBS; minor quantities of pesticides were used here.

The area west of the runway, south of the golf course and northeast of calibration pad 3210 is reported to have been the site of heavy pesticide use (OTH-3210-2). This area has been investigated, and the Draft EBS Factors Report recommends No Further Action.

Pesticides were applied in accordance with manufacturer's guidance, and no release above action levels is known to have occurred, and no threat is posed to human health or the environment. Chapter 3, paragraph 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 these areas.

The Transferee will be notified of these pesticide application and disposal issues.

5.9 Asbestos.

A Basewide Asbestos Survey has been completed and is summarized in Tables H-1a and H-1b of the Basewide EBS. The following buildings were surveyed and determined not to contain asbestos-containing materials (ACM): Buildings 2291, 2292, 2295, 2545, 2657, 2901, 2902, 3004, 3516, 3518, 3521, 3522, 3524, 3525, 3528, 3529, 3530, 3533, 3534, 3536, 3540, 3542, 3546, and 3560. The remaining buildings and structures which were not surveyed, and may contain ACM, and their status are listed in Table 5.9 below.

Table 5.9, Asbestos-Containing Materials (ACM)

Location	Comments
2005	Five homogeneous areas contain ACM: floor tile, pipe insulation, mudded fittings, and linoleum mastic. No concerns noted during VSI.
2540	Sixteen homogeneous areas contain ACM: floor tile, linoleum mastic, and TSI. Some damaged and deterioration was noted during the survey, but has been repaired, replaced, and or encapsulated by PARC during renovations for lease tenants.
2542	ACM is limited to three types of floor tiles. No concerns noted during the VSI.
2548	Three homogeneous areas contain ACM: floor tile and sheet flooring. No concerns noted during VSI.
2549	Only ACM present is muffler/exhaust pipe insulation. No concerns noted during VSI.
2658	Twelve homogeneous areas contain ACM: floor tile, pipe insulation, mudded fittings, boiler/expansion tank insulation and gaskets, duct insulation, and sprayed-on insulation. No concerns noted during VSI.
2885	Twenty-three homogeneous areas of suspected ACM tested; eight contain ACM: five types of floor tile, transite board, mudded fittings, and pipe insulation. No damaged or deteriorated ACM noted during the survey or VSI.
2888	This building was not included in the survey. The only suspected ACM noted during the VSI were floor tile, mastic, and building insulation. No damaged or deteriorated suspected ACM was noted during the VSI.
2893	Twenty-two homogeneous areas of suspected ACM tested; nine contain ACM: four types of floor tile, mastic for floor tile, two sizes of mudded pipe fittings, and two sizes of pipe insulation. The survey and the VSI noted damaged pipe insulation and mudded fittings in various areas above the suspended ceilings throughout the building. This damaged ACM will be repaired or replaced prior to building occupancy.
2894	Twelve homogeneous areas of suspected ACM tested; none contain ACM: ceiling plaster, three types of floor tile, three types of mastic for floor tile, mastic for sheath insulation, and mudded fittings. No damaged or deteriorated ACM noted during the survey or VSI.
3000	Based on the results of a survey of an identical building (3583), it is assumed that three homogeneous areas contain ACM: transite board, pipe insulation, and tank insulation. The VSI noted no damage or deterioration to these materials.
3001	Ten homogeneous areas of suspected ACM tested; two contain ACM: floor tile and mastic for carpet. No damaged or deteriorated ACM noted during the survey or VSI.

3190	One of two homogeneous areas tested contains ACM: engine muffler insulation. No damage or deterioration noted during VSI.
3550	Five homogeneous areas were tested, and no ACM was found. No additional suspect areas noted during VSI.
2891, 2897, 2898, 2899, & 2900	These structures were not included in the survey. The VSI noted no areas of suspected ACM in or on these structures. They are considered asbestos-free.

ACM in Utility Pipelines: No CERCLA remedial action for ACM in below ground utility pipelines is required. CM, 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.

5.10 Drinking Water Quality.

A municipal drinking water supply utility system exists on only portions of the area to be transferred. The Records of Decision for LF-021 and LF-023 specifies restrictions on the installation of groundwater wells for drinking water or other purposes. IRP sites and AOCs adjacent to the land to be transferred in this parcel also contain areas where the installation of groundwater wells is prohibited.

Notification will be placed in the deed documents that the proposed installation of any groundwater wells, for any purpose, shall be coordinated through, and be approved by, the Air Force prior to installation.

5.11 Lead-Based Paint (LBP), Other Facilities.

An LBP survey has not been performed for any of the buildings on this property. Buildings 2292, 2293, 2549, 3108, 3190, 3201, and 3208 were constructed after 1978. All other buildings and facilities on this property were constructed prior to the Department of Defense 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 most interior and exterior painted surfaces to be in good condition, except for the deteriorated areas noted below.

Table 5.10, Lead-Based Paint, Other Facilities

Location	Comments
2005	Deteriorated paint noted in all four entrance vestibules, janitor's closet, and mechanical room.
2291	Deteriorated paint noted on inside walls and on exterior trim.
2295	Deteriorated paint noted on exterior trim.
2657	Deteriorated paint noted throughout exterior of building.
2658	Deteriorated paint noted on interior and exterior of the outer walls.
2885	Deteriorated paint on exterior walls and trim.
2888	Deteriorated paint throughout interior walls, floor, and on demineralized water tank.
2893	Deteriorated paint on exterior walls and trim.
2894	Deteriorated paint on exterior walls and trim.
2895	Deteriorated paint on exterior walls and trim.
3550	Peeling; paint on exterior structural steel frame work.
3560	Peeling paint on exterior walls and trim.

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.

5.12 Polychlorinated Biphenyls (PCBs).

The Basewide EBS (Table H-2) indicates that transformers containing between 50 and 500 ppm PCBs were used or stored at Buildings 2548, 2895, and at several areas within the Weapons Storage Area (WSA). Evaluation of these miscellaneous EBS factors has been undertaken, and the report was submitted for regulatory review in February 2005. No further action for these PCB sites is recommended.

The Transferee will be notified (Attachment 3) of these PCB issues and the dates that the usage/storage took place.

5.13 Flood Plains, Sensitive Habitat, and Wetlands.

The area to the east of the storage igloos in the WSA and along the Salmon River lies within a 100-year flood plain. These areas are shown on Attachment 1E and 1F, and additional discussion can be found in Section 3.4.2 of the Final EIS.

No sensitive habitats are present on this property. Several wetlands are present on this property and are shown on Attachment 1G. All wetlands on this property are state and/or federally regulated.

The Transferee will be notified of the existence of these areas. The Transferee will be responsible for complying with all applicable Federal, State, and local regulations relating to protection of and redevelopment in these areas.

5.14 Historic Property.

An archeological survey for Plattsburgh AFB has been prepared, and an area of this property, known as "Pike's Cantonment," has been identified as having potential archeological resources. This area is located along the northwestern boundary of the New Base. Also, none of the areas or facilities on the property is considered as a "Cold War Historic Resource."

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, can be undertaken without coordination with the New York State Historic Preservation Office (NYSHPO).

5.15 Sanitary Sewer Systems.

The following buildings are connected to a sanitary sewer system (which discharges into the City of Plattsburgh treatment facility): Buildings 2005, 2007, 2542, 2545, 2548, 2658, 2885, 2888, 2893, 2895, 2899, and 3001. None of the remaining facilities or structures is connected to the system. No individual septic systems or tanks exist on the property.

The Transferee will be responsible for submitting any required applications

5.16 Solid Waste.

Several areas of solid waste disposal exist within the boundaries of the property. The sites of two domestic waste landfills, LF-021 and LF-023, are discussed in paragraph 5.2 above. In addition, a construction debris area exists northwest of the runway (OTH-3505-1). This area was used to dispose of broken pieces of concrete and asphalt. This area was excavated, and all concrete, asphalt, metal, and miscellaneous debris were removed and disposed of off site in the fall of 2000. The site was closed under Title 6 of the New York Codes, Rules, and Regulations, Chapter IV, Part 360, Sub-part 360-7, in 2001.

In addition, historic drawing reviews indicated the possible presence of a dump area in close proximity to Building 2895 (OTH-2895). This entire area has been investigated, including the analysis of soil and water samples, and the health risk assessment performed for this area concluded that no significant threat to human health or the environment was present as a result of this possible dump.

The Transferee will be notified of the existence and location of these areas and advised that any redevelopment in the area of OTH-3505-1 must be coordinated with the NYSDEC.

5.17 Threatened and Endangered Species.

Per Section 3.4.5.3 of the Basewide EIS, there are no federal-listed threatened, endangered, or candidate plant or wildlife species on Plattsburgh AFB. There are four state-listed bird species and three state-listed plants present at Plattsburgh AFB; of these species, the Great Blue Heron (Ardea herodias) has been sighted in the wetlands areas, and the osprey (Pandion haliaetus) has been observed along the Salmon River floodplain on the southern border of the base.

The Transferee will be notified of these issues and shall be responsible for complying with all applicable Federal, State, or local regulations regarding these species.

6. REGULATORY COORDINATION

The NYSDEC and the USEPA were notified during the BRAC Cleanup TEAM (BCT) meeting on January 18, 2005, of the initiation of the FOST and SEBS and were invited to participate in preparing the working draft documents. Consolidated draft documents were provided on February 15, 2005, for their formal review and comment. The NYSDEC (and New York State Department of Health) provided comments (Attachment 5A). Comments from the USEPA were solicited, but none were received. Consolidated draft final documents were provided on May 11, 2005, for formal regulatory review and comment.

7. FINDING OF SUITABILITY TO TRANSFER

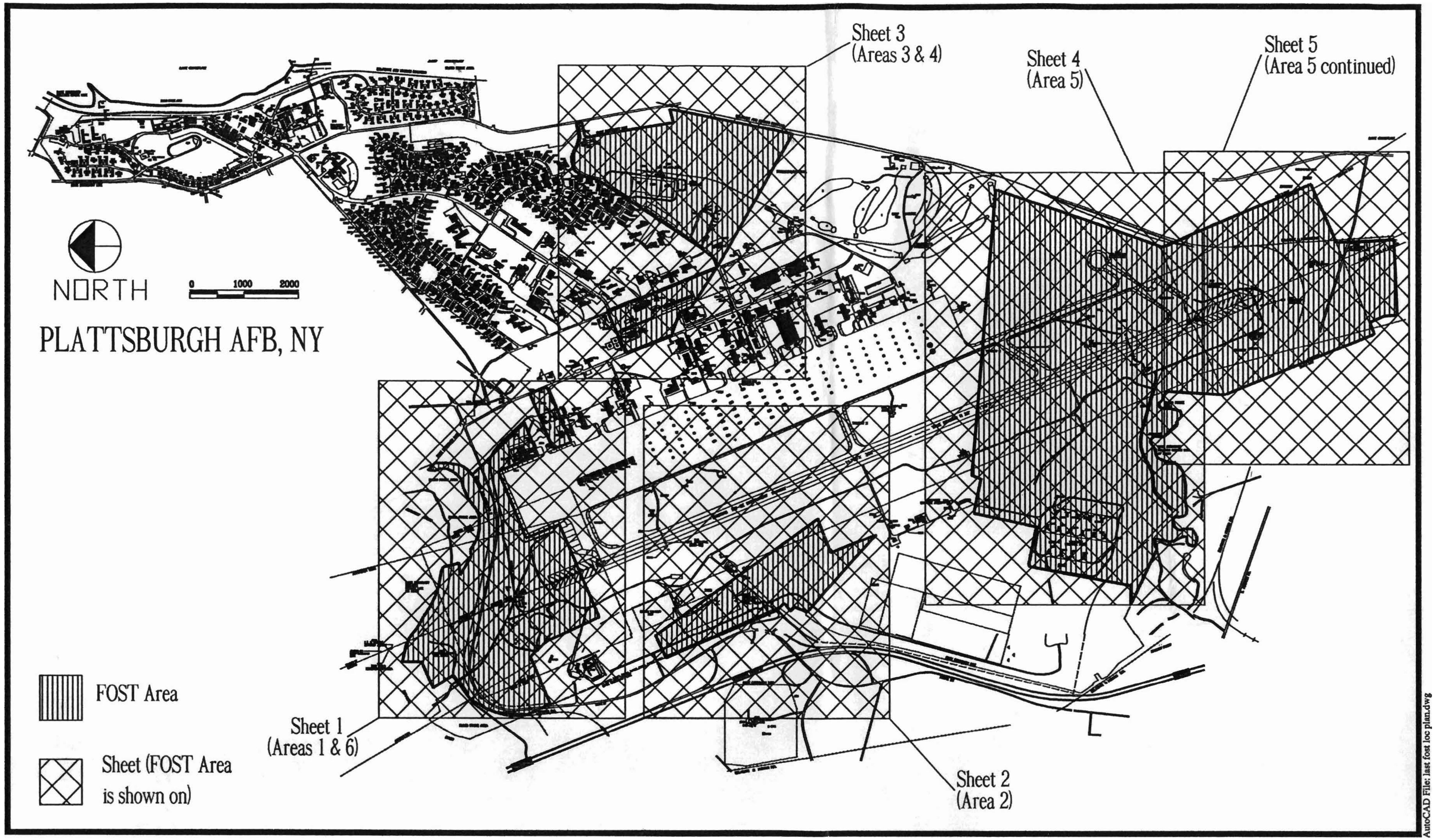
The deed proposal has been adequately assessed and evaluated for a) environmental hazards, b) environmental impacts anticipated from future use of the property, and c) adequate notice of disclosure resources. The future use of this property does not present a current for future risk to human health or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

