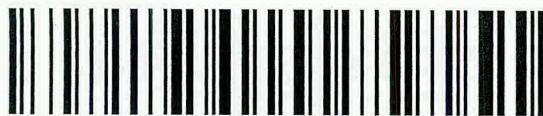


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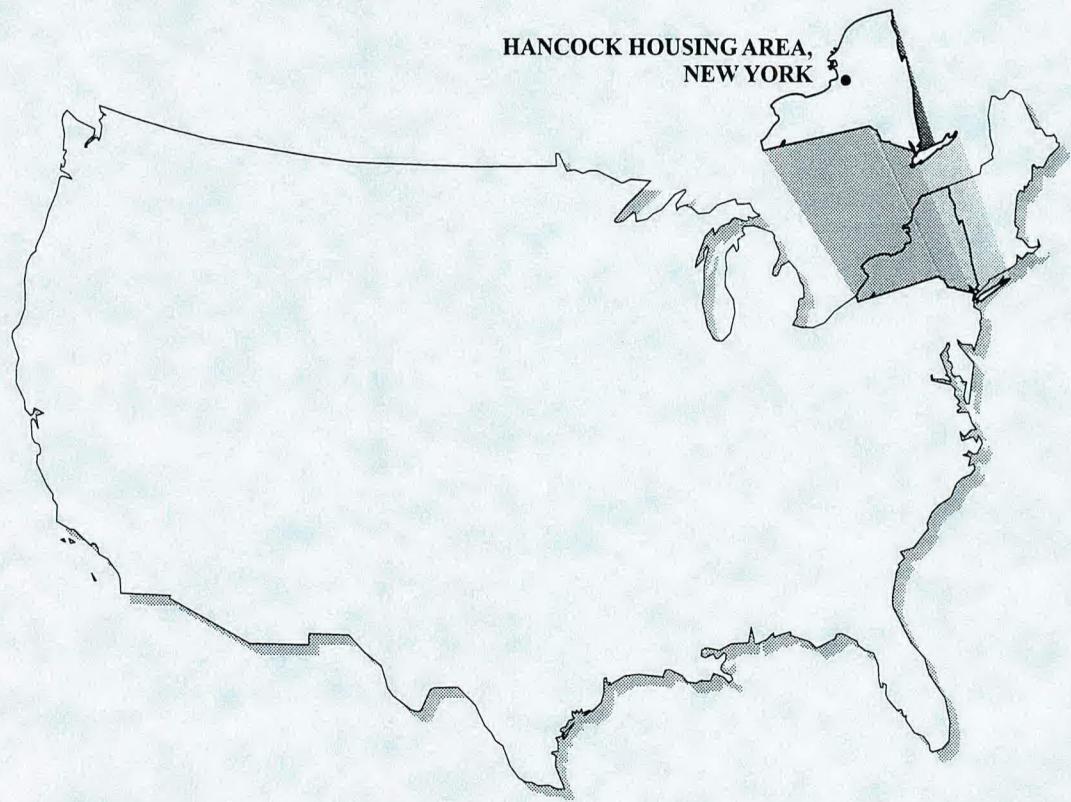
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ENVIRONMENTAL BASELINE SURVEY

APRIL 1998



**HANCOCK HOUSING AREA
CICERO, NEW YORK**

ENVIRONMENTAL BASELINE SURVEY

**HANCOCK HOUSING AREA
CICERO, NEW YORK**

APRIL 1998

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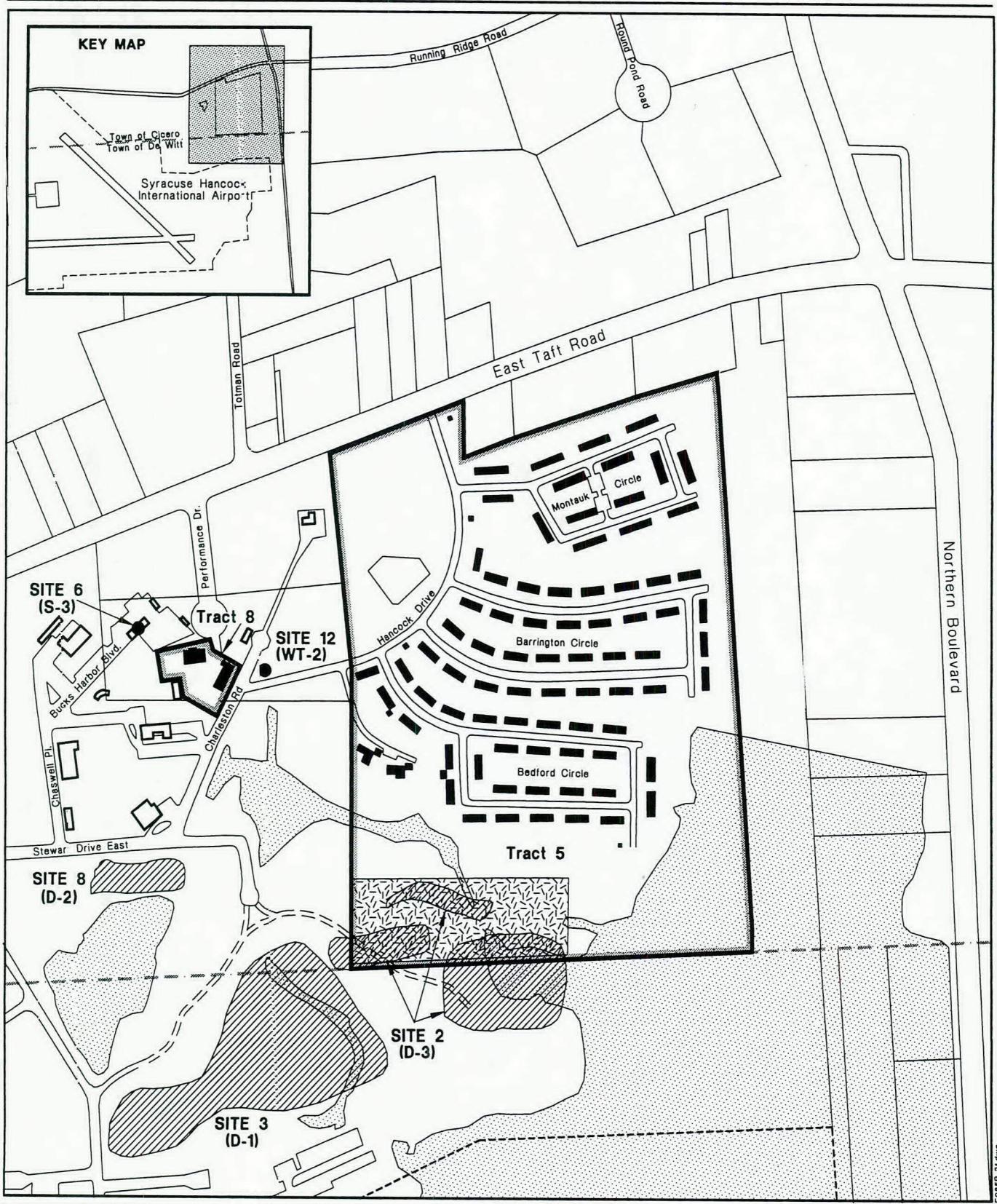
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EXECUTIVE SUMMARY

The Environmental Baseline Survey (EBS) has been prepared to document the environmental condition of real property at Hancock Housing Area (HHA), Cicero, New York, resulting from the release or disposal of hazardous substances and petroleum products and their derivatives over the HHA history. The HHA property consists of two separate areas known as Tract 5 and Tract 8. Although primarily a management tool, this EBS is also used by the Air Force to meet its obligations under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), 42 United States Code Section 9620(h)(1), as amended by the Community Environmental Response Facilitation Act (CERFA) (Public Law 102-426).

Attached is Figure ES-1, which depicts all uncontaminated property at the HHA. Based on information obtained through a records search, interviews, and visual site inspections, all buildings are found to be uncontaminated (Category 1 property) in both Tracts 5 and 8 and are suitable for transfer by deed. An old landfill area (IRP Site 2), where soil contamination and residual contamination did not exceed action levels, is located in the southwest corner of Tract 5. This area falls under Category 3 property which is also suitable for transfer by deed.



Hancock Housing Area Property Categorization



SCALE IN FEET
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Figure ES-1

1.0 PURPOSE OF THE ENVIRONMENTAL BASELINE SURVEY

1.1 INTRODUCTION

1.1.1 Purpose

This Environmental Baseline Survey (EBS) has been prepared to document the physical condition of Air Force property at the Hancock Housing Area (HHA) of Griffiss Air Force Base (AFB), New York, resulting from the storage, use, and disposal of hazardous substances and petroleum products and their derivatives over the installation's history, and to establish a baseline for use by the Air Force in making decisions concerning real property transactions following the scheduled realignment of the base on September 30, 1995.

The preparation of an EBS is required by Department of Defense (DOD) policy before any property can be sold, leased, transferred, or acquired. Although primarily a management tool to support environmental decisions and related management actions, this document will also be used by the Air Force in meeting its obligations under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), 42 United States Code (USC) Section 9620(h)(1), as amended by the Community Environmental Response Facilitation Act (CERFA) (Public Law [P.L.] 102-426), which requires the early identification of uncontaminated property to expedite its lease or transfer to the public.

This EBS will be used by the Air Force to:

- Develop sufficient information to assess the health and safety risks on the property surveyed, and determine what actions are necessary to protect human health and the environment prior to a real property transaction;
- Support decisions for Finding of Suitability to Lease/Finding of Suitability to Transfer (FOSL/FOST) and aid in determining lease or deed restrictions;
- Document uncontaminated property and obtain regulatory concurrence as required and defined under Section 120(h)(4) of CERCLA;
- Support notice, when required under Section 120(h)(1) of CERCLA, of the type, quantity, and time frame of any storage, release, or disposal of hazardous substances or petroleum products or their derivatives on the property;

- Identify data gaps concerning environmental contamination;
- Define potential environmental liabilities associated with real property transactions; and
- Aid in determining possible effects on property valuation resulting from any contamination/concerns identified.

