



DEPARTMENT OF THE AIR FORCE  
AIR FORCE BASE CONVERSION AGENCY

SEP 20 2002

MEMORANDUM FOR Mr. Doug Pocze  
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Federal Facilities Section  
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New York, NY 10007-1866

Mr. Sal Ervolina, Director/  
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New York State Department of Environmental Conservation  
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Ms. Henriette Hamel  
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FROM: AFBCA/DA - Griffiss  
Environmental Section  
153 Brooks Road  
Rome, NY 13441-4105

SUBJECT: Final Finding of Suitability to Transfer (FOST) and  
Environmental Condition Report (ECR) for Parcel F8

1. The attached final FOST and ECR, dated September 2002 for Parcel F8, are provided for your information. All regulatory comments pertaining to the draft FOST have been addressed. Request that written regulatory concurrence, for inclusion to the FOST as Exhibit 8, be provided.
2. Any questions that you may have pertaining to the documents provided or the request for review may be directed to Mark Rabe of my environmental staff at the above address or (315) 330-2275.

  
MICHAEL F. MCDERMOTT  
BRAC Environmental Coordinator

Attachments:  
Final FOST - Parcel F8  
Final ECR - Parcel F8

cc: AFBCA/DA (Mr. Tim Caretti)

**AFBCA/DA - GRIFFISS**

**PARCEL F8**

**FINAL**

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

**September 2002**

**FINDING OF SUITABILITY TO TRANSFER (FOST)  
PARCEL F8  
FORMER GRIFFISS AIR FORCE BASE (AFB), NEW YORK**

**1. PURPOSE**

1.1 The purpose of this FOST is to identify environmental factors associated with certain property at the former Griffiss AFB, NY, and to determine whether the proposed transfer of such property is consistent with the protection of human health and the environment. The property is described in Section 2 below. The property will be transferred by deed to the Oneida County Industrial Development Agency (OCIDA).

1.2 The OCIDA has requested conveyance of the property pursuant to the Defense Base Closure and Realignment Act of 1990, Pub. L. No. 101-510 and Section 2903 of Pub. L. No. 103-160 (10 U.S.C. § 2687 note), for the purpose of economic redevelopment at the former Griffiss AFB. Redevelopment will include the reuse of a portion of the parcel as residential housing. Additional reuse includes the demolition of housing and subsequent reforestation as part of the regional open space network for public/recreational use.

1.3 This FOST is a result of a thorough analysis of information contained in the following documents: (1) Final Environmental Impact Statement (FEIS) for the Disposal and Reuse of Griffiss Air Force Base, New York, November 1995; (2) Final Supplemental Environmental Impact Statement (FSEIS) for the Disposal and Reuse of Airfield at Griffiss Air Force Base, New York, September 1999; (3) Basewide Environmental Baseline Survey (EBS) for Griffiss Air Force Base, New York, September 1994; (4) Basewide Environmental Baseline Survey Update, March 1997; (5) Partial Record of Decision (PROD), June 1996; (6) Draft Final Remedial Investigations (RI) Report dated December 1996; (7) Final Supplemental Investigations (SI) Report dated July 1998; (8) Griffiss Area of Interest (AOI) Reports dated November 1996 (Group I), May 1997 (Groups II and III), July 1998 (Expanded Site Investigation (ESI)) and November 2000 (Year 2000 ESI); (9) Unexploded Ordnance (UXO) Archives Search Report - Recommendations and Findings, dated November 1997; (10) Final BRAC Removal Actions (UXO) Report, dated October 30, 1998; (11) 1993 Inventory of Rare Plant Species and Significant Natural Communities at Griffiss AFB, dated January 25, 1994; (12) Phase II Archaeological Investigations of 20 Sites at Griffiss AFB, dated April 1997; (13) Final Removal Action Report for Drywell and Miscellaneous Sites, dated June 2001; and (14) Visual Site Inspections (VSIs) conducted in April 1999 and August 2002. Based on the similarity and general condition of the housing units associated with this FOST, a representative sampling (twenty percent (20%)) of the units was performed and will serve for the purpose of the overall VSI effort. VSI forms describing specific information gathered during the VSIs are included in Exhibit 1 of this document.