Date	KATHRYN M. HALVORSON Director Air Force Real Property Agency

Attachments:

1. Property Map(s)
2. Environmental Factors Considered
3. Notice of Hazardous Substances Stored
4. Notice of Releases and Spills
5. Regulatory Comments
6. Air Force Response to Regulatory Comments

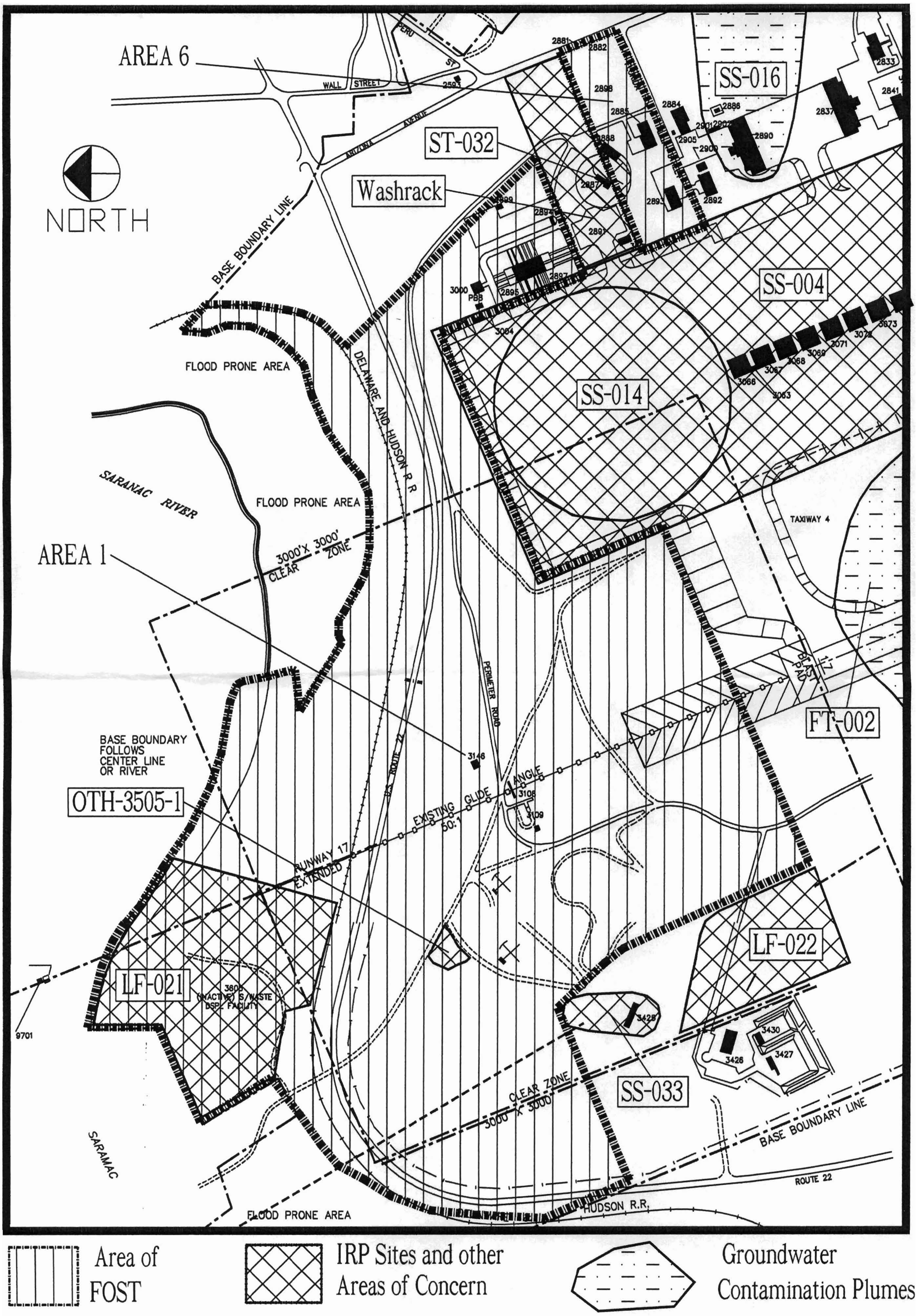
Attachment 1A



Location Plan of FOST
Multiple (Six) Areas

Scale: 1" = 2100'

PLATTSBURGH AFB, NY



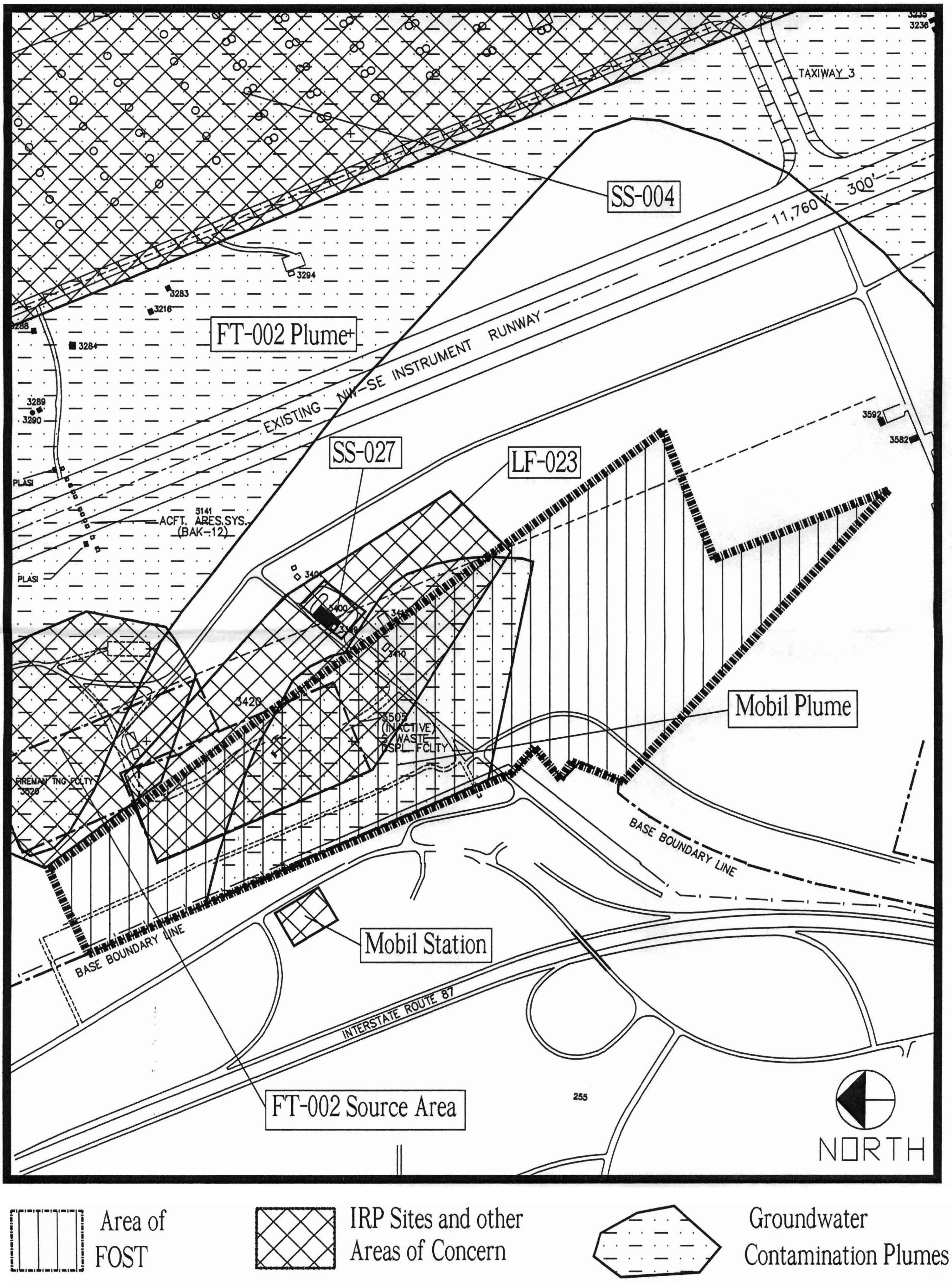
FOST - Multiple (Six) Areas, Sheet 1 of 5

Area 1 (206.33 Acres) and Area 6 (8.28 Acres)

Scale: 1" = 500'

Plattsburgh AFB, NY

Attachment 1B

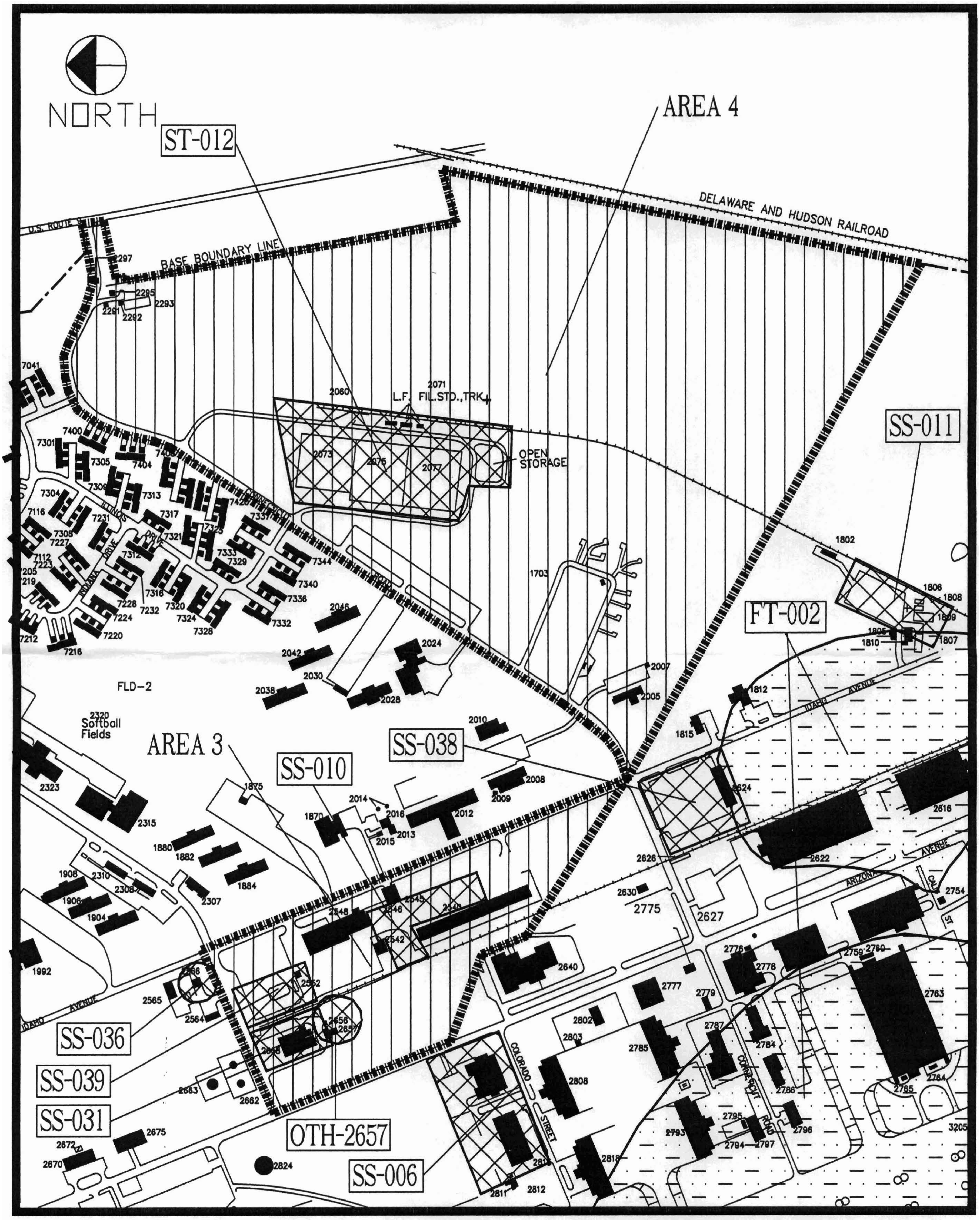


FOST - Multiple (Six) Areas, Sheet 2 of 5

Area 2 (77.31 Acres)

Scale: 1" = 500'