1.1.2 Content of EBS Report

This EBS is based on information obtained through a records search, interviews, and visual inspections. The records search included a review of all available Air Force and other agency records, including environmental restoration and compliance reports, audits, surveys, and inspection reports; an analysis of aerial photographs; and a review of recorded title documents for the property. Interviews with current and former employees of Griffiss AFB and visual inspections of the HHA property and facilities were conducted in August 1994 and again in February 1998. The EBS also includes an evaluation of offbase properties immediately adjacent to or relatively near the HHA that could pose environmental concerns and/or affect the subject property. Physical inspections were conducted on offbase properties where access was obtained from the owner or operator in 1994.

Pursuant to U.S. Environmental Protection Agency (EPA) guidance, and to fully implement Congress' intent to allow expeditious transfer of uncontaminated parcels of property for economic redevelopment, this EBS identifies as uncontaminated under CERCLA Section 120(h)(4) parcels of property even if some limited quantity of hazardous substances or petroleum products were stored, released, or disposed of, or in cases where the available information indicates that the storage, release, or disposal was associated with activities that would not be expected to pose a threat to human health or the environment. Examples, as provided in the EPA guidance letter, include:

Housing. In housing areas, it is likely that hazardous substances and petroleum products contained in heating oil and household products have been stored, released, or disposed of; but it is unlikely that, in the absence of evidence of significant fuel spills, such materials would pose a threat to human health or the environment.

Stained Pavement. There may be evidence of incidental releases of petroleum products on roadways and parking lots, but there is no indication that such releases pose a threat to human health or the environment.

Pesticides. In the absence of evidence indicating a threat to human health or the environment (e.g., contamination of surface or groundwater, or proximity to sensitive habitats), the routine licensed application of pesticides should not disqualify a parcel under CERCLA

Section 120(h)(4). If information concerning the use of the parcel indicates extensive application of pesticides, EPA may determine that the particular circumstances require that its concurrence be conditioned on further information concerning the nature and quantities of pesticides applied or the results of confirmatory sampling to assure that the residual levels do not pose a threat to human health or the environment (U.S. Environmental Protection Agency 1994).

Based on an analysis of the available data, property in the Hancock Housing Area of Griffiss AFB was classified into one of seven categories:

- *Category 1* - Areas where no release or disposal of hazardous substances or petroleum products has occurred (including no migration of these substances from adjacent areas).
- *Category 2* - Areas where only release or disposal of petroleum products has occurred.
- *Category 3* - Areas where release, disposal, and/or migration of hazardous substances has occurred, but at concentrations that do not require a removal or remedial response.
- *Category 4* - Areas where release, disposal, and/or migration of hazardous substances has occurred, and all removal or remedial actions to protect human health and the environment have been taken.
- *Category 5* - Areas where release, disposal, and/or migration of hazardous substances has occurred, and removal or remedial actions are underway, but all required remedial actions have not yet been taken.
- *Category 6* - Areas where release, disposal, and/or migration of hazardous substances has occurred, but remedial actions have not yet been implemented.
- *Category 7* - Areas that are not evaluated or require additional evaluation.

Property in the first four categories would be suitable for transfer by deed. Property in the last three categories would be unsuitable for transfer by deed until all necessary actions have been taken and the property has been reclassified into one of the first four categories. Property in all seven categories is suitable for lease.

1.1.3 Relationship to Other Programs and Documents

Disposal and reuse planning and corrective actions are linked with environmental investigation and compliance programs because federal property transfers to nonfederal parties are governed by CERCLA Section 120(h)(3)(B)(i), and residual contamination may remain on some properties following completion of the remedial action, thereby restricting future uses of the property. CERCLA requires that deeds for federal transfer of contaminated property contain a covenant in which all remedial actions necessary to protect human health and the environment have been taken. This means that any required remedial and/or removal actions must be selected and implemented before transfer to private parties can occur. This applies to actions required at Installation Restoration Program (IRP) sites, Resource Conservation and Recovery Act (RCRA) solid waste management units, and any other areas of contamination.

The Air Force has also prepared an Environmental Assessment (EA) for the disposal and reuse of the Hancock Housing Area. Although the EA contains some of the same information presented in this EBS, the two documents serve a different purpose. The EA includes an analysis of the potential impacts related to the disposal and reuse of the HHA property, while this EBS documents the environmental condition of the property related to the storage, release, or disposal of hazardous substances.

1.2 BOUNDARIES OF SURVEY AREA

The findings of this EBS are based on a review of information available for and the inspection of (1) property on HHA consisting of two parcels (Tract 5 and Tract 8), (2) property adjacent to the HHA boundary (i.e., having a contiguous border with the HHA boundary), and (3) property within approximately 0.25 mile of the HHA boundary with potential environmental concerns. The results of the survey for onsite and offsite properties are discussed in Chapter 3.0.

2.0 SURVEY METHODOLOGY

The methods used to conduct this Environmental Baseline Survey (EBS) of the Hancock Housing Area at Griffiss AFB are described in this chapter. Section 2.1 includes a description of the approach used to accomplish each of the major components (i.e., records search, interviews, and inspections) of the EBS. Specific environmental factors considered in this EBS are also discussed in this section, including the primary sources of information used. The process used to inventory and track potential environmental concerns identified in this EBS is described in Section 2.2.

2.1 APPROACH AND RATIONALE

This EBS follows a methodical process in which available information was analyzed and conclusions were drawn about the condition of the HHA property (Figure 2-1). First, real property records, land use maps, and aerial photographs were reviewed to identify historic land uses which may be an indicator of potential contamination. Areas of the HHA where industrial activities occurred; solid and hazardous wastes were stored, released, or disposed of; and hazardous materials were stored were of particular interest and received the closest scrutiny. A review of recorded title documents was also conducted to assess if any prior uses could reasonably contribute to existing environmental concerns.

Various environmental studies and investigations were then reviewed to identify areas where the presence (or absence) of contamination had been confirmed. Records from industrial shops, base supply, the fire department, bioenvironmental engineering, and other federal agencies, and environmental audits and surveys (e.g., asbestos and radon) for the installation, were also reviewed to identify other areas of concern. In addition, interviews with current and former employees were conducted and physical inspections of the property and facilities were performed to identify evidence of stressed vegetation or spotting which might indicate the presence of contamination.

The result of this process is a series of information layers, that when laid over each other, provide a picture of the environmental condition of the property that was used to classify the property into one of seven defined environmental condition categories (see Section 1.1).

The major components of the EBS effort included a review of records and documents, including aerial photo interpretation and a review of recorded title documents; inspections of the real property and associated improvements (e.g., buildings and structures); and interviews with current and former personnel. Each of these components is described below. The approach for conducting the evaluation of offsite properties is presented in Section 3.4.

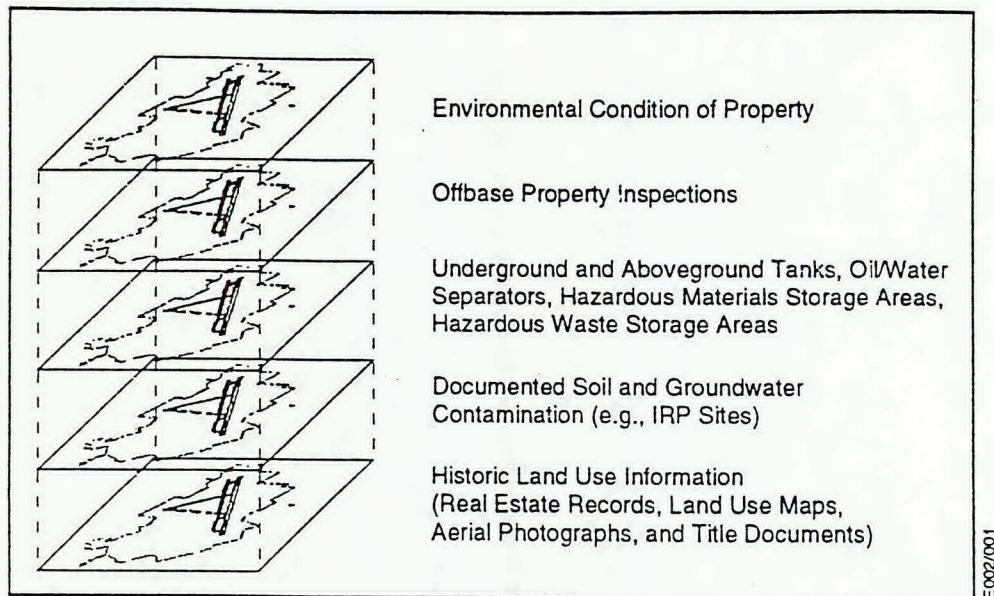


Figure 2-1 EBS Information Layering Process

2.1.1 Description of Documents Reviewed

The records search of available documentation primarily focused on records and documents maintained by the 416th Civil Engineering Squadron (CES) and the 416th Medical Group/Bioenvironmental Engineering (SGPB) office, and the CES map and engineering drawing files. Records from other base organizations (Base Supply and the Fire Department) and other federal agencies (U.S. Environmental Protection Agency, Region 2, and U.S. Department of Agriculture, Soil Conservation Service), and from state (New York State Department of Environmental Conservation) agencies were also reviewed. Most of the files and records pertained to activities that have occurred since 1980; however, some documents provided information about activities prior to 1980.