## **2. PROPERTY DESCRIPTION**

Parcel F8 ("the Property") is shown on the map (Exhibit 2) and encompasses 73.2 acres. The Property includes the entire Woodhaven Housing Development and is comprised of the following facilities:

Building 410 (Traffic Check House (Woodhaven Gate)), Building 2602 (Military Family Housing), Building 3000 (Gas Meter Facility), Buildings 3001 through 3022 (Military Family Housing), Building 3027 (Sanitary Sewage Pump Station), Buildings 3101 through 3115, 3117, 3119, 3121, 3123, 3125 (Military Family Housing), Building 3200 (Water Supply Building), Buildings 3201 through 3219, 3221, 3223 (Military Family Housing), Buildings 3301 through 3315, 3317 through 3322 (Military Family Housing), Buildings 3401 through 3425, 3427, 3429, 3431, 3433, 3435, 3437, 3439, 3441 (Military Family Housing), Buildings 3501 through 3504, 3506, 3508 (Military Family Housing), Buildings 3601, 3603 through 3614, (Military Family Housing), and Buildings 3701 through 3706 (Military Family Housing), and all associated parking areas and playgrounds.

Buildings with the "Military Family Housing" designation are identified as target housing for the purposes of lead-based paint evaluations.

## **3. NATIONAL ENVIRONMENTAL POLICY ACT (NEPA) COMPLIANCE**

The environmental impacts of this proposal have been adequately analyzed and disclosed in compliance with NEPA. These impacts are analyzed in the Partial Record of Decision (PROD) and the FEIS and are Categorically Excluded from further analysis as described in CATEX #A2.3.11 and documented on the attached USAF Form 813 (Exhibit 3). Based on this analysis, the environmental impacts of proceeding with the deed are not sufficiently adverse to human health and the environment to out-weigh the other advantages to the community and the public interest of this deed and to prevent the transfer of the property.

## **4. ENVIRONMENTAL CONDITION OF THE PROPERTY**

Based on a review of the Basewide EBS and VSIs of the Property, the buildings, structures and surrounding areas located on the Property are considered Department of Defense (DoD) Environmental Condition Category 1. Category 1 areas are those where no storage, release or disposal of hazardous substances or petroleum products has occurred, including no migration of these substances from adjacent areas.

The United States Environmental Protection Agency (USEPA) has concurred that no storage, release or disposal of hazardous substances or petroleum products has occurred on the Property.

## **5. DEED RESTRICTIONS AND NOTIFICATIONS**

The environmental documents listed in Section 1.3 were evaluated to identify environmental factors which may warrant constraints on certain activities in order to ensure that the intended use as residential housing and public/recreational areas is consistent with the protection of

human health and the environment. Such constraints are generally embodied as restrictions in the deed or as specific notifications in the deed or other documents supporting the transaction such as the Environmental Condition Report (ECR). The remaining factors listed in Exhibit 4 pose no threat to human health or the environment and, therefore, require neither deed restrictions nor notifications to the transferee.

### **5.1 Hazardous Substances Notification**

A hazardous substance notification need not be given because no hazardous substances in quantities greater than or equal to: (1) 1,000 kilograms or the hazardous substance's CERCLA reportable quantity found in 40 CFR 302.4, whichever is greater (40 CFR 373.2(b)); or (2) 1 kilogram if the substance is an acutely hazardous substance found in 40 CFR 261.30 (40 CFR 373.2(b)) were stored for one (1) year or more, or were known to have been released, treated, or disposed of on the Property. In addition, no evidence of release of any hazardous substances to the environment was identified during the VSI. There were no reported releases on the Property. No hazardous waste was stored on the Property.

### **5.2 Installation Restoration Program (IRP), Area of Concern (AOC) and Area of Interest (AOI) Sites**

The United States Air Force (Air Force), USEPA, and New York State Department of Environmental Conservation (NYSDEC) entered into a Federal Facility Agreement (FFA) effective August 21, 1990, under Section 120 of CERCLA.

There are no IRP sites or AOCs located on the Property.

All of the AOIs on the Property have been classified as no further study or covered under other programs. The sites have received regulator concurrence.

Notification will be provided in the ECR that the Property remains part of the National Priorities List (NPL) and the New York State Registry of Inactive Hazardous Waste Sites until such time as delisting takes place. The provisions of 6 NYCRR Part 375-1.6 require the transferee to notify the Commissioner of the NYSDEC prior to initiating a new use of the site, the definition of which can be found in the cited regulation.

#### **5.2.1 Adjacent IRP Sites and AOCs**

There are no IRP sites or AOCs located on property adjacent to Parcel F8.

The Air Force has evaluated the risks associated with the adjacent property and has determined that the Property can be used pursuant to the proposed transfer with acceptable risk to human health or the environment, and without interference with the environmental restoration process.

### 5.3 Underground and Aboveground Storage Tanks (USTs and ASTs)

There is one (1) AST on the Property and one (1) AST that was removed in 1989. There are/were no USTs located on the Property. Table 5.1 lists the storage tank numbers, capacities, locations, identified releases, and status of the tanks.