Plattsburgh AFB, NY
Attachment 1C



▥ Area of FOST

▨ IRP Sites and other Areas of Concern

⬡ Groundwater Contamination Plumes

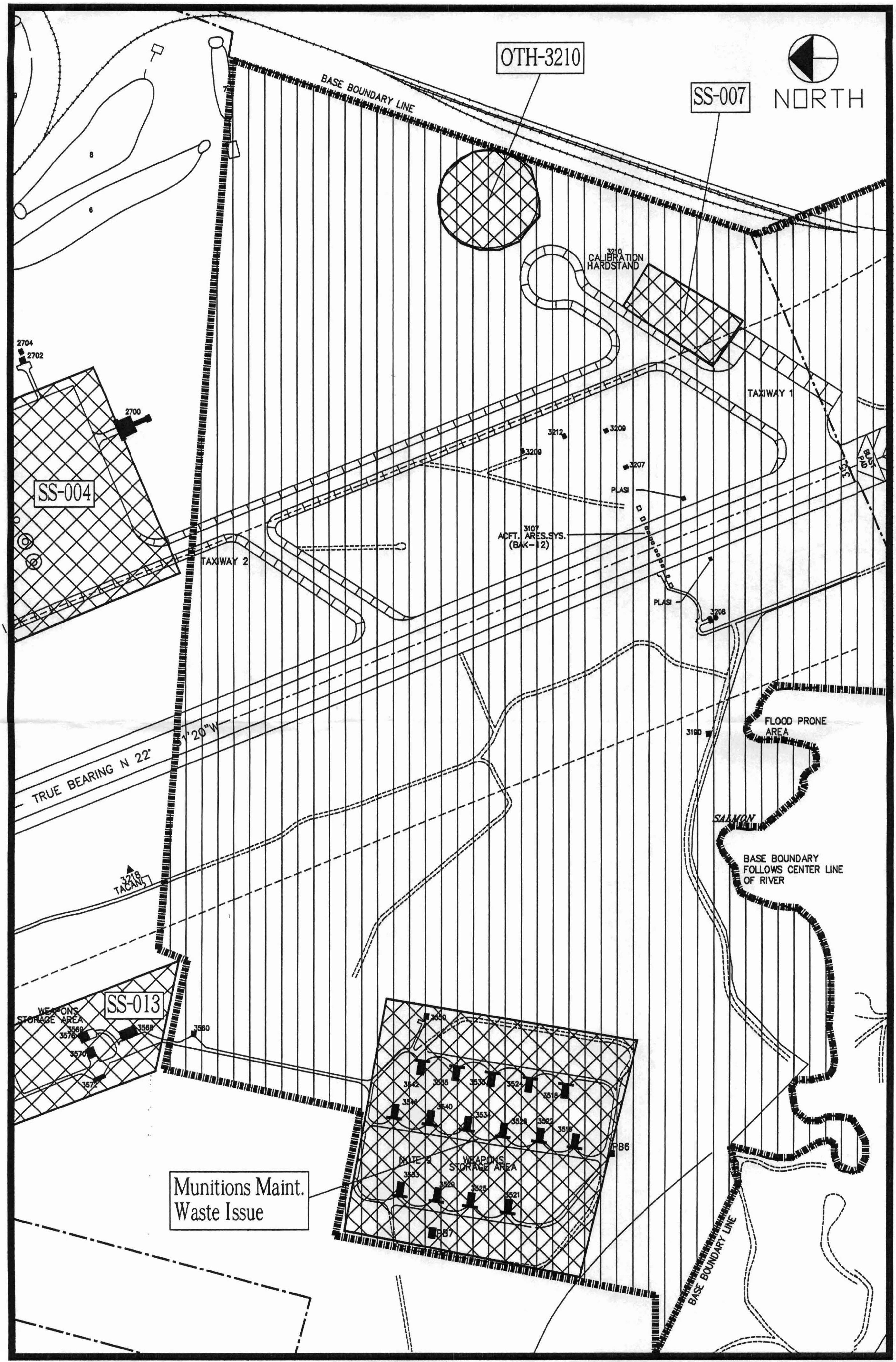
FOST - Multiple (Six) Areas, Sheet 3 of 5

Area 3 (29.64 Acres) and Area 4 (141.62 Acres)

Scale: 1" = 500'

Plattsburgh AFB, NY

Attachment 1D

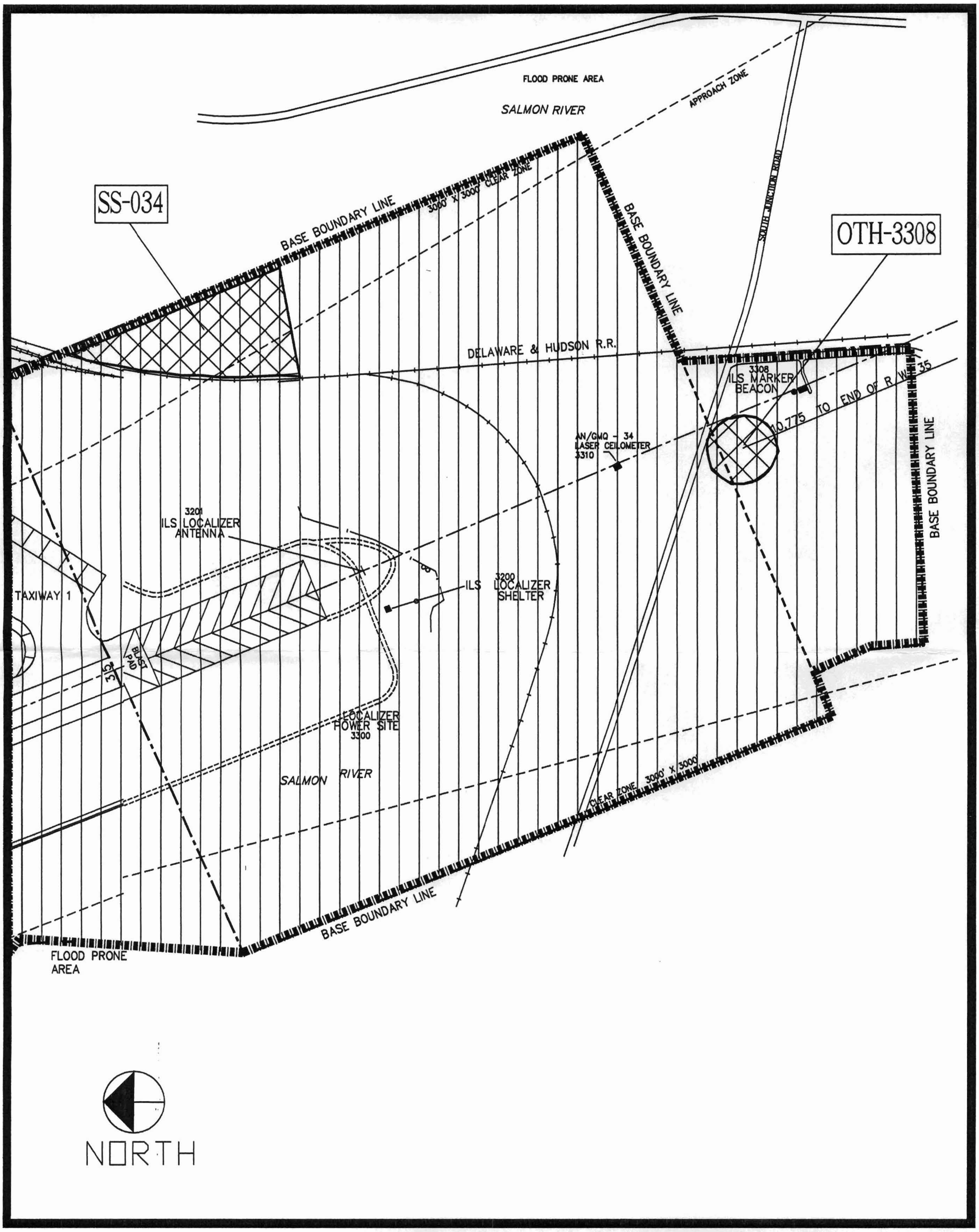


FOST - Multiple (Six) Areas, Sheet 4 of 5

Area 5 (774.39 Acres) - Part 1 of 2

Scale: 1" = 550'

Plattsburgh AFB, NY
Attachment 1E



▥ Area of FOST

▨ IRP Sites and other Areas of Concern

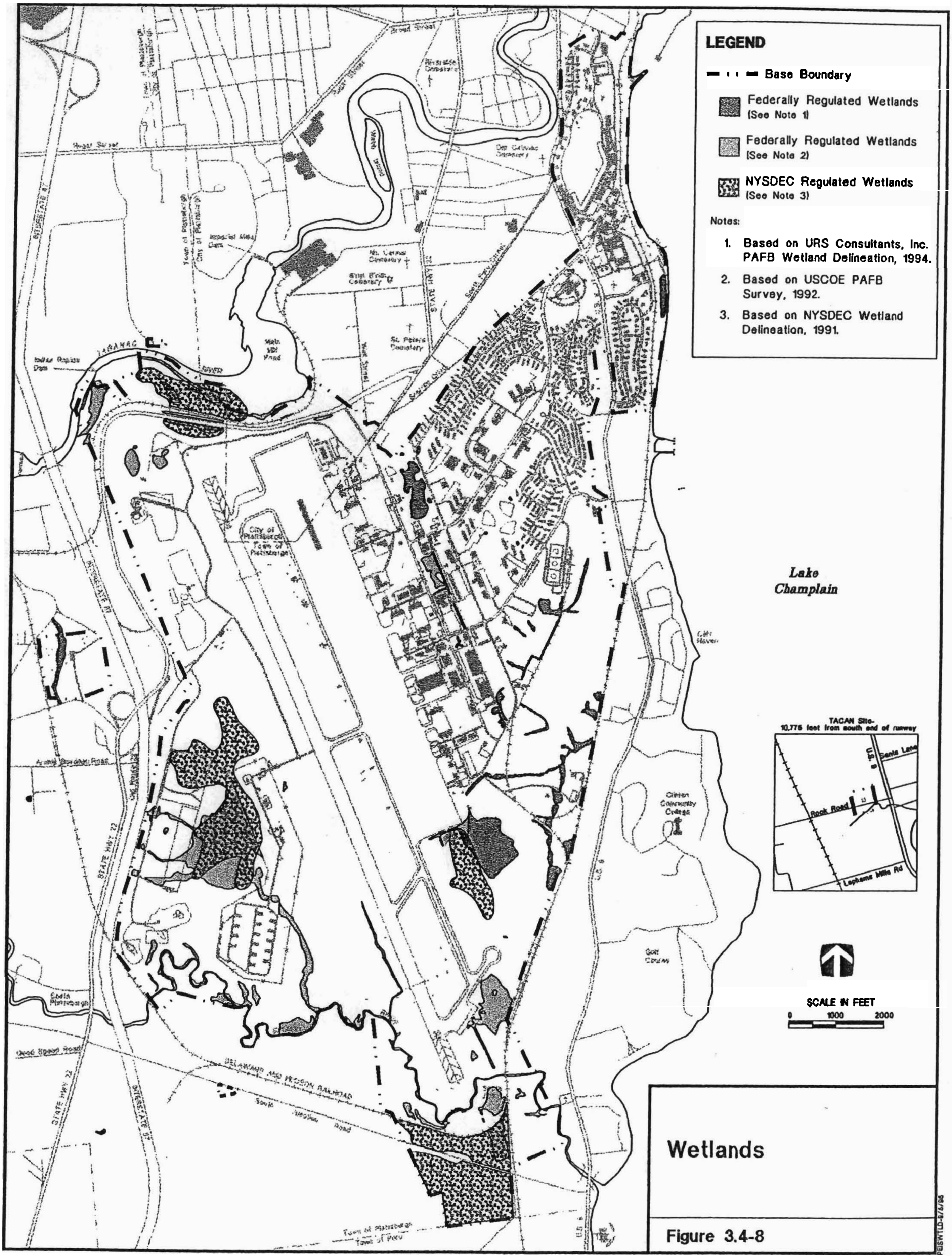
FOST - Multiple (Six) Areas, Sheet 5 of 5

Area 5 (774.39 Acres) - Part 2 of 2

Scale: 1" = 500'

Plattsburgh AFB, NY

Attachment 1F



Wetlands

Figure 3.4-8

FOST - MULTIPLE AREAS

Deed Restriction or Notification Required?		***Environmental Factors Considered***
No	**Yes**	
		Environmental Restoration, Hazardous Substances, Petroleum
	X	Hazardous Substances (Notification)
	X	Spills and Releases
	X	Installation Restoration Program (IRP) and Areas of Concern
	X	Medical/Biohazardous Wastes
	X	Oil/Water Separators (OWSs)
	X	Unexploded Ordnance
	X	Radioactive & Mixed Wastes
	X	Storage Tanks (USTs/ASTs)
		Disclosure Factors/Resources:
	X	Asbestos
	X	Drinking Water Quality
X		Indoor Air Quality
X		Lead-Based Paint (High-Priority Facilities)
	X	Lead-Based Paint (Other Facilities)
	X	PCBs
X		Radon
		Other Factors:
X		Air Conformity/Air Permits
X		Energy (Utilities)
	X	Flood Plains
X		Hazardous Waste Management (By Lessee)
	X	Historic Property (Archeological/Native American, Paleontological)
X		OSHA (Occupational Safety & Health Administration)
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

Atch 3

NOTICE OF HAZARDOUS SUBSTANCES STORED

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).

Notice is hereby given that the tables and information provided below from the Basewide EBS contains a notice of hazardous substances that have been stored for one year or more in Buildings 2005, 2069, 2540, 2542, 2545, 2548, 2549, 2658, 2887, 2888, 2893, and Structures 2901 and 2902.

NOTES:

(1) Pages 1 and 5 of 5 are taken from Appendix C, Table C-1, of the Basewide EBS, entitled “Hazardous Materials and Petroleum Storage.”

(2) Pages 2-5, 8, and 9 of 10 are taken from Appendix C, Table C-2 of the Basewide EBS, entitled “Hazardous Waste and Waste Petroleum Storage.”

(3) Pages 9-15 of 40 are taken from Appendix C, Table C-3, of the Basewide EBS, entitled “Hazardous Materials Storage by Facility.”

(4) Pages 1 and 2 of 4 are taken from Appendix C, Table C-4 of the Basewide EBS, entitled, “Hazardous Waste Storage by Facility.”