Various studies, investigations, and compliance reports that consider environmental conditions at the HHA, including regulatory compliance issues, have been conducted by the Air Force and other federal agencies in the past several years. The results of these studies and investigations provided the initial baseline used in developing this EBS and are referenced throughout this document. These major studies or investigations include:

- Comprehensive Environmental Response, Compensation and Liability Act (CERCLA)-related documents, including Installation Restoration Program (IRP) studies and reports;
- Resource Conservation and Recovery Act (RCRA)-related assessments and documentation;

- Air Force Environmental Compliance and Assessment Management Program (ECAMP) reports;
- Underground storage tank records and investigation reports; and
- Basewide environmental surveys (e.g., asbestos, lead-based paint, and radon).

As part of the records search, historic aerial photographs and maps were reviewed and analyzed to identify past land uses and potential environmental contamination sources, and to verify or invalidate other information found in the records search. The primary map resources reviewed included the Base Comprehensive Plan TAB map series (1 inch equals 400 feet scale) and Composite Utility Systems map series (1 inch equals 100 feet scale), design and as-built engineering drawings for all facilities, and historic installation maps.

In addition, in accordance with Section 120(h)(4) of CERCLA, a review of recorded title documents for the property comprising the HHA was conducted. Prior ownerships/uses of land within the HHA boundary were assessed, to the extent defined in the documents, to determine if any prior uses could reasonably contribute to existing environmental concerns. Real estate records maintained by the base real estate office, including the Real Property Accountable Records (Air Force [AF] Forms 1430-1433), were also reviewed.

The principal types of documents and records reviewed during the records search for this EBS are described below. When information was also obtained through interviews with base personnel and/or site inspections, it is also noted.

2.1.1.1 Environmental Factors

The following environmental factors related to the storage, release, and disposal of hazardous substances and petroleum products prior to and throughout the operational history of HHA were considered in the categorization of property at the HHA as described in Section 1.1.3.

Hazardous Substance and Petroleum Product Storage. An inventory of locations on the HHA property where hazardous substance and petroleum products were stored was compiled based on review of Griffiss AFB Supply, Bicenviromental Engineering, and CES files and documents; interviews with Base Supply, HHA, and CES personnel; and visual inspections of facilities on the HHA.

Hazardous Waste and Waste Petroleum Product Storage. Hazardous waste and waste petroleum product collection and disposal practices were defined based on a review of the *Griffiss AFB Hazardous Waste Management Plan and Spill Prevention, Control, and Countermeasures Plan*, hazardous waste turn-in documents (AF Form 2005) and manifest information, IRP documents, and

other documents contained in the base files. Information on hazardous waste and waste petroleum product collection and disposal procedures was also obtained from interviews with base personnel. An inventory of locations where hazardous waste and waste petroleum products were accumulated and stored was compiled based on a review of this information. Information on the generation and storage of hazardous waste and waste petroleum products at the HHA was developed based on a review of hazardous waste turn-in and manifest documentation.

Installation Restoration Program Sites. The analysis of IRP sites consisted of a review of various IRP documents, including the Phase I - Records Search, the Phase II - Confirmation/Quantification investigations, and other IRP documents completed by the New York Air National Guard for specific sites between 1983 and 1997. Files related to the IRP were also reviewed and interviews were conducted with Air National Guard personnel responsible for implementing IRP activities.

2.1.1.2 Disclosure Items

Various items included in this EBS for disclosure purposes only are described below. These disclosure items are related to substances which, under certain circumstances, have the potential to adversely affect the environment or human health. The significance of the potential effect depends on the existing and future condition of the facility the substance is associated with, the future use or uses of the facility, and/or future management practices. These items are identified and discussed in this document to foster or expedite property transfers or leases, but were not considered in the categorization of property.

Asbestos. Information on buildings with asbestos-containing materials at the HHA was obtained from the Griffiss AFB *Asbestos Inventory*, supporting asbestos survey documentation, and Real Property Accountable Records for individual facilities.

Lead-Based Paint. Information on lead-based paint surveys for facilities on the HHA was obtained from interviews with CES Environmental and Bioenvironmental Engineering personnel and documents in their respective files, including a comprehensive Lead-Based Paint Survey completed for Houses at HHA.

Pesticides. Information on pesticide storage and use was obtained through interviews with Entomology Shop and grounds maintenance personnel.

No medical/biohazardous waste, radioactive materials, or ordnance was stored or generated in the HHA.

2.1.2 Inspection of Properties Conducted

2.1.2.1 Hancock Housing Area

Visual site inspections (VSIs) of areas and facilities on the HHA were conducted to verify characteristics or features identified in the records search and to identify other potential environmental concerns. VSIs, involving both exterior and interior inspection, were conducted at all industrial facilities in August 1994. VSIs of all facilities including housing units were conducted in 1998. The Real Property Accountable Records were also reviewed to identify specific facility characteristics, such as construction materials, utility hookups, renovations, changes in facility utilization, and distinctive features (e.g., emergency electric power generators or storage tanks). The VSIs were conducted to determine or confirm the presence of environmental contamination or concerns, including unusual odors, stained soils, stressed vegetation, leachate seeps, or other indications of potential contamination.

More detailed inspections were conducted at those facilities that had historically or recently been used for industrial purposes or included specific features such as storage tanks, oil/water separators, or IRP sites. VSIs of hazardous substance and petroleum product storage areas, and other areas of environmental concern were also conducted.

2.1.2.2 Offsite Properties

As required by Community Environmental Response Facilitation Act (CERFA), "A physical inspection of property adjacent to the real property, to the extent permitted by landowners and operators of such property," was conducted. The inspection, accomplished in accordance with Department of Defense guidance, included lands adjacent to the HHA and those relatively near the HHA that could possibly pose a significant environmental concern and/or have a significant impact on the results of the EBS. To identify offsite properties of environmental concern near the HHA, a records search of federal and state environmental data bases was performed. For those properties that were determined to pose an environmental concern, relevant agency records were obtained and reviewed.

2.1.3 Personnel Interviews

During the records search and VSIs, interviews were conducted with Griffiss AFB and New York Air National Guard personnel to identify potential environmental concerns related to recent and historic operations at HHA and to verify information found in the records search. Interviews were also conducted with individuals who formerly worked at the base. Historic aerial photographs and installation maps were used in the interviews as visual aids.

3.0 FINDINGS

The findings of the Environmental Baseline Survey (EBS) are presented in this chapter. Background information on the HHA site is presented in Section 3.1, including a description of the site, historic land uses, and the environmental setting. The findings for the various environmental factors considered in this EBS are described in Section 3.2 and disclosure item findings are described in Section 3.3. The methods used to develop these findings are the same as described in Chapter 2.0. Section 3.4 includes the findings of the evaluation of adjacent or nearby properties. The classification of HHA site property for the purpose of identifying uncontaminated property, in accordance with the Community Environmental Response Facilitation Act (CERFA) and for property transactions, as described in Section 1.1, is presented in Section 3.5.

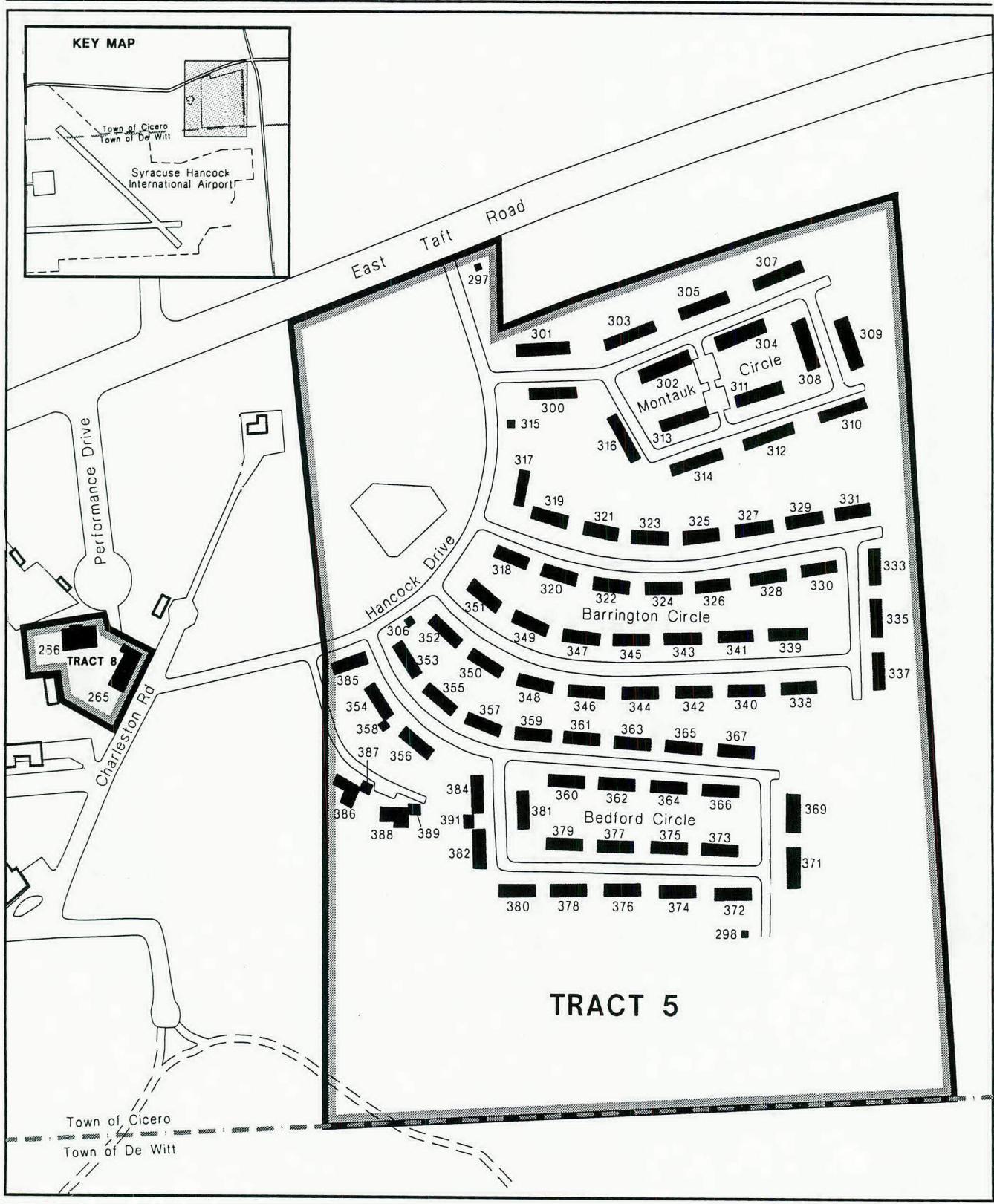
3.1 DESCRIPTION AND ENVIRONMENTAL SETTING