**Table 5.1  
Storage Tanks**

<b>Tank Number/ Contents</b>	<b>Tank Capacity (gallons)</b>	<b>Location</b>	<b>Releases/ Spill Number /Status</b>	<b>Tank Status/Removal Project Number</b>	<b>Tank Closure Date</b>
AST 3027-1	55	B/3027 (sewage pump station)	None	Removed/ JREZ 89-0006	1989
AST 3027-2	100	B/3027 (sewage pump station)	None	Active	N/A

The ECR will include a notification as to the location and status of the tank and the transferee will be required to maintain the tank with all applicable laws and regulations.

### 5.4 Asbestos-Containing Material (ACM)

Several materials in buildings on the Property are suspected to be ACM as noted on the August 2002 VSI forms. Notice will be provided in the deed that the Property contains suspected ACM and that the transferee will be responsible for complying with all applicable federal, state and local laws relating to asbestos.

### 5.5 Lead-Based Paint (LBP), Target Housing

The Air Force conducted a LBP inspection and assessment in 2002 using representative sampling to determine the presence of LBP in target housing on the Property. Target housing is defined as housing constructed prior to 1978. Housing for the elderly or persons with disabilities or any dwellings without bedrooms are excluded from the definition of target housing unless any child who is less than six (6) years of age resides or is expected to reside in such housing. The transferee will agree to abate all deteriorated LBP surfaces using trained and certified LBP abatement personnel prior to the use of the Property for residential occupancy or use by children under the age of six (6). The transferee will be notified through the deed of all available and relevant data pertaining to LBP and of the presence and condition of LBP, including abatement recommendations, and will be responsible for complying with all applicable federal, state and local laws relating to LBP. This includes managing all rubblized material generated during demolition which contains LBP and potential LBP in compliance with NYSDEC Solid Waste Regulations and all other applicable laws and regulations. Upon the completion of the abatement requirement, the transferee will provide a copy of the certified abatement report, including a clearance testing report to the Air Force.

The government is required to provide disclosure in accordance with the Residential Lead-Based Paint Hazard Reduction Act of 1992 (Title X of Public Law 102-550) prior to the disposition of target housing to a non-governmental entity. As an attachment to the Economic Development Conveyance (EDC) the transferee was provided with a copy of the Environmental Protection Agency lead hazard information pamphlet, *Protect Your Family from Lead in Your House*. The EDC contained the Lead Warning Statement required by Title X, and a statement signed by the purchaser that the purchaser has (a) read the statement and understands its contents, and (b) received the information pamphlet. The condition of suspected LBP is noted in the VSI forms for the inspected buildings (Exhibit 1).

## **5.6 Lead-Based Paint (LBP), Other Facilities**

LBP may be present in Buildings 410, 3000, 3027 and 3200 located on the Property. The condition of suspected LBP is noted in the VSI forms for each building (Exhibit 1). The Air Force has classified these facilities as facilities with a probability of having a LBP hazard because they were constructed prior to 1978 when the maximum allowable content of lead in paint was reduced. The transferee will be notified through the ECR of the possible presence of LBP in these facilities. The transferee will be responsible for managing all LBP and potential LBP, including rubblized material generated during demolition, in compliance with NYSDEC Solid Waste Regulations and all other applicable laws and regulations.

## **5.7 Radon**

The Air Force tested for radon gas in the family housing units in 1990 and 1992 on the Property and found levels of radon gas in several buildings to be above the USEPA recommended action level of four picocuries per liter. The following housing units on the Property measured greater than 4.0 pCi/l: 3002, 3009, 3010, 3011, 3013, 3016, 3017A, 3103B, 3119B, 3202, 3203, 3204, 3207, 3208, 3212, 3218, 3318A, 3319B, 3320C, 3321A, 3402A, 3405A, 3412A, 3412B, 3413C, 3414B, 3418B, 3421B, 3424B, 3425B, 3429A, 3433A, 3441B, 3603A, 3606B, 3608A, 3609A, 3611B, 3612A, 3614A, 3701B, 3704A, and 3705A. The transferee will be notified through the ECR of all available and relevant radon assessment data.

## **5.8 Sanitary Sewer Systems (Wastewater)**

Most of the buildings located on the Property are connected to a sanitary sewer. There is one sanitary sewer pump station (Building 3027) located on the Property. The ECR will provide notification that the transferee is required to submit an application for discharging wastewater to the sanitary sewer for any new construction and to meet all applicable wastewater discharge permit standards.