(5) 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

ID No.	Study Area	Description	Comments	Old Cat	New Cat
~~STM-428~~	2	**Base Engineer Covered Storage Shed.** Storage of lube oil, antifreeze.	Properly 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 509).** 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 Reutilization 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 Plattsburgh 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. **The investigation of these areas is in-progress as part of Project 95-6002; ECD: December 1996.**	7	5
STM-2540	13	**Vehicle Operations Heated Parking Facility, 380 Trans/LGTM 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, Onthene, Ortho brush killer, Hylar XL, Hylar X, Roundup, arsenal, denatured alcohol, and 2,4-D.	No signs of contamination were observed during the April 1994 visual site inspection.	2	~~2~~

1

All Cat 2 changed to Cat 1 per Revised DoD guidance

Table C-1, Page 5 of 5

ID No.	Study Area	Description	Comments	Old Cat	New Cat
~~STM-2837~~	16	**Large Aircraft Maintenance Nose Dock 7 (Building 2837).** Hazardous materials stored and used in this facility include paints, paint strippers, paint thinners, Citri Kleen, and denatured alcohol. 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.	No contamination was observed during the April 1994 visual site inspections.	2	~~2~~
STM-2888	15	**Demineralized Water Storage.** Hazardous materials stored here include caustic soda and muriatic acid. Both are used for water treatment.	No signs of contamination were observed during the April 1994 visual site inspection.	2	~~2~~
~~STM-2890~~	16	**Large Aircraft Maintenance Nose Dock 8 Structural Repair (Building 2890).** This portion of the building is used for painting and stripping of aircraft and non-aircraft parts. Hazardous materials used and stored in this facility include paints, paint strippers, thinners, lubricants, methyl ethyl ketone, and miscellaneous solvents. Two wash areas (see OTH-2890) are also present at this facility.	No signs of contamination were observed during the April 1994 visual site inspections.	2	~~2~~
~~STM-3578~~	28	**Missile Assembly Shop (Building 3578).** This is an exterior storage area for new and spent products including solvents and paint-related wastes. It is located on the east side of the building on a concrete pad. The storage area is not covered or contained. 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.	No signs of contamination were observed during the April 1994 visual site inspections.	2	~~2~~

Table C-2, Page 2 of 10

ID No.	Study Area	Description	Comments	Old Cat	New Cat
~~STW-609~~	2	**Base Engineer Maintenance Shop, Zone 1 Satellite Accumulation Point (Building 609).** This area is responsible for heating systems and facility maintenance. Hazardous wastes generated here are transferred to the accumulation point located at Buildings 2658 or 492.	No signs of contamination were observed during the April 1994 site inspection.	2	~~2~~
~~STW-652~~	2	**Outdoor Recreation Supply (Buildings 652 and 657).** Motor oil spill cleanup materials are stored here. They are then picked up by a contractor for disposal.	No signs of contamination were observed during the April 1994 visual site inspections.	2	~~2~~
~~STW-1605~~	11	**Golf Cart Maintenance Facility - Satellite Accumulation Point.** This facility is used for the maintenance of golf carts. Wastes include oil and other lubricants. Carts are refueled at Building 1704.	No evidence of contamination was observed during the April 1994 visual site inspection.	2	~~2~~
~~STW-1805-1810~~	12	**Defense Reutilization 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 Plattsburgh Air Force Base (AFL). 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. Four preengineered, prefabricated steel storage buildings designed for the storage of hazardous wastes are located in the petroleum, oil, and lubricants (POL) storage yard area. One trailer contained flammable liquids (MEK, grease, and diesel filters). All drums were properly labeled and were placed on pallets. One trailer contained nickel-cadmium batteries and waste flammable batteries. The fourth trailer is used for nonhazardous waste and was empty. Minor staining was observed in warehouses and on asphalt storage lot. Scrap metal is stored on uncovered dirt.	During the April 1994 visual site inspection, it was found that hazardous wastes are stored in Building 1807 on shelves and on pallets. Wastes included flammable liquids, polychlorinated biphenyls (PCBs), enamels, paints, and also hazardous materials. In the POL storage yard, scrap metals, PCB transformers, and nonhazardous materials are stored. The investigation of these areas is in-progress as part of Project 95-6002; ECD: December 1996.	7	5
STW-2005	12	**Dental Clinic (Building 2005).** Mercury waste is stored in a small drum. Turned over to Medical Logistics for contractor disposal. Lead waste is also handled the same way.	No evidence of contamination was observed during the April 1994 visual site inspections.	2	~~2~~
STW-2069-1	10	**Base Fuels Accumulation Point (Building 2069).** This building is a preengineered, prefabricated steel storage area specifically designed for the storage of hazardous wastes. It is the accumulation point for hazardous waste generated from hydrants, bulk storage/service station, preventive maintenance, and material storage/distribution. The building stores JP-4, fuel-contaminated water, spill residue, wastewater, aerosol cans, and expired shelf items. Hazardous wastes are accumulated in 55-gallon drums and smaller containers. The building was constructed in 1992 and has a maximum capacity of 570 gallons.	During the April 1994 visual site inspection, no signs of spills or staining were observed. Trailer was empty.	2	~~2~~
STW-2069-2	10	**Bulk Storage (Building 2069) Liquid Fuel Pumping Station Satellite Accumulation Point.** This is an exterior uncovered storage area. It contains a 55-gallon drum in double container. Wastewater from the tank and system components are stored here in a poly over pack drum on top of wooden pallets. Jet fuel is reclaimed in a 55-gallon drum, pumped into a cart, and put back to the system.	During the April 1994 visual site inspection, no surface stains were observed and waste was properly labeled. Tracer leak detection system was located nearby.	2	~~2~~
~~STW-2335~~	8	**BX Service Station Hazardous Waste Storage Area.** The service station maintains and repairs private vehicles. Their major wastes are engine oil, batteries, related lubricants, and fuel filters. A drainage system is set up on the west side of the building so people can discard their waste oil into a box that drains to a holding tank.	During the April 1994 visual site inspection, it was observed that used batteries were stored on a metal shelf. Corrosion from the batteries was present on the shelf. Oil stains observed on the ground surrounding the oil dump box. The demolition of Building 2335 and the removal of all USTs has been completed, Project 95-6009.	7	4
~~STW-2365~~	7	**Bowling Center (Building 2365).** This facility contains a drum for the storage of rags soiled with bowling ball cleaner.	No evidence of contamination was observed during the April 1994 visual site inspection.	2	~~2~~

Table C-2, Page 3 of 10

ID No.	Study Area	Description	Comments	Old Cat	New Cat
STW-2540	13	**Allied Trades (Building 2540).** Used for body work, upholstery, and glass replacement on vehicles. Historically, it was used as a Heavy Equipment Maintenance Shop and produced hazardous wastes in the form of waste oils and fluids. These wastes were stored in a 350-gallon aboveground storage tank and in 55-gallon drums and were disposed of through DRMO. These processes no longer take place here and the storage tank and drums are no longer present. Any waste oil produced is taken to Building 2548.	No signs of spills or stains were observed during the April 1994 visual site inspection.	2	~~2~~
STW-2542	13	**Vehicle Refueling Shop Hazardous Waste Satellite Accumulation Point (Building 2542).** This shop is used for the maintenance of fuel trucks. It is connected to an oil/water separator (see OWS-2542). Any fuel entering the separator is separated into a 1,000-gallon holding tank for contaminated jet and Mogas fuel. This tank is pumped out by Liquid Fuels Maintenance Branch (POL 7). Contaminated fuels are placed in a 15,000-gallon aboveground storage tank (located near POL). Hazardous wastes generated include fuel filters, and waste oils which are transferred to the accumulation point located at Building 2548. Use of 15,000-gallon holding tank has been discontinued.	During the April 1994 visual site inspection, it was observed that the satellite accumulation point was located along the west wall. Two 55-gallon drums containing fuel filters and "speedy" dry (used during small fuel spills) were located on wooden pallets. No sign of staining around the area was present.	2	~~2~~
STW-2545	13	**Paint Booth/Washrack Satellite Accumulation Point (Building 2545).** Hazardous waste generated from the paint booth is accumulated here. Waste included contaminated paint which is unused paint already mixed with thinner contained in a flammable locker. Waste aerosol spray cans are contained in 55-gallon drum. The satellite accumulation point was located along the south wall of the paint booth.	During the April 1994 visual site inspection, no signs of staining or spills were observed.	2	~~2~~
~~STW-2546~~	13	**Vehicle Maintenance Shop Accumulation Point (South of Building 2548).** This is a preengineered, prefabricated steel storage building specifically designed for the storage of hazardous wastes. It is the accumulation point for hazardous wastes generated from satellite accumulation points located at Buildings 2548, 2542, 2748, and 2545. It is also an accumulation point for JP-4, batteries, PD-680, I140, Citri Kleen, brake shoes, Carson cleaner, alcohol DI760, lacquer thinner, enamel paint, 80935, epoxy primer, Refrigerant 12, Fluid Trans Dextron, Fluid Trans Type F, grease, and paint polyurethane. Hazardous wastes are accumulated in 55-gallon drums and smaller containers. All waste drums were grounded.	During the April 1994 visual site inspection, all drums were properly labeled and in secondary containment. No visual signs of spillage or staining were observed.	2	~~2~~
STW-2548-1	13	**Vehicle Maintenance-380 Transportation General Purpose Vehicle Maintenance Shop Waste Storage.** The general purpose repair shop maintains and repairs government vehicles, and their major waste is engine oil. A drainage system is set up so that waste oils are drained into a basin area and then drained into a 2,000-gallon holding tank (see OWS-2548-1) located outside. This shop has two 25-gallon tanks containing Formula 647 solvent. Waste solvent and waste antifreeze are placed in 55-gallon drums and taken to DRMO for disposal. All floor drains are connected to an oil/water separator (see OWS-2548-2) that is connected to a 550-gallon UST for the collection of waste oils. The tank is pumped out by a contractor. Incorporated into this shop is the Trans Battery Shop that turns batteries over to DRMO after draining them. The waste battery acid is neutralized with sodium bicarbonate in a 25-gallon ceramic pan and then drained into a floor drain which enters the underground holding tank. Hazardous wastes generated from here are transferred to the accumulation point located at Building 2546. Metal shavings produced by welding are stored in covered trash cans and transferred to an open wooden crate located near the body shop Building 2540. The crate is then transferred to DRMO.	During the April 1994 visual site inspection, it was observed that the barrels drain into a metal trough and into a UST. Signs of staining and spillage were observed on the floor throughout the facility. This building was reinspected in the company of a NYSDEC representative on 16 May 1995. Discoloration and small areas of spillage from maintenance activities were observed and these areas were immediately cleaned up.	7	3

Table C-2, Page 4 of 10

ID No.	Study Area	Description	Comments	Old Cat	New Cat
STW-2548-2	13	**Vehicle Maintenance - 380 Transportation General Purpose Vehicle Maintenance Shop Satellite Accumulation Point (Building 2548).** This general purpose repair shop maintains and repairs government vehicles. Major wastes generated include fuel filters and diesel oils. The satellite accumulation point was located along the southern wall of the front end bay. Fifty-five-gallon drums containing gas filters, grease, diesel filters, and spill residue were placed in secondary containment containers and are on top of pallets. All drums were properly labeled.	During the April 1994 visual site inspection, staining was observed on the pallets and cement, which could be attributed to previous operations in the area. **This building was reinspected in the company of a NYSDEC representative on 16 May 1995. Discoloration and small areas of spillage from maintenance activities were observed and these areas were immediately cleaned up.**	7	3
STW-2549	13	**Satellite Accumulation Point Service Station (Building 2549).** This satellite accumulation point is an uncovered and uncontained exterior storage area located on the north side of the building. Hazardous wastes generated from this area includes diesel waste, paint, and spill residue. Hazardous wastes are stored in 55-gallon drums and smaller containers.	During the April 1994 visual site inspection, 55-gallon drums containing liquid diesel waste and paint cans were stored on wooden pallets. Some staining was present on the ground near this area. **The investigation of this area is in-progress as part of Project 96-6001; ECD: December 1996.**	7	7
~~STW-2566~~	13	**Base Engineer Covered Storage Facility, Pesticide Storage (Building 2566).** This is a hazardous waste generation point for aerosol cans. They are contained in a 55-gallon drum.	No signs of contamination observed during the April 1994 site inspection.	2	~~2~~
~~STW-2612~~	12	**Base Supply and Equipment Warehouse (Building 2612) Hazardous Waste Storage Area.** An area in the southwest corner of the building is used to store hazardous waste awaiting transfer to DRMO. Various wastes are stored in 55-gallon drums and smaller containers. All drums and containers were labeled and sitting on pallets. An area located in the northeast corner of the building was roped, sandbagged, and marked with a "Caution Possible PCB" sign. Most of the transformers were wrapped in crates and on pallets.	During the April 1994 visual site inspection, there were stains and evidence of spills in the northeast corner area only. Base personnel report that this is only a temporary storage area until the transformers can be turned into DRMO. **The investigation of this area is in-progress as part of Project 96-6001; ECD: December 1996.**	7	7
~~STW-2622~~	12	**Storage/Distribution Satellite Accumulation Point (Building 2622).** This area is located on the south portion of the building. Unused paints and corrosives are stored in this room.	During the April 1994 visual site inspection, it was observed that this is an inactive satellite accumulation point and has never been used as one according to Plattsburgh AFL sources and showed no signs of contamination.	2	~~2~~
~~STW-2630~~	13	**Animal Clinic - Biohazard Satellite Accumulation Point (Building 2630).** This facility is used for the treatment of animals. These procedures generate biohazardous waste which is stored and then disposed of by a contractor.	No signs of contamination were observed during the April 1994 visual site inspection.	1	1
~~STW-2658~~	13	**Central Heating Plant Accumulation Point (Building 2658).** This building is a preengineered, 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 located at Buildings 609, 2893, 2827, 508, 2566, 2775, 426, 2888, 492, 2748, 3270, and 2658. It is the accumulation point for No. 6 fuel oil, motor oil, No. 2 heating oil, diesel fuel, spill residues, aerosol cans, cutting oil, asbestos, paint-related materials, and solvents. Hazardous wastes are accumulated in 55-gallon drums and smaller containers. It was installed in 1990. Maximum capacity of the building is 570 gallons.	During the April 1994 visual site inspections, the facility was observed to be in good condition with no signs of contamination.	2	~~2~~