Location. The HHA is located in central New York State, approximately 40 miles west of Griffiss AFB. The HHA site is located in the town of Cicero and borders the town of DeWitt in Onondaga County, approximately 5 miles north of the City of Syracuse (Figure 3-1). The HHA is just above the northeast corner of the Syracuse-Hancock International Airport in the area that was formerly Hancock Field AFB. The site is south of Taft Road at the eastern end of the north portion of the former air base.

Historic/Current Use. The HHA is made up of two parcels of fee-owned land. One parcel hereafter referred to as Tract 5 (84.86 acres) is the housing tract acquired by the U.S. Government in 1957. The other parcel hereafter referred to as Tract 8 (1.34 acres) is a light industrial area containing two buildings west of the housing area. This parcel was part of the Hancock Field AFB and was acquired by the U.S. Government in the early 1940s.

The family housing area in Tract 5 is a Capehart-type housing project built in 1960 to serve as housing for military families stationed at Hancock Field AFB. When the base was closed in 1984, the housing area was retained by the Air Force. Control of the housing area was transferred to Griffiss AFB to serve as overflow housing for families stationed at Griffiss AFB. Families of military persons stationed elsewhere in the region also used the housing. With the realignment of Griffiss AFB and the elimination of the need for HHA to be occupied by Griffiss AFB employees, the housing area became vacant by September 1995.

Two buildings (Buildings 265 and 266) of the former civil engineering complex, located on a separate parcel (Tract 8), were retained to serve as storage and operations buildings for the housing maintenance contractor. This 1.34 acre parcel including the two buildings also became vacant in September 1995.



LEGEND

..... Hancock Housing Area Boundary
----- Town Boundary
[Image of a small black rectangle] Air Force Buildings

Hancock Housing Area Location Map

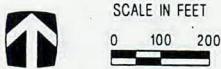


Figure 3-1

Topography, Hydrology, and Geology. The HHA is located in an area partially surrounded by wetlands (Leigh Fisher Associates 1994). The land surface at the HHA is characterized by relatively flat glacial topography that slopes gently from west to east toward the housing area and a wetland, with the housing area occupying slightly higher ground than the wetland. Drainage channels along the east and southwest sides of the HHA carry runoff from HHA into the wetland. In general the area is poorly drained and has a typical glacially disturbed drainage system.

The surficial geology consists of silty clays, sands, and gravel deposited by glacial meltwater (glaciofluvial sediments) which is characteristic of the Ontario-Mohawk Lowland Region of the Central Lowland Physiographic Province. Surface water from three nearby lakes and Lake Ontario is the primary source of local drinking water in this area, and groundwater sources are not used.

The HHA is underlain by a Niagara silt loam, which may have hydric inclusions, suggesting that groundwater is near the ground surface. Groundwater is judged to be in direct hydraulic communication with the wetland. This is indicated by the poor drainage south of the HHA, open water and marshy ground in the bottom of an abandoned sand and gravel pit between Watertown Road and Electrical Substation A, the presence of Palms muck and Carlisle muck soils in the wetlands, and seasonally high water tables in adjacent soils.

Utilities. Prior to September 1995, potable drinking water was supplied to the HHA by the Onondaga County Water Authority. Two county water mains were located in the east Taft Road right-of-way. The housing area was served by a closed-loop system with a centralized meter within the housing area that included Hancock Field.

Wastewater service at the HHA was provided by the Onondaga County Department of Drainage and Sanitation. The HHA was served by a 12-inch main running north-south. A small pumping station (Building 298) and forced main was used to pump sewage from the HHA up to the main line since the housing area was lower than Thompson Road to the west of the site.

Electric service was provided to the HHA by the Niagara-Mohawk Power Corporation. Electrical service to the HHA was 4.8 kV rather than the standard 4.16 kV. Natural gas was provided to the HHA by the Niagara Mohawk Power Corporation.

Site Characteristics. Tract 5 has 216 housing units in 79 buildings. Two buildings are single family residences (Buildings 386 and 388); 62 buildings are duplex units (Buildings 317 through 385), and the remaining 15 buildings are six-plexes (Buildings 300 through 316). Several small outbuildings in Tract 5 are also part of the property. These consist of a gas meter facility (Building 297), a sanitary sewage pump station (Building 298), two bus shelters

(Buildings 306 and 315), and four detached auto garages (Buildings 358, 387, 389, and 391).

Tract 8 is a separate fenced complex that was the former civil engineering offices for the base, located west of the housing area across Charleston Road. There are two large buildings in this tract (Buildings 265 and 266).

The real property inventory for Hancock Housing Area Tract 5 and Tract 8 is shown in Table 3-1 and Figure 3-1.

Table 3-1

Real Property Inventory for Hancock Housing Annex

| Facility # | Facility Description | Size (Sq Ft) | Year Constructed |
|------------------|--|-----------------|---------------------|
| Tract 5 | | | |
| 297 | Gas Meter Facility | 152 | 1959 |
| 298 | Sanitary Sewage Pump Station | 280 | 1959 |
| 300 ¹ | Family Housing, Capehart (6 families) | 6,428 | 1960 |
| 301 ² | Family Housing, Capehart (6 families) | 7,188 | 1960 |
| 302 | Family Housing, Capehart (6 families) | 7,274 | 1960 |
| 304 | Family Housing, Capehart (6 families) | 7,274 | 1960 |
| 306 | Bus Shelter | 64 | 1974 |
| 315 | Bus Shelter | 64 | 1974 |
| 317 ³ | Family Housing, Capehart (2 families) | 2,422 | 1960 |
| 353 ⁴ | Family Housing, Capehart (2 families) | 2,606 | 1960 |
| 358 | Family Housing Detached Garage (1 vehicle) | 354 | 1971 |
| 386 | Family Housing, Capehart (1 family) | 2,156 | 1960 |
| 387 | Family Housing Detached Garage (2 vehicle) | 550 | 1960 |
| 388 | Family Housing, Capehart (1 family) | 2,156 | 1960 |
| 389 | Family Housing Detached Garage (2 vehicle) | 550 | 1960 |
| 391 | Family Housing Detached Garage (2 vehicle) | 704 | 1971 |
| 1197 | Softball Athletic Field (1 acre) | - | 1961 |
| 1300 | Miscellaneous Outdoor Recreation Facility (3 each) | - | 1975 |
| Tract 8 | | | |
| 265 | Base Engineer Administration | 4,481 | 1957 |
| 266 | Base Maintenance Shop | 6,348 | 1957 |

Notes: ¹Buildings 308, 310, 311 through 314, and 316 are identical housing units.

²Buildings 303, 305, 307, and 309 are identical housing units.

³Buildings 318 through 331, 333, 335, 337 through 352, 355, 357, and 359 through 367 are identical housing units.

⁴Buildings 354, 356, 369, 371 through 382, 384, and 385 are identical housing units.

3.2 CATEGORIZATION FACTOR FINDINGS

Based on the records search, VSIs, and interviews conducted for this EBS, issues related to the following categorization factors were identified.

Hazardous Substance and Petroleum Product Storage. No records were found regarding the specific storage of hazardous substances and/or petroleum products at Tract 5 or 8. During a site inspection in 1994, it was observed that small quantities of hazardous materials were stored in Building 266 (Tract 8), in a flammable material storage locker (used to store paints and solvents) and a metal storage shed (used to store diesel and gasoline). The locker and shed were located at the southern end of Building 266, the Base Maintenance Shop. The materials were used to support housing maintenance operations and for repairs of maintenance equipment and vehicles. This building was used from 1957 to 1984 by the Civil Engineering Maintenance Shop of Hancock Field AFB. When the base closed in 1984, it was retained for use as a Housing Maintenance Shop. With the elimination of the need for housing in September 1995, the building was vacated.