## **5.9 Drywells**

There are presently seventeen (17) drywells located on the Property. The drywells (DRYs 3000-1 through 3000-15 and DRYs 3027-1 and 3027-2) have been evaluated, found to be associated with stormwater collection and distribution on the Property, and have been classified as no further study. The USEPA and NYSDEC have concurred with these recommendations.

## **5.10 Ordnance Related Material Notification**

The risk associated with the possible presence of unexploded ordnance remaining on the Property has been investigated by the United States Army Corps of Engineers (USACE/Huntsville) and documented in the Archives Search Report - Recommendations and Findings, dated November 1997. The Archives Search Report (ASR) was developed by the USACE after extensive research of the munitions related history of Griffiss AFB and several interviews with past and present DoD employees. A list of the documents reviewed and the employees interviewed is provided in the ASR. Eleven (11) former munitions related sites at Griffiss AFB were identified for further investigation. None of the eleven (11) munitions related sites are identified to be present on the Property. Clearing operations were performed in the summer of 1998 and documented in a final report dated October 30, 1998.

The intent of the investigation was to eliminate the presence of all ordnance and ordnance related materials within the identified areas. While not likely, it is possible that ordnance, not previously identified in the ASR, may be present on the Property.

The deed will include a covenant that in performing any ground-disturbing activity on the Property, the transferee will use its best efforts to identify ordnance or ordnance-related material, and, upon discovery of any such ordnance or ordnance-related materials, the transferee will immediately cease work and notify the Air Force.

## **5.11 Solid Waste Management (by Transferee)**

The transferee is anticipated to generate solid waste during the demolition of certain housing units on the Property. The transferee will be notified through the ECR of the requirements to manage all solid waste generated during future demolitions in accordance with NYSDEC Solid Waste Regulations and all other applicable laws and regulations.

## **6. PUBLIC COMMENTS**

On June 4, 1999, public notice of the proposed transfer of the Property to the OCIDA was published in one (1) local newspaper (Exhibit 5). No public comments were received within thirty (30) days of such publication.

## **7. REGULATOR COORDINATION**

The NYSDEC and the USEPA were notified of the initiation of the FOST and Supplemental Environmental Baseline Survey (SEBS) on February 8, 1999. Consolidated draft documents were provided on March 26, 1999, for formal review and comment. Regulator comments (Exhibit 6) were received on April 7, 1999, from the USEPA and on April 6, 1999, from the NYSDEC. The New York State Department of Health (NYSDOH) submitted comments to the NYSDEC that were subsequently forwarded to the AFBCA. All comments were incorporated into or addressed in the document. A draft final FOST, including the representative sample twenty percent (20%) VSIs (Exhibit 1) was provided for final coordination on April 16, 1999. This FOST, initially approved as a lease document for the Woodstock 1999 concert has been updated to reflect any changes to the



Property since 1999. Updated draft documents were provided on August 22, 2002 for formal review and comment. Regulator comments (Exhibit 6) for the current version of the FOST were received on August 29, 2002 from the NYSDEC. A declaration of no comments on the draft documents was provided from the USEPA on September 10, 2002 and no comments were received on the current version from the NYSDOH. All comments have been incorporated into or addressed in the document. A final FOST was provided for final coordination on September 20, 2002.

## **8. UNRESOLVED REGULATOR COMMENTS**

All comments provided by the regulators were addressed and/or incorporated in this document. There were no unresolved comments. The Air Force's response to these comments is provided in Exhibit 7. Regulatory concurrence, deferred to the USEPA by the NYSDEC, was received from the USEPA on XXXXX, 2002 and is included as Exhibit 8.

## **9. FINDING OF SUITABILITY TO TRANSFER**

The proposal to transfer the Property has been adequately assessed and evaluated for: (a) the presence of hazardous substances and contamination on the Property, (b) environmental impacts anticipated from the intended use of the Property, and (c) the adequacy of use restrictions and notifications to ensure that the intended use is consistent with protection of human health and the environment. The anticipated future use of the Property does not present a current or future risk to human health or the environment, subject to inclusion and compliance with the appropriate restrictions on use and disclosures as addressed above. The Property, therefore, is suitable to transfer.

\_\_\_\_\_  
Date

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ALBERT F. LOWAS, JR.  
Director  
Air Force Base Conversion Agency

### Exhibits:

1. Visual Site Inspection Forms
2. Property Maps
3. Air Force Standard Form 813
4. Environmental Factors Considered
5. Public Notice
6. Regulator Comments
7. Air Force Response to Comments
8. Regulatory Concurrence
9. Summary of Environmental Factors by Facility