Table C-2, Page 5 of 10

~~ID No.~~	Study Area	Description	Comments	Old Cat	New Cat
STW-2658	13	**Heating Facility Building Satellite Accumulation Point (Building 2658).** This facility is responsible for providing heat to Plattsburgh AFL. Hazardous wastes generated here are transferred to the accumulation point located at Building 2656. Hazardous wastes include No. 6 fuel oil and the residues from cleaning and spills.	During the April 1994 site inspection, the inside of the building was fairly clean; however, the outside was heavily stained (see SPL-2658-1-26). IRP Site SS-031 field investigation completed in January 1995; some soil removal done September 1995. The 20,000-gallon day tank (UST) has been removed. Investigation and removal of contaminated soil is in-progress as part of Project 95-6009 Phase 2. Additional cleanup pending reuse of heat plant.	7	5
~~STW-2710~~	20	**Audio Visual Center (Building 2710).** Benchstock of photography chemicals are stored within a concrete bermed area in the storage room. Two double cartridges used in the silver recovery process are stored here. The cartridges, as well as exposed chemistry, are drummed and sent to DRMO.	During the April 1994 visual site inspections, the facility was observed to be in good condition with no signs of contamination.	2	~~2~~
~~STW-2714~~	20	**ATCALS Satellite Accumulation Point (2714).** This building is a metal portable building resting on gravel. Mercury batteries, hazardous waste solids, and compressed drums are stored in drums on pallets. All wastes are transferred to DRMO for proper disposal. It is the satellite accumulation point for hazardous wastes generated at Building 2714.	No signs of contamination were observed during the April 1994 visual site inspections.	2	~~2~~
~~STW-2715~~	20	**Squadron Operations Life Support Satellite Accumulation Point (Building 2715).** Hazardous wastes generated here are transferred to the accumulation point located at Building 2785.	No signs of contamination were observed during the April 1994 visual site inspections.	2	~~2~~
~~STW-2748~~	20	**Fire Station Maintenance Satellite Accumulation Point (Building 2748).** Hazardous wastes generated here are transferred to the accumulation point located at Buildings 2656 and 486.	No signs of contamination were observed during the April 1994 visual site inspections.	2	~~2~~
~~STW-2753-1~~	19	**General Purpose Aircraft Maintenance Building Pneudraulics Shop Satellite Accumulation Point (Building 2753).** This portion of the building is used for repairing aircraft hydraulic components. Hazardous materials used and stored at this facility include motor oil, hydraulic fluids, paint strippers, calibration fluids, and paints. Hazardous wastes are transferred to the accumulation point at facility STW-2753-2.	No signs of contamination were observed during the April 1994 visual site inspection.	2	~~2~~
~~STW-2753-2~~	19	**General Purpose Aircraft Maintenance Building Electro/Environmental Shop Satellite Accumulation Point (Building 2753).** This portion of the building is used for aircraft component maintenance. Hazardous wastes collected are transferred to the accumulation points located at Buildings 2774, 2763A, 2890, or 2815.	No signs of contamination were observed during the April 1994 visual site inspection.	2	
~~STW-2753-3~~	19	**General Purpose Aircraft Maintenance Building, Wheel and Tire Shop Satellite Accumulation Point (Building 2753).** This portion of the building is used to inspect and clean aircraft tires. Paint, paint strippers and thinners, PD 680, Citri Kleen, methyl ethyl ketone, Solvent 724, and isopropyl alcohol are used in this facility. Hazardous wastes generated in the process are stored here.	No signs of contamination were observed during the April 1994 visual site inspection.	2	~~2~~
~~STW-2753-4~~	19	**General Purpose Aircraft Maintenance Building, Metals Technology Shop Satellite Accumulation Point (Building 2753).** Hazardous wastes generated during manufacture and repair of aircraft parts and support equipment are stored here. Wastes include hydraulic fluid, Citri Kleen, and PD-140.	No signs of contamination were observed during the April 1994 visual site inspection.	2	~~2~~
~~STW-2753-5~~	19	**General Purpose Aircraft Maintenance Building, Non-Powered AGE, Satellite Accumulation Point (Building 2753).** This portion of the building is used to repair jet engine support equipment and jet engine trailers. Hazardous wastes generated from this process are stored here and accumulated at either Buildings 2763A, 2890, 2815, or 2774. Wastes include hydraulic fluid, Citri Kleen, and PD-140.	No signs of contamination were observed during the April 1994 visual site inspection.	2	~~2~~
~~STW-2754~~	19	**Base Hazardous Storage (Building 2754).** This is a small structure located south of Building 2753 across California Street.	No signs of contamination observed during the April 1994 site inspection.	2	~~2~~

Table C-2, Page 8 of 10

ID No.	Study Area	Description	Comments	Old Cat	New Cat
~~STW-2815-2~~	17	**Aircraft Support Equipment Shop and Storage Facility, AGE Shop Satellite Accumulation Point (Building 2815).** This building is used for the maintenance of AGE. Solvent 140 is used to clean parts. The two tanks (30- and 10-gallon) are changed out every 6 months. All fuels are returned to the fuel tanks. Historically, the fuels were burned at the fire training pit. Waste hydraulic fluid and mineral oil are placed in a 350-gallon plastic tank outside the building and disposed of by DRMO. Hazardous materials stored and used in this facility include engine oils, JP-4, carbon remover, PD-680, antifreeze, Citri Kleen, aircraft soap, hydraulic fluid, methyl ethyl ketone, synthetic oil, lead acid batteries, and miscellaneous materials. Hazardous wastes generated are transferred to accumulation points located at Buildings 2763A, 2890, 2815, or 2774.	No signs of contamination were observed during the April 1994 visual site inspections.	2	~~2~~
~~STW-2818~~	18	**Fuel Systems Maintenance Nose Dock 6 Satellite Accumulation Point (Building 2818).** This facility is used for repairing fuel leaks and replacing fuel components. Residual JP-4 from the fuel systems is put into a bowser and drained by contract personnel. Small amounts of JP-4 and residual are disposed of in the hangar floor drain oil/water separator. Hazardous materials used and stored in this facility include thinners, lubricants, miscellaneous solvents, methyl ethyl ketone, petroleum, penetrant, isopropynol, ammonia hydroxide, denatured alcohol, JP-4 Bower, dye liquid, and paints.	No signs of contamination were observed during the April 1994 visual site inspection.	2	~~2~~
~~STW-2820~~	17	**Jet Engine Test Cell Satellite Accumulation Point (Building 2820).** This facility operates and tests jet engines. Citri Kleen and oil mixtures are used during the cleanup process. Hydraulic engine fluids containing benzene are used during hydraulic testing. Hazardous wastes generated were transferred to accumulation points located at Buildings 2763A, 2890, 2815, or 2774. This facility is no longer operational. It was shut down in July/August 1993.	No signs of contamination were observed during the April 1994 visual site inspections.	2	~~2~~
~~STW-2827~~	17	**Base Engineer Pavement and Grounds Facility, Snow Barn Satellite Accumulation Point (Building 2827).** This building is used for the equipment required to repair roads, sidewalks, runways, recreational areas, and to maintain lawns. Antifreeze, hydraulic fluid, and motor oil are stored here and used to "top off" the needed levels in the machinery. Waste from the drip pans is taken to the motor pool's 350-gallon plastic tank. A 15-gallon tank containing PD-680 is used to clean the parts. Vehicles are washed inside with aircraft soap and the rinse water drains into the floor's oil/water separator (see OWS-2827). Hazardous wastes generated from this area are transferred to the accumulation point located at Building 2658.	Staining was observed inside on concrete throughout the building. **The investigation of this area is in-progress as part of Project 96-6001; ECD: December 1996.**	7	5
~~STW-2830~~	17	**Security Police Headquarters (Building 2830).** One flammable locker, located in the gun cleaning room, contains solvents used for the cleaning of firearms. Used rags with solvent are being stored in a 55-gallon drum until testing is completed, which will determine if they need to be disposed of as hazardous wastes through DRMO. A metal convex shed located south of the building stores paints and gasoline.	No signs of contamination were observed during the April 1994 visual site inspections.	2	~~2~~
~~STW-2833~~	16	**Preventive Maintenance Satellite Accumulation Point.** This area is located approximately 100 yards south of Building 2833 at the northwest corner of Arizona Avenue and Delaware Street. This is an exterior uncovered storage area for spent products including degreaser fluid, contaminated JP-4, flammable liquids, and waste flammable solids. The flammable liquids and flammable solids are contained in a secondary containment poly over pack drum. It is the satellite point for hazardous waste generated from fuels management.	During the April 1994 visual site inspection, it was observed that all 55-gallon drums were located on wooden pallets. Some staining on the ground near the degreaser barrel was present. If a spill were to occur, all liquids would flow into the curbed area. All drums and cans were properly labeled. The flammable liquids were stored in a poly over pack.	2	~~2~~
STW-2887	15	**Alert Area Accumulation Point (Closest building is 2887).** This building is a preengineered, prefabricated steel storage area specifically designed for the storage of hazardous wastes. Asbestos generated from inhouse remediation efforts is stored here.	No signs of contamination were observed during the April 1994 visual site inspections.	2	~~2~~

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~~ID No.~~	Study Area	Description	Comments	Old Cat	New Cat
STW-2888	15	**Demineralized Water Storage, Water Systems Satellite Accumulation Point (Building 2888).** Hazardous wastes are generated from the cleaning of the water tank and are transferred to the accumulation point located at Buildings 2656 or 492.	No signs of contamination were observed during the April 1994 visual site inspections.	2	~~2~~
STW-2893	15	**Base Engineer Maintenance Shop, Zone 2, Satellite Accumulation Point (Building 2893).** This area was responsible for facility maintenance. Hazardous wastes generated here are transferred to the accumulation point located at Buildings 2656 or 492. Hazardous wastes generated include sodium vapor bulbs and lead acid batteries. This facility is now used for fuels maintenance, wastewater, and plumbing.	During the April 1994 visual site inspection, this area showed no signs of contamination.	2	~~2~~
STW-2901	16	**Corrosion Control Shop Hazardous Waste Accumulation Point (near Building 2890).** This is the accumulation point for hazardous waste generated from satellite accumulation points located at Buildings 2774, 2818, 2753, 2763, 2890, 2802, 2815, 2801, 2820, and 3578. It is the accumulation point for MEKs (paints), lacquer paint, polyurethane, epoxy primer, aliphatic poly thinner, naphtha, primer, strippers, alcohol, TCE, adhesive, sealant, Bondo, resin, and presealing compounds. Generated wastes are accumulated in 55-gallon drums and smaller containers. The building was constructed in 1989 and has a maximum capacity of 570 gallons.	No signs of contamination were observed during the April 1994 visual site inspections.	2	~~2~~
STW-2902	16	**Large Aircraft Maintenance Nose Dock 8 Structural Repair Satellite Accumulation Point (near Building 2890).** This preengineered, prefabricated steel storage building was specifically designed for the storage of hazardous wastes. This portion of the building is used for painting and stripping of aircraft and non-aircraft parts. Hazardous wastes generated are transferred to accumulation points located at Buildings 2763A, 2890, 2815, or 2774.	No signs of contamination were observed during the April 1994 visual site inspections.	2	~~2~~
~~STW-3270~~	21	**Base Engineer Maintenance Facility, Liquid Fuels Maintenance Shop Satellite Accumulation Point (Building 3270).** This shop is in control of maintenance of permanently installed refueling systems. Hazardous wastes generated here are transferred to the accumulation points located at Buildings 2658 and 492. Hazardous waste generated includes JP-4 filters. Building 3270 used to be an operational pumphouse with seven USTs. Building 3270 no longer contains or supports USTs.	No signs of contamination were observed during the April 1994 visual site inspections.	2	~~2~~
~~STW-3287~~	21	**Liquid Fuels Maintenance Satellite Accumulation Point Hydrants (Building 3287).** This accumulation point is located in a former generator building. Generator wastes from the hydrants fuel system are accumulated in 55-gallon drums and smaller containers. It is the hazardous waste storage for flammable liquids, paints, and spill residues. Six 55-gallon drums were located here (one for flammable solids, two for flammable liquid fuels, one for aerosol cans, and two for absorbents). The flammable liquid fuels are stored in 55-gallon drums and placed in a poly over pack drum. It is the accumulation point for hydrants fuel system area.	During the April 1994 visual site inspection, no surface signs of spills or stains were present.	2	~~2~~
~~STW-3426~~	30	**Combat Arms Satellite Accumulation Point (near Building 3426).** This facility is a converted dumpster. Waste stored here includes spent brass bullet casings, paint, and gasoline.	This facility is in the process of being turned into a satellite accumulation point depending on test results from rags that are used for cleaning guns with Break Free. Staining observed inside "old dumpster." While no contamination was observed in other areas, soil sampling will be done. The dumpster is to be washed down before disposal. ECD: December 1996.	7	6