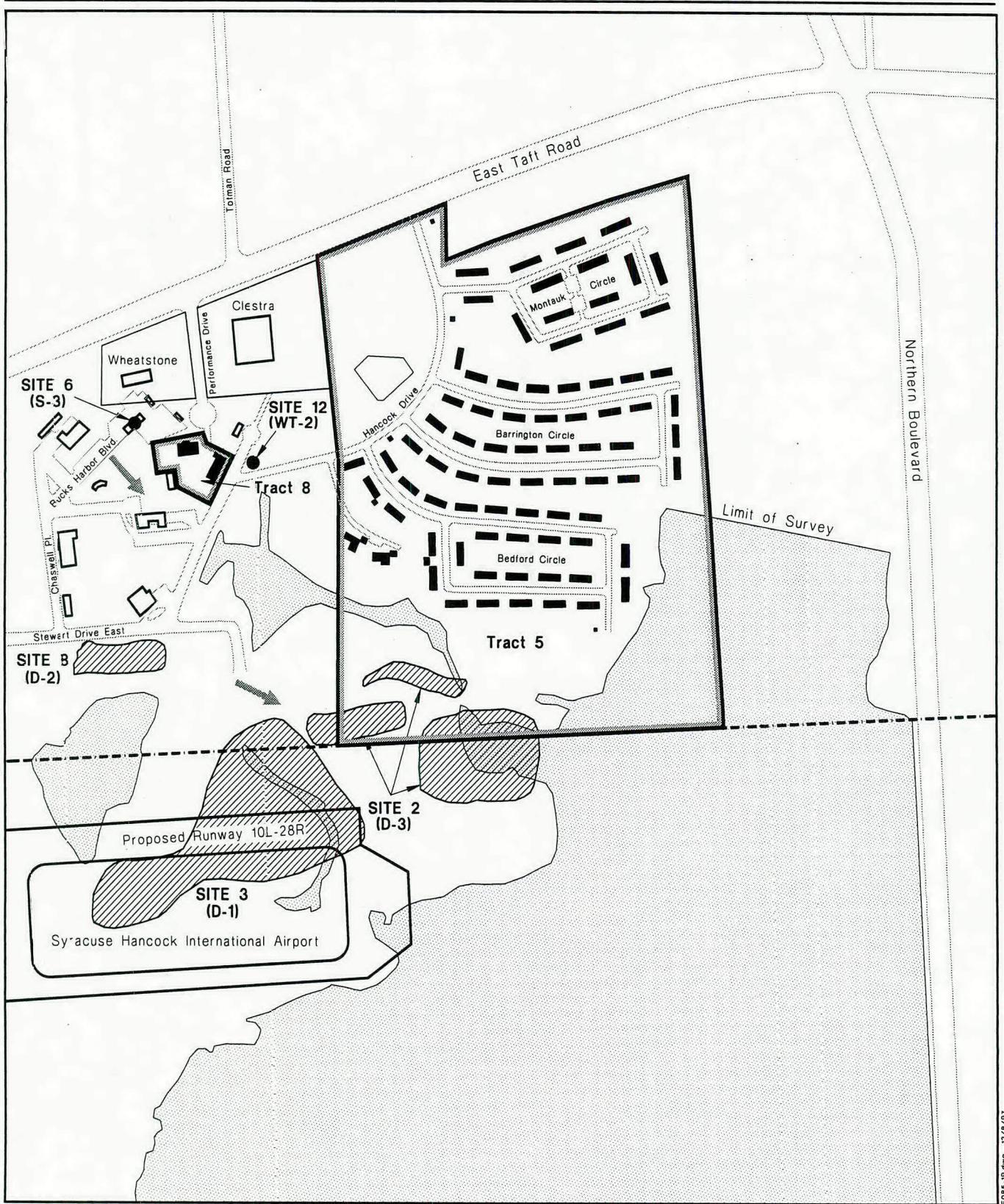
Fanning, Phillips & Molnar conducted visual site inspections (VSIs) of the HHA Tracts 5 and 8 during February 1998. No evidence of any environmental conditions which would affect a Finding of Suitability to Transfer (FOST) or a Finding of Suitability to Lease (FOSL) were discovered during VSIs.

Hazardous Waste and Waste Petroleum Product Storage. Until September 1995, the HHA was only generating used oil during automotive vehicle maintenance operations at Building 266 (Tract 8), the Base Maintenance Shop. The used oil was taken to a nearby service station for recycling. The building was vacated in September 1995.

Installation Restoration Program Sites. One New York Air National Guard IRP site, Site 2 (D-3) is located within the boundary of the housing area of the HHA (Tract 5) (Radian Corporation 1994). The New York Air National Guard is responsible for the clean up of this site which was contaminated as a result of past resource and waste management practices. IRP Site 2 (D-3) consists of three separate areas located in the southwestern corner of Tract 5. A portion of all three areas extends beyond the Tract 5 boundary (Figure 3-2). IRP Site 2 (D-3) encompasses approximately 12 acres, and was used from 1950 to 1979 as a disposal site for general refuse, minor quantities of miscellaneous hazardous waste, sanitary waste treatment sludge, and construction rubble. A No Further Response Action Plan (NFRAP) decision document was completed in 1992 and NYSDEC concurrence was obtained in September 1995.

3.3 DISCLOSURE ITEM FINDINGS

Based on the records search and interviews, issues related to only the following disclosure items were identified.



LEGEND

- Hancock Housing Area Boundary
- Town Boundary
- Groundwater Flow Direction
- Air Force Building
- Non-Air Force Building
- IRP Site
- Wetlands

Hancock Housing Area IRP Sites



Figure 3-2

Asbestos. Based on the records search and interviews, facilities located in the HHA had been inspected or sampled for asbestos containing materials (ACM). Asbestos abatement work had been performed and completed in Building 265 and 266 (Tract 8) to remove friable asbestos from the walls and pipe installations. According to base personnel no asbestos was found in the housing units (Tract 5). However, the Air Force recognizes the possible existence of ACM in the housing area and will notify the future recipient of the property of this possibility in the transfer documents.

Lead-Based Paint. A comprehensive Lead-Based Paint survey was conducted for the buildings/houses at HHA. A lead-based paint abatement was attempted in the housing units (Tract 5). However, during the abatement, a solvent was used on the exterior of the homes that caused leaching of the lead into the wood. No further action has been taken. Lead-based paint was also used in the interior walls of the housing facilities. The walls have been painted over several times and the lead-based paint is encapsulated.

Pesticides. Pest management at the HHA (Tracts 5 and 8) was performed by Orkin, a service contractor. Pest management activities included insect and rodent control (e.g. mosquitoes and rats) in and around the HHA. The service has been discontinued as of September 1995 when the housing was vacated.

4.0 ADJACENT AND OFFSITE PROPERTY FINDINGS

4.1 LAND USE

Land uses to the west and south consist of the former Hancock Field Air Force Base area, which is largely deserted. Limited reuse has occurred for some areas as light industrial centers. The National Guard currently uses the land to the south between the HHA and Syracuse-Hancock Airport. East Taft Road runs along part of the northern border. Private ownership land use to the north and east is a mixture of light industrial, forested open space, and residential. The land just west of the HHA was acquired by the County of Onondaga from U.S. Air Force in 1984. The Hancock Field Development Corporation (HFDC), created in 1987, is responsible for the management and development of an industrial park (now commonly known as Hancock Airpark) at the site.

4.2 INSTALLATION RESTORATION PROGRAM SITES

As a result of past resource and waste management practices, four IRP sites (Sites 3, 6, 8, and 12) are located on adjacent properties (Figure 3-2). These sites are currently part of the Air National Guard IRP Management Action Plan of July 1994.

IRP Site 3 (D-1) is an old landfill that is no longer active and has been covered with several feet of native soil. It is a 10-acre landfill that was used from the 1950s until 1979 for disposal of general refuse and minor quantities of paint thinner residue. A No Further Response Action Plan (NFRAP) decision document was completed in 1995 and NYSDEC concurrence was obtained in September 1995.

IRP Site 6 (S-3) was a small former pesticides storage area located approximately 100 feet southwest of Municipal Development Association Building 259, near Bucks Harbor Road, just west of the HHA industrial area. The site covers approximately 0.1 acres and was used from 1975 to 1985 to store rinsewater from pesticide container and equipment cleaning activities as well as washdown from the Entomology Shop operations. A 500-gallon underground pesticide storage tank, suspected to have leaked its contents, was removed from the site in 1989. The site was remediated in October 1996 and a Draft Closure report was submitted to NYSDEC in January 1997. Concurrence with the recommendation that no further remedial action is required at this area was received from NYSDEC on March 4, 1997, and the site was closed (NYSDEC 1997a).

IRP Site 8 (D-2) occupies 3 acres, and is located southwest of the HHA. The site was used from 1970 to 1974 as a construction rubble disposal site. This area was originally a wetland. A No Further Response Action Plan (NFRAP) decision document was completed in 1992. Concurrence from the New York State Department of Environmental Conservation (NYSDEC) was requested in

May 1997. NYSDEC has denied the request and asked for more recent data on this site (NYSDEC 1997b).

IRP Site 12 (WT-2) occupies 0.5 acres and consists of former sand filter beds used for sanitary waste disposal from the 1950s to 1960s. This site is located at the northeast corner of Hancock Drive and Charleston Road. This site has no evidence of contamination and is considered appropriate for industrial use (Radian Corporation 1994). The Air National Guard submitted a NFRAP decision document for this site to NYSDEC on May 1997. NYSDEC denied this request and asked for more recent data on the site (NYSDEC 1997b).