Facility ID	Workplace Storage Area	Product	NSN[1]	Year	Qty.	Units	lbs.	kg.	Constituent[2]	Const. %	Mass (kg)	RQ(kg)[2]	CASRN	Regulatory Synonyms[3]
~~1922~~	Arts and Crafts	Clear Matte/Clear Gloss	Local Purchase	1988	NS	NS			methylene chloride			1000	75-09-2	Dichloromethane
					NS	NS			toluene			1000	108-88-3	Benzene, methyl-
		Copper Carbonate			5	lb/yr	5	2	copper			2270	7440-50-8	NL
				1986	5	lb/yr	5	2	copper			2270	7440-50-8	NL
		Duncan Mother-of-pearl		1988	NS	NS			1,1,1-trichloroethane			1000	71-55-6	Ethane, 1,1,1-trichloro-; Methyl Chloroform
					NS	NS			nitrotoluene			1000	1321-12-6	NL
		Duncan Super Gloss			NS	NS			methylene chloride			1000	75-09-2	Dichloromethane
					NS	NS			toluene			1000	108-88-3	Benzene, methyl-
		Gloss Glazes		1991	NS	NS			lead			1000	7439-92-1	NL
				1988	NS	NS			lead			1000	7439-92-1	NL
		Indicator Stop Bath			12	pt/yr	12	6	acetic acid			2270	64-19-7	NL
					12	pt/yr	12	6	acetic acid			2270	64-19-7	NL
				1986	12	pt/yr	12	6	acetic acid			2270	64-19-7	NL
				1983	6	gal/yr	50	23	acetic acid			2270	64-19-7	NL
		Super Gloss		1991	NS	NS			methylene chloride			1000	75-09-2	Dichloromethane
					NS	NS			toluene			1000	108-88-3	Benzene, methyl-
~~1922~~	Dental Clinic	EPC Varnish	Local Purchase	1992	2	btl/yr	20	9	ethyl acetate			2270	141-78-6	Acetic acid, ethyl ester
2005	Dental Clinic	Acidated Phosphate Fluoride Top Gel	Local Purchase	1990	NS	NS			sodium fluoride			1000	7681-49-4	NL
					NS	NS			sodium phosphate			2270	7558-79-4	NL
				1989	NS	NS			sodium fluoride			1000	7681-49-4	NL
					NS	NS			sodium phosphate			2270	7558-79-4	NL
		Formaldehyde		1990	NS	NS			formaldehyde	37		1000	50-00-0	NL
					NS	NS			methanol	15		2270	67-56-1	Methyl alcohol
				1989	NS	NS			formaldehyde	37		1000	50-00-0	NL
					NS	NS			methanol	15		2270	67-56-1	Methyl alcohol
		Tooth Conditioner Gel		1990	NS	NS			phosphoric acid			2270	7664-38-2	NL
				1989	NS	NS			phosphoric acid			2270	7664-38-2	NL
		Varnish		1992	2	btl/yr	20	9	ethyl acetate			2270	141-78-6	Acetic acid, ethyl ester
				1990	NS	NS			ethyl acetate			2270	141-78-6	Acetic acid, ethyl ester
				1989	NS	NS			ethyl acetate			2270	141-78-6	Acetic acid, ethyl ester
2005	Dental Clinics	Acidated Phosphate Flr. Top Gel	6520-01-218-7416*	1993	12	btl/yr	120	54	sodium fluoride			1000	7681-49-4	NL

Facility ID	Workplace Storage Area	Product	NSN [1]	Year	Qty.	Units	lbs.	kg.	Constituent [2]	Const. %	Mass (kg)	RQ(kg) [2]	CASRN	Regulatory Synonyms [3]
2005	Dental Clinics	Acidated Phosphate Flr. Top Gel	6520-01-218-7416*	1992	12	btl/yr	120	54	sodium fluoride			1000	7681-49-4	NL
		Chloroform	6520-01-267-1470	1993	4	oz/yr			chloroform	100	0	1000	67-66-3	Methane, trichloro-
				1992	4	oz/yr			chloroform	100	0	1000	67-66-3	Methane, trichloro-
		Die Spacer	6520-01-235-2665*	1993	2	oz/yr			methyl ethyl ketone	50	0	2270	78-93-3	2-Butanone
				1992	2	oz/yr			methyl ethyl ketone	50	0	2270	78-93-3	2-Butanone
		Express Tray Adhesive	6520-00-F01-3222*	1993	1	btl/yr	10	5	1,1,1-trichloroethane	55	2	1000	71-55-6	Ethane, 1,1,1-trichloro-; Methyl Chloroform
					1	btl/yr	10	5	toluene	5	0	1000	108-88-3	Benzene, methyl-
				1992	1	btl/yr	10	5	1,1,1-trichloroethane	55	2	1000	71-55-6	Ethane, 1,1,1-trichloro-; Methyl Chloroform
					1	btl/yr	10	5	toluene	5	0	1000	108-88-3	Benzene, methyl-
				1989	1	btl/yr	10	5	1,1,1-trichloroethane	55	2	1000	71-55-6	Ethane, 1,1,1-trichloro-; Methyl Chloroform
					1	btl/yr	10	5	toluene	5	0	1000	108-88-3	Benzene, methyl-
		Fixer, Air Techniques	6520-01-287-4350*		24	box/yr	480	218	acetic acid			2270	64-19-7	NL
					24	box/yr	480	218	aluminum sulfate			2270	10043-01-3	NL
		Formatray (Liquid or Powder)	6520-01-782-0520*	1993	412	kit/yr	412	187	methyl methacrylate	99	185	1000	80-62-6	2-Propenoic acid, 2-methyl-, methyl ester
				1992	412	kit/yr	412	187	methyl methacrylate	99	185	1000	80-62-6	2-Propenoic acid, 2-methyl-, methyl ester
				1989	412	kit/yr	412	187	methyl methacrylate	99	185	1000	80-62-6	2-Propenoic acid, 2-methyl-, methyl ester
		Impression Material Fast Set	6520-01-137-8473*	1993	24	tube/yr	24	11	methyl methacrylate			1000	80-62-6	2-Propenoic acid, 2-methyl-, methyl ester
				1992	24	tube/yr	24	11	methyl methacrylate			1000	80-62-6	2-Propenoic acid, 2-methyl-, methyl ester
				1989	24	tube/yr	24	11	methyl methacrylate			1000	80-62-6	2-Propenoic acid, 2-methyl-, methyl ester
		Lucitone Liquid	6520-00-935-4014		4	unit/yr	4	2	methyl methacrylate	92.5	2	1000	80-62-6	2-Propenoic acid, 2-methyl-, methyl ester
		Nupro	6520-01-149-3538*	1993	24	box/yr	480	218	sodium fluoride	3	7	1000	7681-49-4	NL
				1992	6	box/yr	120	54	sodium fluoride	3	2	1000	7681-49-4	NL
				1989	24	box/yr	480	218	sodium fluoride	3	7	1000	7681-49-4	NL
		R.C. Prep	6520-L-378-4499*	1993	1	jar/yr	5	2	ethylene diaminetetraacetic acid			2270	60-00-4	NL
				1992	1	jar/yr	5	2	ethylene diaminetetraacetic acid			2270	60-00-4	NL
				1989	1	jar/yr	5	2	ethylene diaminetetraacetic acid			2270	60-00-4	NL
		Resin Two Paste	6520L6545BR*	1988	12	kit/yr	12	5	2-propenoic acid	5	0	2270	79-10-7	2-Propenoic acid
				1984	12	kit/yr	12	5	2-propenoic acid	5	0	2270	79-10-7	2-Propenoic acid
		Tray Adhesive	6520-01-126-4324*	1993	12	btl/yr	120	54	methylene chloride			1000	75-09-2	Dichloromethane
					12	btl/yr	120	54	toluene			1000	108-88-3	Benzene, methyl-

Facility ID	Workplace Storage Area	Product	NSN[1]	Year	Qty.	Units	lbs.	kg.	Constituent[2]	Const. %	Mass (kg)	RQ(kg)[2]	CASRN	Regulatory Synonyms[3]
2005	Dental Clinics	Tray Adhesive	6520-01-126-4324*	1992	12	btl/yr	120	54	methylene chloride			1000	75-09-2	Dichloromethane
					12	btl/yr	120	54	toluene			1000	108-88-3	Benzene, methyl-
				1989	12	btl/yr	120	54	methylene chloride			1000	75-09-2	Dichloromethane
					12	btl/yr	120	54	toluene			1000	108-88-3	Benzene, methyl-
2008	Intelligence Branch	Carter's Rubber Cement	8040-00-291-8625	1990	52	gal/yr	434	197	benzene			1000	71-43-2	NL
				1989	52	gal/yr	434	197	benzene			1000	71-43-2	NL
~~2012~~	FTD	Solder	3439-00-824-9856	1990	0.25	lb/yr			lead	40	0	1000	7439-92-1	NL
				1989	0.25	lb/yr			lead	40	0	1000	7439-92-1	NL
				1988	0.25	lb/yr			lead	40	0	1000	7439-92-1	NL
2540	Allied Trades Shop	Adhesive, Nortech	8040-00-779-9595	1990	12	pt/yr	12	6	methyl ethyl ketone			2270	78-93-3	2-Butanone
					12	pt/yr	12	6	toluene			1000	108-88-3	Benzene, methyl-
				1988	12	pt/yr	12	6	methyl ethyl ketone			2270	78-93-3	2-Butanone
					12	pt/yr	12	6	toluene			1000	108-88-3	Benzene, methyl-
		Bondo	8010-00-926-2135	1990	36	lb/yr	36	16	aniline			2270	62-53-3	Benzenamine
				1988	36	lb/yr	36	16	aniline			2270	62-53-3	Benzenamine
		Denatured Alcohol	6850-00-543-7415	1993	12	gal/yr	100	45	methanol	4.7	2	2270	67-56-1	Methyl alcohol
		Solder	3430-00-184-8960	1990	1	lb/yr	1		lead	40	0	1000	7439-92-1	NL
				1988	1	lb/yr	1		lead	40	0	1000	7439-92-1	NL
2540	Heavy Equipment Maintenance Shop	Freon 12	NIOSH PA8200000*	1983	336	oz/yr	20	9	dichlorodifluoromethane			2270	75-71-8	Methane, dichlorodifluoro-
2542	Refueling Maintenance Shop	1,1,1-Trichloroethane	Local Purchase	1990	0.5	can/yr	1		1,1,1-trichloroethane			1000	71-55-6	Ethane, 1,1,1-trichloro-; Methyl Chloroform
		Antifreeze		1991	NS	NS			ethylene glycol			1000	107-21-1	NL
				1990	NS	NS			ethylene glycol			1000	107-21-1	NL
		Cleaning Compound	6850-00-935-0995	1985	2	drum/yr	920	417	ammonium hydroxide	0.05	0	1000	1336-21-6	NL
		Denatured Alcohol	6810-00-543-7415	1986	36	gal/yr	300	136	methanol	4.7	6	2270	67-56-1	Methyl alcohol
		Metallic Aluminum Paint	Local Purchase	1990	NS	NS			acetone			2270	67-64-1	2-Propanone
					NS	NS			toluene			1000	108-88-3	Benzene, methyl-
		Methyl Alcohol	6810-00-292-9676	1985	12	drum/yr	5,520	2,504	methanol	100	2,504	2270	67-56-1	Methyl alcohol
		Paint, Olive Drab	8010-00-988-1458	1993	26	can/yr	26	12	acetone			2270	67-64-1	2-Propanone

Facility ID	Workplace Storage Area	Product	NSN [1]	Year	Qty.	Units	lbs.	kg.	Constituent [2]	Const. %	Mass (kg)	RQ(kg) [2]	CASRN	Regulatory Synonyms [3]
2542	Refueling Maintenance Shop	Paint, Olive Drab	8010-00-988-1458	1993	26	can/yr	26	12	methyl ethyl ketone			2270	78-93-3	2-Butanone
					26	can/yr	26	12	xylene			1000	1330-20-7	Benzene, dimethyl
				1992	26	can/yr	26	12	acetone			2270	67-64-1	2-Propanone
					26	can/yr	26	12	methyl ethyl ketone			2270	78-93-3	2-Butanone
					26	can/yr	26	12	xylene			1000	1330-20-7	Benzene, dimethyl
				1990	26	can/yr	26	12	acetone			2270	67-64-1	2-Propanone
					26	can/yr	26	12	methyl ethyl ketone			2270	78-93-3	2-Butanone
					26	can/yr	26	12	xylene			1000	1330-20-7	Benzene, dimethyl
				1986	26	can/yr	26	12	acetone			2270	67-64-1	2-Propanone
					26	can/yr	26	12	methyl ethyl ketone			2270	78-93-3	2-Butanone
					26	can/yr	26	12	xylene			1000	1330-20-7	Benzene, dimethyl
				1985	26	can/yr	26	12	acetone			2270	67-64-1	2-Propanone
					26	can/yr	26	12	methyl ethyl ketone			2270	78-93-3	2-Butanone
					26	can/yr	26	12	xylene			1000	1330-20-7	Benzene, dimethyl
		Yellow Zinc Chromate	8010-00-297-0593*		12	can/yr	12	5	methylene chloride			1000	75-09-2	Dichloromethane
					12	can/yr	12	5	toluene			1000	108-88-3	Benzene, methyl-
					12	can/yr	12	5	xylene			1000	1330-20-7	Benzene, dimethyl
2548	Allied Trades Shop	Alcohol, Denatured	6850-00-543-7415	1991	12	gal/yr	100	45	methanol	4	2	2270	67-56-1	Methyl alcohol
		Enamel Paint	8040P34840-A*		36	gal/yr	300	136	methyl ethyl ketone			2270	78-93-3	2-Butanone
					36	gal/yr	300	136	toluene			1000	108-88-3	Benzene, methyl-
					36	gal/yr	300	136	xylene			1000	1330-20-7	Benzene, dimethyl
		Enamel Reducer	8010P8831*		48	gal/yr	401	182	acetone			2270	67-64-1	2-Propanone
					48	gal/yr	401	182	butyl acetate			2270	123-86-4	NL
					48	gal/yr	401	182	ethyl acetate			2270	141-78-6	Acetic acid, ethyl ester
					48	gal/yr	401	182	n-butyl alcohol			2270	71-36-3	1-Butanol
					48	gal/yr	401	182	toluene			1000	108-88-3	Benzene, methyl-
					48	gal/yr	401	182	xylene			1000	1330-20-7	Benzene, dimethyl
		Enamel, Strata Blue	8010-00-988-1459*	1990	312	case/yr	15,600	7,076	toluene			1000	108-88-3	Benzene, methyl-
					312	case/yr	15,600	7,076	xylene			1000	1330-20-7	Benzene, dimethyl
				1988	312	case/yr	15,600	7,076	toluene			1000	108-88-3	Benzene, methyl-
					312	case/yr	15,600	7,076	xylene			1000	1330-20-7	Benzene, dimethyl
		Enamel, Yellow	8010-00-852-9033*	1991	48	pt/yr	50	23	methylene chloride	27	6	1000	75-09-2	Dichloromethane

Facility ID	Workplace Storage Area	Product	NSN [1]	Year	Qty.	Units	lbs.	kg.	Constituent [2]	Const. %	Mass (kg)	RQ(kg) [2]	CASRN	Regulatory Synonyms [3]
2548	Allied Trades Shop	Enamel, Yellow	8010-00-852-9033*	1991	48	pt/yr	50	23	toluene	3.6	1	1000	108-88-3	Benzene, methyl-
					48	pt/yr	50	23	xylene	1.47	0	1000	1330-20-7	Benzene, dimethyl
		Paint Additive	8010-L002-028-4615*	1990	NS	NS			xylene			1000	1330-20-7	Benzene, dimethyl
				1988	NS	NS			xylene			1000	1330-20-7	Benzene, dimethyl
		Paint Thinner	8010-P-601*	1990	NS	NS			benzene	0.02		1000	71-43-2	NL
				1988	NS	NS			benzene	0.02		1000	71-43-2	NL
		Primer	8010-00-939-7080*	1987	NS	NS			chromium	6.3		2270	7440-47-3	NL
					NS	NS			lead	0.07		1000	7439-92-1	NL
					NS	NS			toluene	4		1000	108-88-3	Benzene, methyl-
					NS	NS			xylene	39		1000	1330-20-7	Benzene, dimethyl
					NS	NS			zinc	0.8		1000	7440-66-6	NL
			8010P2N39*	1991	36	gal/yr	300	136	chromium	6.3	9	2270	7440-47-3	NL
					36	gal/yr	300	136	lead	0.07	0	1000	7439-92-1	NL
					36	gal/yr	300	136	toluene	4	5	1000	108-88-3	Benzene, methyl-
					36	gal/yr	300	136	xylene	39	53	1000	1330-20-7	Benzene, dimethyl
					36	gal/yr	300	136	zinc	0.8	1	1000	7440-66-6	NL
2548	General Purpose Vehicle Maintenance Shop	Adhesive, Nortech	8040-00-779-9595	1986	4	pt/yr	4	2	methyl ethyl ketone			2270	78-93-3	2-Butanone
					4	pt/yr	4	2	toluene			1000	108-88-3	Benzene, methyl-
		Cleaning Compound	6850-00-935-0995	1985	2	drum/yr	920	417	ammonium hydroxide	0.05	0	1000	1336-21-6	NL
			6850-00-965-2330*	1993	550	gal/yr	4,590	2,082	ammonium hydroxide	0.05	1	1000	1336-21-6	NL
		Cleaning Compound, Windshield	6850-00-926-2775*	1986	120	pt/yr	125	57	methanol	78	44	2270	67-56-1	Methyl alcohol
		Denatured Alcohol	6810-00-543-7415	1993	12	gal/yr	100	45	methanol	4.7	2	2270	67-56-1	Methyl alcohol
				1985	12	gal/yr	100	45	methanol	4.7	2	2270	67-56-1	Methyl alcohol
				1984	12	gal/yr	100	45	methanol	4.7	2	2270	67-56-1	Methyl alcohol
				1983	12	gal/yr	100	45	methanol	4.7	2	2270	67-56-1	Methyl alcohol
				1982	12	gal/yr	100	45	methanol	4.7	2	2270	67-56-1	Methyl alcohol
				1981	12	gal/yr	100	45	methanol	4.7	2	2270	67-56-1	Methyl alcohol
				1979	12	gal/yr	100	45	methanol	4.7	2	2270	67-56-1	Methyl alcohol
				1978	12	gal/yr	100	45	methanol	4.7	2	2270	67-56-1	Methyl alcohol
		Enamel, Yellow	8010-00-527-2745*	1989	NS	NS			methylene chloride	27		1000	75-09-2	Dichloromethane
					NS	NS			toluene	3.6		1000	108-88-3	Benzene, methyl-
					NS	NS			xylene	1.47		1000	1330-20-7	Benzene, dimethyl

Facility ID	Workplace Storage Area	Product	NSN [1]	Year	Qty.	Units	lbs.	kg.	Constituent [2]	Const. %	Mass (kg)	RQ(kg) [2]	CASRN	Regulatory Synonyms [3]
2548	General Purpose Vehicle Maintenance Shop	Enamel, Yellow	8010-00-852-9035*	1983	NS	NS			methylene chloride	27		1000	75-09-2	Dichloromethane
					NS	NS			toluene	3.6		1000	108-88-3	Benzene, methyl-
					NS	NS			xylene	1.47		1000	1330-20-7	Benzene, dimethyl
		Engine Shampoo	6850-P1323*	1985	100	can/yr	100	45	toluene			1000	108-88-3	Benzene, methyl-
		Lubricating Oil	9150-01-355-3933*	1993	75	gal/yr	626	284	1,1,1-trichloroethane			1000	71-55-6	Ethane, 1,1,1-trichloro-; Methyl Chloroform
		Paint Remover	8010-00-181-7568*	1982	NS	NS			methanol	10		2270	67-56-1	Methyl alcohol
		Primer	8010-00-082-2450	1988	NS	NS			chromium	6.3		2270	7440-47-3	NL
					NS	NS			lead	0.07		1000	7439-92-1	NL
					NS	NS			toluene	4		1000	108-88-3	Benzene, methyl-
					NS	NS			xylene	39		1000	1330-20-7	Benzene, dimethyl
					NS	NS			zinc	0.8		1000	7440-66-6	NL
				1983	NS	NS			chromium	6.3		2270	7440-47-3	NL
					NS	NS			lead	0.07		1000	7439-92-1	NL
					NS	NS			toluene	4		1000	108-88-3	Benzene, methyl-
					NS	NS			xylene	39		1000	1330-20-7	Benzene, dimethyl
					NS	NS			zinc	0.8		1000	7440-66-6	NL
2548	Heavy Equipment Shop	Denatured Alcohol	6810-00-543-7415	1993	12	gal/yr	100	45	methanol	4.7	2	2270	67-56-1	Methyl alcohol
~~2616~~	Packing and Crating Shop	Alcohol, Denatured	6810-00-543-7415	1988	NS	NS			methanol	4		2270	67-56-1	Methyl alcohol
~~2653~~	Central Heating Plant	Ethylene Glycol	NIOSH KW297500*	1993	1	gal/yr	8	4	ethylene glycol			1000	107-21-1	NL
				1990	1	gal/yr	8	4	ethylene glycol			1000	107-21-1	NL
		Mercury	NIOSH 7439-97-6*	1993	NS	NS			mercury	100		1000	7439-97-6	NL
2658	Asbestos Removal Shop	Adhesive Spray	Local Purchase	1991	156	pt/yr	162	74	methylene chloride			1000	75-09-2	Dichloromethane
				1990	156	pt/yr	162	74	methylene chloride			1000	75-09-2	Dichloromethane
				1989	156	pt/yr	162	74	methylene chloride			1000	75-09-2	Dichloromethane
				1988	156	pt/yr	162	74	methylene chloride			1000	75-09-2	Dichloromethane
2658	Central Heating Plant	Ethylene Glycol	Local Purchase	1990	1	gal/yr	8	4	ethylene glycol			1000	107-21-1	NL
		Hydro-Seal Parts Cleaner		1987	240	gal/yr	2,003	908	caustic potash			1000	1310-58-3	NL
					240	gal/yr	2,003	908	chromic acid			1000	11115-74-5	NL

Facility ID	Workplace Storage Area	Product	NSN [1]	Year	Qty.	Units	lbs.	kg.	Constituent [2]	Const. %	Mass (kg)	RQ(kg) [2]	CASRN	Regulatory Synonyms [3]
2658	Central Heating Plant	Hydro-Seal Parts Cleaner	Local Purchase	1987	240	gal/yr	2,003	908	methylene chloride			1000	75-09-2	Dichloromethane
					240	gal/yr	2,003	908	o,m,p-cresol			1000	1319-77-3	Cresylic Acid; Phenol, methyl-
					240	gal/yr	2,003	908	perchloroethylene			1000	127-18-4	Ethene, tetrachloro-; Tetrachloroethene; Perchloroethylene
					240	gal/yr	2,003	908	phenol			1000	108-95-2	Benzene, hydroxy-
		Mercury		1990	5	gal/yr	42	19	mercury	100	19	1000	7439-97-6	NL
		Sodium Bisulfite	6810-00-782-2678	1987	50	lb/yr	50	23	sodium bisulfite	99	22	2270	7631-90-5	NL
~~2710~~	Audio-Visual Laboratory	Carter's Rubber Cement	8040-00-266-0849*	1989	8	oz/yr			benzene			1000	71-43-2	NL
				1986	8	oz/yr			benzene			1000	71-43-2	NL
		E6 Processing Kit	6750-01-042-0872*		52	gal/yr	434	197	potassium hydroxide	5	10	1000	1310-58-3	NL
		Methanol	6750-P8-910-01*	1993	2	gal/yr	17	8	methanol	100	8	2270	67-56-1	Methyl alcohol
~~2710~~	AudioVisual Lab	Anhydrous Ammonia	6830-00-664-9062	1991	1	cyl/yr	100	45	ammonia	100	45	1000	7664-41-7	NL
				1989	1	lb/yr	1		ammonia	100	0	1000	7664-41-7	NL
		E6 Processing Kit	6750-01-301-8779	1991	26	gal/yr	217	98	potassium hydroxide	5	5	1000	1310-58-3	NL
				1989	26	gal/yr	217	98	potassium hydroxide	5	5	1000	1310-58-3	NL
		Indicator Stop Bath	6750-00-577-4624		26	qt/yr	54	25	acetic acid			2270	64-19-7	NL
				1986	26	qt/yr	54	25	acetic acid			2270	64-19-7	NL
~~2710~~	Base Photo Laboratory	Silver Acrylic Lacquer	Local Purchase	1983	5	can/yr	5	2	toluene			1000	108-88-3	Benzene, methyl-
					5	can/yr	5	2	xylene			1000	1330-20-7	Benzene, dimethyl
~~2741~~	135th Refurbishment Shop	Lacquer, Yellow	8010-00-965-2389	1989	18	pt/yr	19	8	methylene chloride			1000	75-09-2	Dichloromethane
					18	pt/yr	19	8	toluene			1000	108-88-3	Benzene, methyl-
					18	pt/yr	19	8	xylene	5	0	1000	1330-20-7	Benzene, dimethyl
				1988	18	pt/yr	19	8	methylene chloride			1000	75-09-2	Dichloromethane
					18	pt/yr	19	8	toluene			1000	108-88-3	Benzene, methyl-
					18	pt/yr	19	8	xylene	5	0	1000	1330-20-7	Benzene, dimethyl
~~2741~~	Dash 21	Paint Thinner	8010-00-290-4079*	1990	1	qt/yr	2	1	benzene	0.02	0	1000	71-43-2	NL
				1989	1	qt/yr	2	1	benzene	0.02	0	1000	71-43-2	NL
~~2748~~	Fire Department	Carbon Removing Compound	6850-00-965-2332	1987	1	pt/yr	1		cresylic acid	23	0	1000	1319-77-3	Cresylic Acid; Phenol, methyl-
		Denatured Alcohol	6810-00-543-7415	1993	1	gal/yr	8	4	methanol	4.7	0	2270	67-56-1	Methyl alcohol

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
~~426/053~~	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	- -