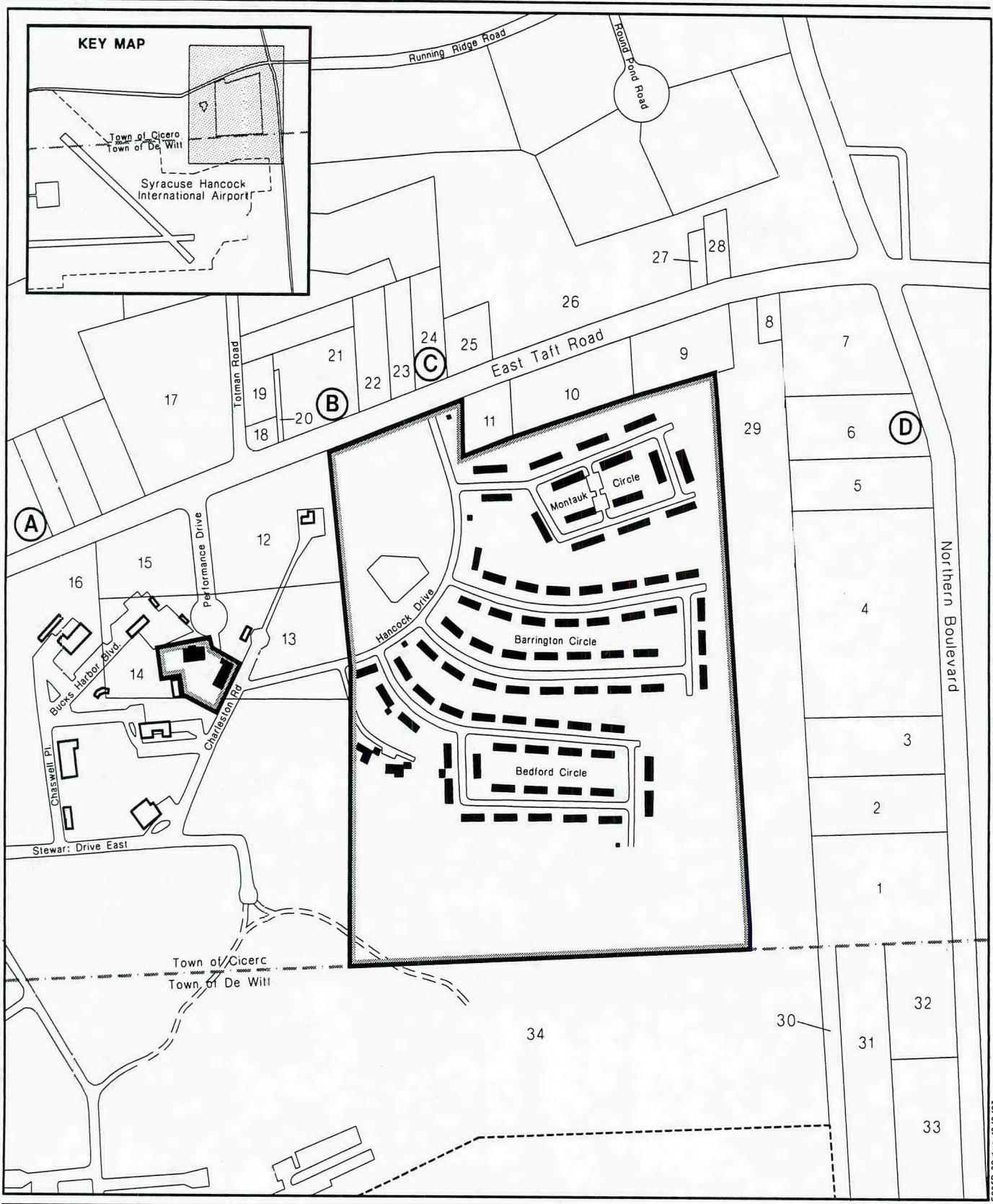
4.3 OFFSITE PROPERTY EVALUATION

An evaluation of properties adjacent to or in the vicinity of the HHA boundary was conducted in 1994. Information on the adjacent properties (e.g., landowner, address, size and tract number) was obtained through a review of property tract maps and a data base of landowner information and property characteristics from the Onondaga County finance Department (Tax Mapping Office). The evaluation of all identified properties included a visual inspection from inside the base boundary and/or from public rights-of-way (e.g., roads) during the Summer of 1994. The locations of specific offsite properties considered in this evaluation are shown on Figure 4-1.

A total of 34 non-Air Force properties adjacent to the HHA were considered in the offsite property evaluation. A description of each property and a summary of the findings is presented in Table 4-1. Unless specifically noted in Table 4-1, no evidence of contamination or environmental concern was identified on the properties evaluated.

A search of federal and state computerized data bases was performed in February 1994 (Environmental Risk Information and Imaging Services, 1994) and again in February 1998 (VISTA Information Solution, 1998). A summary of sites identified in the computer record search conducted in 1998 is presented in Table 4-2 and site location (A through D) appear on Figure 4-1.

Based on the records search and the inspections of properties adjacent to the HHA site boundary (i.e., with a contiguous border) and within approximately 0.25 mile of the HHA site boundary, there are no sites in the Hancock Housing Area where it is known that contamination has resulted from activities on any of the offsite properties, and there are no areas off the housing area property where it is known that contamination has resulted from activities on the HHA property.



| ID ¹ | Tax Map # ² | Location ³ | Type ⁴ | Use ⁵ | Acres | Property Description/Comments |
|---|------------------------|-----------------------------|-------------------|------------------|-------|---|
| Adjacent Properties at Hancock Housing Area | | | | | | |
| 1 | 58-1-07 | Northern Blvd. | | V | 314 | 5.6 Property consists of wooded area. |
| 2 | 58-1-06 | Northern Blvd. | | V | 330 | 3.00 Property consists of wooded area. |
| 3 | 58-1-05 | Trucking and Repair Station | | V | 314 | 3.00 Property includes a trucking and repair station. |
| 4 | 58-1-04 | Upstate Welding | | V | 330 | 10.55 Property includes welding business on half of the lot. The other half of the lot is gravel and wooded area. |
| 5 | 58-1-03 | Donneley Diesel | | V | 447 | 2.63 Property includes trucking business (terminal). |
| 6 | 58-1-02 | B & L Equipment | | V | 433 | 3.06 Property includes an automotive equipment business. |
| 7 | 58-1-01 | 6360 E. Taft Road | | V | 210 | 4.23 Property includes single-family residence. |
| 8 | 57-2-22.2 | 6358 E. Taft Road | | V | 210 | 0.39 Property includes small retail shop and an apartment building with associated parking. |
| 9 | 57-2-21.1 | 6344 E. Taft Road | | V | 481 | 2.30 Property includes a structure that has been burned. Foundation is still visible. |
| 10 | 57-2-20 | 6318 E. Taft Road | | V | 210 | 2.93 Property includes a small single-family residence. |
| 11 | 57-2-19 | 6228 E. Taft Road | | V | 210 | 1.20 Property includes a small single-family residence. |
| 12 | 57-2-18.3 | Onondaga City Industrial | | V | 449 | 5.89 Property includes light industrial facilities. |
| 13 | 57-2-18.4 | Onondaga City Industrial | | V | 449 | 5.22 Property includes sewer pump and New York Air National Guard IRP Site 12. |
| 14 | 57-2-18.7 | Onondaga City Industrial | | V | 484 | 3.19 Property consists of undeveloped land (meadow) and New York Air National Guard IRP Site 6 (see Section 4.2). |
| 15 | 57-2-18.8 | Wheatstone Corporation | | V | 710 | 3.08 Property includes light industrial facilities. |
| 16 | 57-2-18.2 | County of Onondaga | | V | 449 | 157.15 Property includes a moving and storage business and New York Air National Guard IRP Site 8 and portions of IRP Site 2 (see Section 3.2 and 4.2). |
| 17 | 56-1-5.4 | 6225 E. Taft Road | | V | 455 | 8.00 Property includes a lawn and garden equipment dealership. |
| 18 | 56-2-18 | Onondaga City Industrial | | V | 449 | 0.33 Property includes a storage business. |

Table 4-1

Table 4-1, Page 2 of 2

| ID ¹ | Tax Map # ² | Location ³ | Type ⁴ | Use ⁵ | Acres | Property Description/Comments |
|-----------------|------------------------|--|-------------------|------------------|-------|---|
| 19 | 56-2-19 | Onondaga City Industrial Development Agency Electronics Exhibits 7370 Totman Road | V | 484 | 0.82 | Property includes light industrial business. |
| 20 | 56-2-17.2 | Onondaga City Industrial Development Agency E. Taft Road | V | 449 | 0.13 | Property includes a moving and storage business. |
| 21 | 56-2-17 | Greater Syracuse Moving & Storage 6255 E. Taft Road | V | 330 | 2.72 | Property includes a moving and storage business. |
| 22 | 56-2-16.1 | Hiawatha Fasteners 6261 E. Taft Road | V | 484 | 1.49 | Property includes light industrial facilities. |
| 23 | 56-2-16.3 | Tamira-Seal Corporation 6265 E. Taft Road | V | 484 | 1.15 | Property includes light industrial facilities. |
| 24 | 56-2-16.2 | Cantech Automotive, Inc. 6267 E. Taft Road | V | 484 | 1.38 | Property includes an automotive business. |
| 25 | 56-2-15 | E. Taft Road | V | 330 | 1.06 | Property consists of undeveloped land. |
| 26 | 56-2-12.1 | 6295 E. Taft Road | V | 330 | 21.93 | Property consists of wetlands and wooded area. |
| 27 | 56-2-14 | 6347 E. Taft Road | V | 210 | 0.39 | Property includes a single-family residence. |
| 28 | 56-2-13 | 6349 E. Taft Road | V | 210 | 0.64 | Property includes a single-family residence. |
| 29 | 57-2-22.1 | 6354 E. Taft Road | V | 330 | 15.99 | Property consists of undeveloped land (wooded area). |
| 30 | 16-1-1 | Northern Blvd. | V | 330 | 4.84 | Property consists of undeveloped land (wooded area). |
| 31 | 16-1-2 | Northern Blvd. | V | 330 | 14.71 | Property consists of undeveloped land (wooded area). |
| 32 | 16-1-3.1 | Northern Blvd. | V | 330 | 13.34 | Property consists of undeveloped land (wooded area). |
| 33 | 16-1-3.2 | Northern Blvd. | V | 330 | 6.00 | Property consists of undeveloped land (wooded area) and portions of New York Air National Guard IRP Site 2 (see Section 3.2). |
| 34 | 15-1-2.9 | New York Air National Guard South of Housing Area | V | - | 84.99 | Property consists of wooded areas with a small arms range and a vehicle maintenance shop used by the New York Air National Guard. |

Notes: ¹Property identification number on Figure 3-3.