Table C-4, Page 2 of 4

Facility ID	Workplace Storage Area	Waste	Year	Waste Quantity Stored (gal/yr unless stated)	Waste Pounds	Waste Kilograms	RCRA Waste Number
2658, cont	Central Heating Plant	Lubricating Oil (No. 7808)	1993	15	125	57	- -
~~2753~~	Electro-Environmental Shop	Sulfuric Acid	1993	180	1,502	681	D002
~~2753~~	Propulsion Non-Powered AGE (JENP)	Hydraulic Fluid (Engine)	1993	55	459	208	D018
~~2753~~	Pneudraulics Shop	CitriKleen Solvent	1993	400	3,338	1,514	D006, D007
		Hydraulic Fluid (Engine)	1993	800	6,676	3,028	D018
		PD-140 Solvent	1993	400	3,338	1,514	D006
~~2763~~	Accessory Repair Shop	Carbon Remover	1993	10	83	38	D027, D030, D033, D034, D036, D043
		Hydraulic Fluid (Engine)	1993	<1	<8	<4	D018
		PD-140 Solvent	1993	660	5,508	2,498	D006
~~2763~~	Wash Rack	CitriKleen Solvent	1993	1,980	16,524	7,495	D006, D007
		Pen Air M-5571	1993	3,300	27,539	12,492	- -
~~2763~~	Wheel and Tire Shop	Formula 724	1993	60	501	227	D006
~~2774~~	Hazardous Materials Pharmacy	Hydraulic Fluid (Engine)	1993	3	25	11	D018
		JP-4 Jet Fuel	1993	252	2,103	954	D001
		Lubricating Oil (No. 7808)	1993	504	4,206	1,908	- -
~~2785~~	Vehicle Maintenance Shop	Lubricating Oil	1993	5	42	19	- -
		Lubricating Oil (Miscellaneous)	1993	NS	NS	NS	D006, D008, D018
		Lubricating Oil (No. 5606)	1993	100	835	379	- -
		Lubricating Oil (No. 7808)	1993	100	835	379	- -
		Paint	1993	NS	NS	NS	- -
~~2801~~	Precision Measurement Equipment Laboratory (PMEL)	Lubricating Oil (Mineral)	1993	3	25	11	D008

NOTICE OF RELEASES AND SPILLS

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).

Notice is hereby provided that the information set out below from the Basewide EBS provides notice of hazardous substance, releases, and spills associated with the property to be transferred.

Hazardous Substance Releases

Substance	Regulatory Synonym	CAS Registry Number	Quantity	Date	Hazardous Waste ID Number (if applicable)	Response	Remarks
Propylene Glycol	N/A	N/A	.5 Gal	Sep 17, 1990	N/A	Yes	SPL-2065; listed on NYSDEC Register as Spill #9006616. Status: Closed.
Battery Acid	Sulfuric Acid Electrolyte	Unknown	4 Ounces	Jul 18, 1995	Unknown	Yes	SPL-2548-2; spill was a result of an overturned battery. Listed on NYSDEC Register as Spill #9504664; was closed out by NYSDEC 2/06/98. No contamination/concerns noted during VSI.
Unknown	N/A	Unknown	Unknown	Unknown	Unknown	In Progress	OTH-2657; storage area for Central Heat Plant; numerous concerns noted. Closure report under regulatory review.
Mercury	N/A	7439-97-6	Unknown	Jan 15, 1991	N/A	Yes	Building 2895; SPL-2895-1; cleaned and contained with absorbents.
Fuel and Chlorinated Solvents	Tricholoethene, ethylbenzene, xylenes, benzo(a)anthracene, benzo(a)pyrene	Unknown	Unknown	Unknown	Unknown	Yes	IRP Site SS-010; approximately 10,000 cubic yards of soil were removed/replaced.
Methylene Chloride and Metals	N/A	Unknown	Varies but Below ARARs	Unknown	N/A	Yes	IRP Site SS-007; PA/SI recommended NFA.
Xylenes Benzene	N/A	Unknown	Varies	Unknown	N/A	Yes	IRP Site SS-012; NFA recommended.
PAHs PCBs Metals	N/A	Unknown	Varies	Unknown	N/A	Yes	LF-021; area capped; LTM in progress.
Domestic Waste	N/A	Unknown	Varies	Unknown	N/A	Yes	LF-023; area capped; LTM in progress.

FS-6 Fuel Oil	N/A	Unknown	Unknown	Unknown	N/A	Yes	IRP Site SS-031; 1,200 CY soil removed; NFA site.
BTEX	N/A	Unknown	Unknown	Unknown	N/A	Yes	IRP Site SS-032; NFA site.
PAHs (Asphalt)	N/A	Unknown	Unknown	Unknown	N/A	Yes	IRP Site SS-034; PA/SI recommended NFA.
Gasoline Motor Fuel	N/A	Unknown	Unknown	Unknown	N/A	Yes	IRP Site SS-039; tanks removed in 1996; NFA site.

N/A: Not Applicable

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) 402-9620 • Fax: (518) 402-9022
Website: www.dec.state.ny.us

Denise M. Sheehan
Acting
Commissioner

April 20, 2005

Mr. Michael D. Sorel, P.E.
AFRPA/DA Plattsburgh
304 New York Road
Plattsburgh, NY 12903

Re: Draft SEBS/FOST
Multiple Areas
Plattsburgh AFB
Site ID 510003

Dear Mr. Sorel:

New York State has reviewed the draft Supplemental Environmental Baseline Survey (SEBS)/ Finding of Suitability to Transfer (FOST) for the Multiple Areas at Plattsburgh AFB. We offer the following comments:

1. There are several sites, EBS factors etc. that lie within one or more of the the five (5) areas being proposed that have not received concurrence on their final fate by the regulatory agencies. Without regulatory concurrence on these sites it is our understanding that areas are not suitable for transfer through the FOST process. These sites and the area they are located in are as follows:

   - The Washrack within Area 1;

   - Site OTH-3210-2, Former Delaware and Hudson Nursery within Area 5;

   - Site OTH-2657, building 2657 within Area 3;

   - Site OTH-3308, South Junction Road-Crash Site within Area 4.

2. Within Area 2 there is a groundwater plume which has been attributed to the offsite Mobile gas station. The plume however has migrated onto PAFB property within Area 2. There is a need to establish groundwater use restrictions for the on-site area above this plume. As a result of this need, the Attachment 2 table in

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AFRPA/DA PLBG

Mike
Steve

the draft FOST needs to be changed to reflect the need for a deed restriction on drinking water quality.

3. Site SS-010 is described as having the its groundwater issues as part of the FT-002/IA Groundwater Operable Unit. I believe the groundwater for SS-010 is part of the SS-010 Record of Decision. Please adjust the discussion as well as Table 4, Property Transfer Category for locations 2540 and 2542.

4. Within Table 4, Property Transfer Category location 3100 is identified as having its groundwater being addressed under FT-002. Location 3100 is identified as "runway". Since there is no final ROD for FT-002 GW/IA, any portion of runway which overlies the FT-002 groundwater plume, is in our understanding, not transferable through the FOST process.

5. The delineation of SS-004 in the draft FOST does not match with what is shown in the SS-004 draft RI. Based on the RI description a part of SS-004 lies within Area 5 which would seem to make that portion of Area 5 unsuitable to be transferred through a FOST.

I have also attached a copy of a comment letter from the NYSDOH for your consideration.

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

Sincerely,

James B. Lister

James B. Lister, P.E.
Project Manager

att
ec: R Morse, USEPA w/att

STATE OF NEW YORK
DEPARTMENT OF HEALTH

Flanigan Square, 547 River Street, Troy, New York 12180-2216

Antonia C. Novello, M.D., M.P.H., Dr.P.H.
Commissioner

Dennis P. Whalen
Executive Deputy Commissioner

March 31, 2005

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BUREAU OF EASTERN
REMEDIAL ACTION

Mr. James Lister, P.E.
New York State Department of
Environmental Conservation
Division of Environmental Remediation
625 Broadway, 11th Floor
Albany, New York 12233-7015

Re: **Draft SEBS and FOST**
Multiple Areas
Plattsburgh Air Force Base
Site # 510003
Plattsburgh, Clinton County

Dear Mr. Lister:

I have reviewed the draft Supplemental Environmental Baseline Survey (SEBS) and Finding of Suitability to Transfer (FOST) for Multiple Areas at the former Plattsburgh Air Force Base. I have the following comments:

1. The figures are too small and complicated to be useful in assessing the relationship between the parcels to be transferred and the numerous areas of soil and groundwater contamination within and adjacent to the parcels. The Air Force should consider producing a single large drawing (possibly using more than one color) incorporating the information from Attachments 1A through 1F.
2. Institutional controls are needed to prevent exposure to contamination in soil, groundwater, and soil vapor on some of the parcels. These controls, and the areas to which they apply, must be clearly described in the FOST.
3. With regard to controls to prevent exposure to contaminated vapor, the draft final FOST for A2.9 (October 2004) included a description of deed restrictions for IRP sites SS-018 and SS-028. It says, in part,

> *Prior to any structure being erected 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.*

Language like this should be included in the FOST for each area that may be affected by volatile contamination. This would certainly include the Washrack Area and the area of the Mobil plume. It may also include areas close to the FT-002 source and plume, and any areas potentially affected by contamination from SS-013, SS-016, or any other area where volatile contamination is a concern.

4. The discussion of the LF-023 groundwater monitoring (and any other ongoing monitoring) should name the contaminants of concern.

5. If groundwater contamination at SS-006 is being addressed in conjunction with the FT-002/IA Groundwater Operable Unit, why does the boundary of the FT-002 plume not extend to SS-006 on Attachment 1D?

6. An area called "Munitions Maint. Waste Issue" is shown on Attachment 1E. I did not find a reference to this issue in the FOST as either an IRP site or an AOC. What is it?

7. The FOST characterizes the volatile organic compound detections at the Washrack AOC as "minor exceedences." The draft Closure Report for the Washrack Area, which is under review, describes groundwater in the catch basin area as having approximately 6,500 parts per billion of volatile organic compounds. Although the extent of this contamination may be limited, it is still inaccurate to call part-per-million concentrations of VOCs "minor exceedences."

Please call me at (518) 402-7870 if you have any questions or would like to discuss these comments.

Sincerely,

Rebecca Mitchell

Rebecca G. Mitchell
Public Health Specialist
Bureau of Environmental Exposure Investigation

cc: G. Litwin/R. Fedigan/File
J. Cayea – CCHD
A. Stemp/R. Wagner – DEC Region 5

PLATTSBURGH AIR FORCE BASE
FINDING OF SUITABILITY TO TRANSFER (FOST)
MULTIPLE AREAS
AFRPA RESPONSE TO REGULATORY COMMENTS

1. The New York State Department of Environmental Conservation (NYSDEC), together with the New York State Department of Health (NYSDOH), submitted comments (Attachment 5A) in response to the February 2005 Draft FOST and Draft Supplemental Environmental Baseline Survey (SEBS). Comments were solicited from the United States Environmental Protection Agency (USEPA), but none were received. Regulatory comments were addressed as follows:

NYSDEC Letter, dated April 20, 2005

a. Comment #1, Areas not suitable for transfer: The washrack area has been deleted from this FOST document. The other areas will remain in the FOST document in anticipation of regulatory concurrence with the EBS Factors report recommendation of no further action required.

b. Comment #2, Mobil Gas Station plume: Groundwater withdrawal restrictions have been established in the FOST document, and Attachment 2 has been changed to reflect this restriction.

c. Comment #3, SS-010: The groundwater operable unit was indeed addressed in the Record of Decision (ROD) for this site, and no further action is required. The discussion of SS-010 in the FOST has been revised to reflect this.

d. Comment #4, Facility 3100: The Property Transfer Category table has been revised to reflect the fact that only the areas of the runway (Facility 3100) that have no environmental factors which would affect the transfer of the property are included in this FOST.

e. Comment #5, Site SS-004: A new delineation of Site SS-004, which is consistent with that shown in the FOST document, is currently under regulatory review. Therefore, no changes to the site boundaries were made.

NYSDOH Letter, dated March 31, 2005

f. Comment #1, Figures 1A through 1F: Larger scale figures, on 11 x 17 paper, are now provided as attachments to the documents.

g. Comment #2, Institutional Controls: An expanded discussion of the land use controls (LUCs) and institutional controls (ICs) is provided in the FOST document, at the end of paragraph 5.2.2. Applicable LUCs, ICs, and the restrictive boundaries appropriate to each IRP site are provided in the deed/transfer documents.

h. Comment #3, Contaminated Vapor: Language addressing vapor intrusion has been incorporated into the FOST document, as applicable to the Mobil plume area. The washrack area has been deleted from this FOST. A sufficient buffer zone has been incorporated into the FOST boundaries such that contaminated vapor from FT-002 and other adjacent IRP sites should not be an issue on the Property included in this FOST.

i. Comment #4, LF-023: The applicable contaminants of concern have been included in the discussion of the IRP site.

j. Comment #5, SS-006: The area of IRP Site SS-006 is included within the restrictive boundaries of the FT-002 groundwater operable unit, even though it is not within the plume delineation area.

k. Comment #6, Munitions Maintenance Waste Issue: The discussion of this issue is found in Section 5.6 of the FOST (Radioactive and Mixed Wastes).

l. Comment #7, Washrack AOC: This area has been deleted from the FOST document property. The discussion of the area has been revised to correct the implication of minor exceedances.