²Property tax map number as identified by Onondaga County Tax Office records.

³Name and address of business located on property. If the property includes a private residence, only the street address is given.

⁴Type of evaluation conducted: A = review of aerial photographs (taken in May 1993); V = visual inspection from public rights-of-way; visual inspection from adjacent properties with signed right-of-entry granted, and/or review of aerial photographs; or P = physical inspection of property and review of aerial photographs.

⁵New York State Property Type Classification and Ownership Code as defined by State Board of Equalization and Assessment: 210 = One Family Year-Round Residence; 314 = Rural Vacant Lot of 10 acres or less; 330 = Vacant Land Located in Commercial Areas; 433 = Auto Body, Tire Shop, and Other Related Auto Sales; 449 = Other Storage, Warehouse, and Distribution Facilities; 455 = Commercial Dealerships - Sales and Service; 481 = Commercial, Multiple Use Downtown Row Type; 484 = Commercial - One Story Small Structure; and 710 = Manufacturing and Processing

Table 4-2

Summary of Federal and State Data Base Records Search for Hancock Housing Area

| Map ID ¹ | Name/Location | Data Base ² | EPA/NYSDEC No. | Comments |
|---------------------|---|------------------------|----------------|--|
| A | Jeffery's Autobody 6181 E. Taft Road North Syracuse, NY 13212-2525 | CORRACTS | NYD982275117 | Facility is a RCRA small-quantity generator for waste codes D000, D001, F003, and F005. Facility generates 100 kg/month but less than 1,000 kg/month of non-acute hazardous waste. |
| B | Greater Syracuse Moving & Storage 6255 E. Taft Road Syracuse, NY 13212-2505 | USTs | 7-181323 | The facility had two petroleum storage tanks with a total capacity of 6,000 gallons. The tanks were removed in 1991. |
| C | A & T Haulers, Inc. 6267 E. Taft Road Syracuse, NY 13212-2505 | ASTs | 7-015458 | Facility had one steel/carbon steel tank with a capacity of 4,500 gallons containing diesel oil. The tank has been removed. |
| D | B & L Equipment, Inc. 7313 Northern Blvd. East Syracuse, NY 13057-9736 | USTs | 7-460192 | Facility had a 2,000-gallon tank. It was removed in 1993. |

Notes: ¹Map identification on Figure 4-1.

²USTs = Underground storage tank; ASTs = Aboveground storage tanks; CORRACTS = Corrective actions.

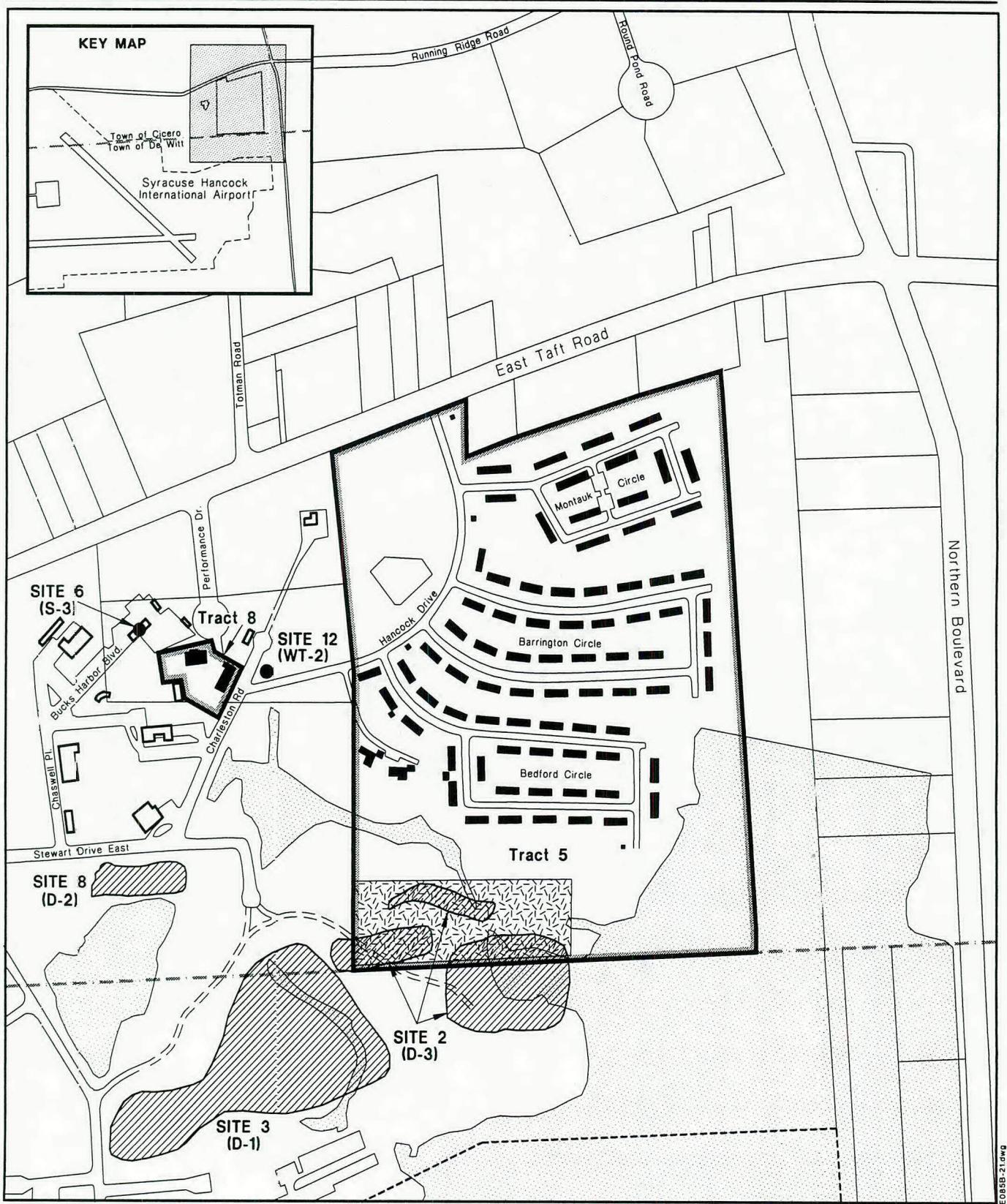
5.0 CONCLUSIONS

The categorization of property on the Hancock Housing Area (Tracts 5 and 8) is shown on Figure 5-1. Based on the finding of this EBS, property was classified into one of seven categories.

- *Category 1* - Areas where no release or disposal of hazardous substances or petroleum products has occurred (including no migration of these substances from adjacent areas).
- *Category 2* - Areas where only release or disposal of petroleum products has occurred.
- *Category 3* - Areas where release, disposal, and/or migration of hazardous substances has occurred, but at concentrations that do not require a removal or remedial response.
- *Category 4* - Areas where release, disposal, and/or migration of hazardous substances has occurred, and all removal or remedial actions to protect human health and the environment have been taken.
- *Category 5* - Areas where release, disposal, and/or migration of hazardous substances has occurred, and removal or remedial actions are underway, but all required remedial actions have not yet been taken.
- *Category 6* - Areas where release, disposal, and/or migration of hazardous substances has occurred, but remedial actions have not yet been implemented.
- *Category 7* - Areas that are not evaluated or require additional evaluation.

Property in the first four categories is suitable for transfer by deed. Property in Categories 5 and 6 may be transferred using Early Transfer Authority under CERCLA § 120(h)(3)(c), which allows DOD to transfer property before all remedial action has been taken as long as approval is obtained from the EPA or Governor (as appropriate). Property in Category 7 is not eligible for transfer by deed. Property in all categories is suitable for lease.

Category 1 - (CERFA Uncontaminated Property). Based on the records search, interviews, and onsite inspections conducted for this EBS by the Tetra Tech team on 2 August 1994, and visual site inspections conducted by Fanning, Phillips & Molnar in February 1998, Department of Defense Category 1 "uncontaminated property" primarily occurs in Tract 8 and the areas in Tract 5 that have historically been used for residential housing. Category 1 property is shown on Figure 5-1.



Hancock Housing Area Property Categorization

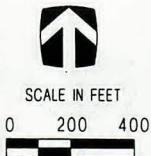


Figure 5-1

The remainder of the HHA property was classified into one of the other six property categories based on the release, disposal and/or migration of hazardous substances in these areas.

Category 2. No Category 2 property was identified within the HHA site.

Category 3. The Category 3 property includes IRP Site 2 (D-3) where soil contamination and residual contamination did not exceed action levels. Concurrence of a No Further Response Action Plan (NFRAP) decision document was obtained on this property from NYSDEC on September 5, 1995.

Category 4. No Category 4 property was identified within the HHA site.

Category 5. No Category 5 property was identified within the HHA site.

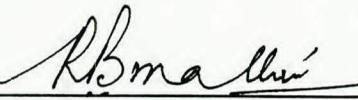
Category 6. No Category 6 property was identified within the HHA site.

Category 7. No Category 7 property was identified within the HHA site.

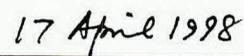
6.0 CERTIFICATION AND LIST OF PREPARERS

CERTIFICATION OF THE HANCOCK HOUSING AREA, CICERO, NEW YORK ENVIRONMENTAL BASELINE SURVEY APRIL 1998

The Environmental Baseline Survey of Hancock Housing Area, Cicero, New York, utilized only those techniques, procedures, and processes described in this report. In our professional judgment and opinion, the facts and conditions depicted are accurate and are subject to the limitations inherent in the investigative techniques used and any expressed limitations in this survey.



Raj B. Mathur, Ph.D.
Program Manager
Tetra Tech, Inc.



Date

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 F. McDermott
BRAC Environmental Coordinator
AFBCA/DAG
Griffiss AFB, New York



Date

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Computer records search of federal and state environmental data bases performed by Environmental Risk Information and Imaging Services, Alexandria, Virginia, and VISTA Information Solutions, Inc.

7.0 GLOSSARY OF TERMS AND ACRONYMS

7.1 GLOSSARY OF TERMS

Asbestos. Six naturally occurring fibrous minerals found in certain types of rock formations. Of the six, the minerals chrysotile, amosite, and crocidolite have been most commonly used in building products. When mined and processed, asbestos is typically separated into very thin fibers. Because asbestos is strong, incombustible, and corrosion-resistant, asbestos was used in many commercial products beginning early in this century and peaking in the period from World War II into the 1970s. When inhaled in sufficient quantities, asbestos fibers can cause serious health problems.

Asbestos-Containing Material (ACM). Any material or product that contains more than 1 percent asbestos.

Contaminants. Undesirable substances rendering something unfit for use.

Contamination. The degradation of naturally occurring water, air, or soil quality either directly or indirectly as a result of human activities.

Corrosive. A material that has the ability to cause visible destruction of living tissue and has a destructive effect on other substances. Corrosive acids and bases are defined as having a pH \leq 2.0 and \geq 12.5, respectively.

Discharge. Release of groundwater in springs or wells, through evapotranspiration, or as outflow.

Disposal. Any authorized method of divesting the Air Force of control of, and responsibility for, real property.

Environmental Protection Agency (EPA). The independent federal agency, established in 1970, that regulates environmental matters and oversees the implementation of environmental laws.

Floodplain. The relatively flat land lying adjacent to a river channel that is covered by water when the river overflows its banks.

Hazardous Material. Generally, a substance or mixture of substances that has the capability of either causing or significantly contributing to an increase in mortality or an increase in serious irreversible or incapacitating reversible illness; or posing a substantial present or potential risk to human health or the environment. Use of these materials is regulated by agencies such as the U.S. Department of Transportation (DOT), Occupational Safety and Health Administration (OSHA), and the Environmental Protection Agency.

Hazardous Substance. A substance defined as a hazardous substance pursuant to CERCLA (42 USC § 9601(14)), as interpreted by EPA regulations and the courts: (A) any substance designated pursuant to Section 311(b)(2)(A) of the Federal Water Pollution Control Act (31 USC § 1321), (B) any element, compound, mixture, solution, or substance designated pursuant to Section 102 of CERCLA, (C) any hazardous waste having the characteristics identified under or listed pursuant to Section 3001 of the Solid Waste Disposal Act (42 USC § 6921) (but not including any waste the regulation of which

under the Solid Waste Disposal Act (42 USC § 6901 *et seq.*) has been suspended by Act of Congress), (D) any toxic pollutant listed under Section 307(a) of the Federal Water Pollution Control Act, (E) any hazardous air pollutant listed under Section 112 of the Clean Air Act (42 USC § 7412), and (F) any imminently hazardous chemical substance or mixture with respect to which the Administrator (of EPA) has taken action pursuant to Section 7 of the Toxic Substances Control Act (15 USC § 2606). The term also includes petroleum, including crude oil or any fraction thereof which is not otherwise specifically listed or designated as a hazardous substance under subparagraphs (A) through (F) of this paragraph, and the term does not include natural gas, natural gas liquids, liquefied natural gas, or synthetic gas usable for fuel (or mixtures of natural gas and such synthetic gas).

Hazardous Waste. A waste, or combination of wastes, which, because of its quantity, concentration, or physical, chemical, or infectious characteristics, may either cause, or significantly contribute to, an increase in mortality or an increase in serious irreversible illness; or pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported, disposed of, or otherwise managed.

Installation Restoration Program (IRP). The Air Force program designed to identify, characterize, and remediate environmental contamination on Air Force installations. Although widely accepted at the time, procedures followed prior to the mid-1970s for managing and disposing of many wastes often resulted in contamination of the environment. The program has established a process to evaluate past disposal sites, control the migration of contaminants, and control potential hazards to human health and the environment. Section 211 of the Superfund Amendments and Reauthorization Act (SARA) (10 USC § 2701), codified as the Defense Environmental Restoration Program (DERP), of which the Air Force IRP is a subset, ensures that the Department of Defense (DOD) has the authority to conduct its own environmental restoration programs. The DOD coordinates DERP activities with the EPA and appropriate state agencies.

Landfill. An area used for the disposal of solid wastes. The term is synonymous with the term solid waste disposal site and is also known as a garbage dump, trash dump, or similar term.

National Environmental Policy Act (NEPA). Passed by Congress in 1969, NEPA (42 USC § 4321 *et seq.*) established a national policy designed to encourage consideration of the influences of human activities (e.g., population growth, high-density urbanization, industrial development) on the natural environment. NEPA also established the Council on Environmental Quality. NEPA procedures require that where significant environmental impacts may occur, information be made available to the public before decisions are made. Information contained in NEPA documents must focus on the relevant issues to facilitate the decision-making process.

National Priorities List (NPL). The list compiled by EPA pursuant to CERCLA (42 USC § 9605(a)(8)(B)) of properties with the highest priority for cleanup pursuant to EPA's Hazard Ranking System (see 40 CFR, Part 300).

Pesticides. Any substance, organic or inorganic, used to destroy or inhibit the action of plant or animal pests; the term thus includes insecticides, herbicides, fungicides, rodenticides, miticides, fumigants, and repellents. All pesticides are toxic to humans to a greater or lesser degree. Pesticides vary in biodegradability.

Petroleum Products. Petroleum, including crude oil or any fraction thereof, which is not otherwise specifically listed or designated as a hazardous substance under subparagraphs (A) through (F) of 42 USC § 9601(14), natural gas, natural gas liquids, liquefied natural gas, and synthetic gas usable for fuel (or mixtures of natural gas and such synthetic gas). The word fraction refers to certain distillates of crude oil, including gasoline, kerosene, diesel oil, jet fuels, and fuel oil.

Polychlorinated Biphenyls (PCBs). Any of a family of industrial compounds produced by chlorination of biphenyls. These compounds accumulate in organisms and concentrate in the food chain with resultant pathogenic and teratogenic effects. They also decompose very slowly.

Polychlorinated Biphenyls Equipment. Equipment which contains a concentration of PCBs of 500 parts per million (ppm) or greater and regulated by the EPA.

Real Property. Land; present possessory interest in land; surface water and groundwater within boundaries of such land; structures, fixtures, and other improvements on land; other interests or future interests in such land.

Release. Any spilling, leaking, pumping, pouring, emitting, emptying, discharging, injecting, escaping, leaching, dumping, or disposing into the environment (including the abandonment or discarding of barrels, containers, and other closed receptacles containing any hazardous substance or pollutant or contaminant), but excludes (a) any release which results in exposure to persons solely within a workplace, with respect to a claim which such persons may assert against the employer of such persons, (b) emissions from the engine exhaust of a motor vehicle, rolling stock, aircraft, vessel, or pipeline pumping station engine, (c) release of source, byproduct, or special nuclear material from a nuclear incident, as those terms are defined in the Atomic Energy Act of 1954, if such release is subject to requirements with respect to financial protection established by the Nuclear Regulatory Commission under Section 170 of such Act, or, for the purposes of Section 104 of this title or any other response action, any release of source byproduct, or special nuclear material from any processing site designated under Section 102(a)(1) or 302(a) of the Uranium Mill Tailings Radiation Control Act of 1978, and (d) the normal application of fertilizer.

Solvent. A substance that dissolves or can dissolve another substance.

Storage. The holding of hazardous substances for a temporary period prior to the hazardous substances being either used, treated, and transported, or disposed of.

Underground Storage Tank (UST). Any tank, including underground piping connected to the tank, that is or has been used to contain hazardous substances or petroleum products and the volume of which is 10 percent or more beneath the surface of the ground.

Wetlands. Areas that are inundated or saturated with surface or groundwater at a frequency and duration sufficient to support a prevalence of vegetation typically adapted for life in saturated soil. This classification includes swamps, marshes, bogs, and similar areas.

7.2 ACRONYMS

| | |
|--------|--|
| ACM | Asbestos-Containing Material |
| AFB | Air Force Base |
| AFBCA | Air Force Base Conversion Agency |
| AFCEE | Air Force Center for Environmental Excellence |
| ASTM | American Society for Testing and Materials |
| CERCLA | Comprehensive Environmental Response, Compensation and Liability Act |
| CERFA | Community Environmental Response Facilitation Act |
| CES | Civil Engineering Squadron |
| CFR | Code of Federal Regulations |
| DOD | U.S. Department of Defense |
| EA | Environmental Assessment |
| EBS | Environmental Baseline Survey |
| ECAMP | Environmental Compliance and Assessment Management Program |
| EPA | U.S. Environmental Protection Agency |
| FOSL | Finding of Suitability to Lease |
| FOST | Finding of Suitability to Transfer |
| HHA | Hancock Housing Area |
| HFDC | Hancock Field Development Corporation |
| IRP | Installation Restoration Program |
| NFA | No Further Action |
| NFRAP | No Further Response Action Plan |
| NYSDEC | New York State Department of Environmental Conservation |
| PCB | Polychlorinated Biphenyl |
| RCRA | Resource Conservation and Recovery Act |
| USC | United States Code |
| UST | Underground Storage Tank |
| VSI | Visual Site Inspection |

8.0 REFERENCES AND PERSONS CONTACTED

Economic Adjustment Committee

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