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**FINDING OF SUITABILITY TO LEASE  
(FOSL)**

**SENECA ARMY DEPOT ACTIVITY, NEW YORK  
PID AREA (PHASE 1)  
May 2000**

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## 1. PURPOSE

The purpose of this Finding Of Suitability To Lease (FOSL) is to document the environmental suitability of certain parcels of property at Seneca Army Depot Activity (SEDA), New York for lease to Seneca County Industrial Development Agency (SCIDA), for light manufacturing and office space use consistent with the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) Section 120 (h) and Department of Defense policy. In addition, the FOSL identifies use restrictions as specified in the attached Environmental Protection Lease Provisions necessary to protect human health or the environment and to prevent interference with any existing or planned environmental restoration activities.

## 2. PROPERTY DESCRIPTIONS

The proposed property to be leased consists of approximately 15.56 acres, which includes 18 buildings and/or structures and a number of other land improvement items<sup>1</sup>. A more detailed description of the building and structures is provided in Table 1 Description of Property (Enclosure 3). Buildings 106, 116, and 117 Site Map and Buildings 316, 317, 318, 320, 321, 323, 324, 325, 330, 331, 332, 333, 346, 360, and 372 Site Map are attached (Enclosures 1 and 2).

## 3. ENVIRONMENTAL CONDITION OF THE PROPERTY

A determination of the environmental condition of the facilities and property has been made based on the Community Environmental Response Facilitation Act (CERFA) Report, dated March 22, 1996 and as amended on December 6, 1996, and an Environmental Baseline Survey (EBS), dated March 22, 1996, and as revised on October 30, 1996. The information provided is a result of a complete search of agency files during the development of the CERFA Report and the EBS. The following documents also provided information on environmental conditions of the property:

- SEDA's Asbestos Management Plan dated May 10, 2000.
- SEDA's radon surveys dated 1989, 1991 and 1994.
- SEDA's Bulk Petroleum Storage registration dated December 31, 1999.
- SEDA's electrical transformer PCB survey dated February 1998.
- SEDA's radiological survey results of buildings 116 and 321 dated December 5, 1997.
- New York State Department of Environmental Conservation (NYSDEC) Region 8 spill list.
- SEDA Ordnance and Explosives Archives Search Report dated December 1998.
- Appendix H of SEDA's Spill Prevention Control and Countermeasure Plan dated May 1999.
- Final Investigation of Environmental Baseline Survey Non-Evaluated Sites SEAD-199A, SEAD 122(A, B, C, D, E), SEAD-123 (A, B, C, D, E, F), SEAD-46, SEAD-68, SEAD-120 (A, B, C, D, E, F, G, H, I, J), and SEAD-121 (A, B, C, D, E, F, G, H, I) dated February 1999.
- Draft Technical Specifications for Removal Actions at SWMUs SEAD-38, SEAD-39, SEAD-40, SEAD-41 and SEAD-60 dated March 1999.
- Draft Decision Document Twenty-six Low/No Further Action Sites SEAD 1, 2, 7, 10, 18, 19, 20, 21, 22, 29, 30, 31, 32, 35, 36, 37, 42, 47, 49, 51, 53, 55, 60, 61, 65, and 72 dated November 1999.

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<sup>1</sup> The drinking water source is Seneca Lake and is provided by the Village of Waterloo's water treatment plant.

- Draft Decision Document-Mini Risk Assessment SEAD 9, 27, 28, 32, 33, 34, 43, 44A, 44B, 52, 56, 58, 62, 64A, 64B, 64C, 64D, 66, 68, 69, 72 and 120B dated April 2000.
- Department of the Army Interim Lease under Base Realignment and Closure (BRAC) for Seneca Army Depot, Romulus, New York dated October 4, 1999.

### **3.1 Environmental Conditions of Property Categories:**

The Department of Defense (DOD) Environmental Condition of Property (ECP)<sup>2</sup> for the specific buildings and/or parcels is as follows:

ECP Category 1: Building 106 (.25 acres), Building 116 (.15 acres), Building 117 (.41 acres), Building 316, 317, 318 and 372 (6.87 acres), Building 320 (.15 acres), Building 321 (.15 acres), Building 324 (.15 acres), Building 325 (.15 acres), Building 332 (.15 acres), Building 333 (.67 acres), and Building 346 (.15 acres).

ECP Category 3: Building 323 (2.02 acres), Building 330 (2.02 acres), and Building 331 (2.02 acres).

ECP Category 4: Building 360 (.25 acres).

A summary of the ECP Categories for specific buildings or parcels is provided in Table 1 - Description of Property (Enclosure 3).

### **3.2 Storage, Release , or Disposal of Hazardous Substances**

Hazardous substances were stored for one year or more in excess of the 40 CFR Part 373 reportable quantities in the following buildings 106, 117, 316, 317, 318, 324, and 333. Hazardous substances were stored and released in the following buildings 323, 330, 331 and 360. A summary of the buildings in which hazardous substances were stored and/or released in excess of 40 CFR Part 373 reportable quantities is provided in Table 2 – Notification of Hazardous Substance Storage, Release or Disposal (Enclosure 4).

### **3.3 Petroleum and Petroleum Products**

#### **3.3.1 Underground and Above-Ground Storage Tanks (UST/AST)**

##### **Current AST Storage-**

- Current AST Storage – There are two aboveground (AST) storage tanks currently on the property which are located at buildings 106 and 360.

##### **Former AST/UST storage –**

- Former UST Storage – Previously, there were 4 UST's located on the property at buildings 106, 117 and 360 (2). The UST's were removed and at the time of removal there was no evidence of petroleum contamination.

<sup>2</sup> Definitions of the ECP categories are:

Category 1: Areas where no release or disposal of hazardous substances or petroleum products has occurred (including no migration of these substances from adjacent properties). However, the area may have been used to store hazardous substances or petroleum products.

Category 3: Areas where storage, release, disposal, or migration of hazardous substances has occurred, but at concentrations that do not require a removal or remedial action.

Category 4: Areas where storage, release, disposal, or migration of hazardous substances has occurred, and all removal or remedial actions to protect human health and the environment have been taken.

- Former AST Storage – Previously, there was one AST located on the property at building 117. The AST was removed and at the time of removal there was no evidence of petroleum contamination.

A summary of the petroleum products activities is provided in Table 3 - Notification of Petroleum Products Storage, Release or Disposal (Enclosure 5).

### **3.3.2 Non-UST/AST Storage, Release, or Disposal of Petroleum or Petroleum Products**

Petroleum products were stored in excess of 55 gallons at one time in the following buildings 117, 316, 317, and 318. There is no evidence that any non-AST/UST petroleum or petroleum products in excess of 55 gallons at one time were released, or disposed on the property. A summary of the petroleum products activities is provided in Table 3 - Notification of Petroleum Products Storage, Release or Disposal (Enclosure 5).

### **3.4 Polychlorinated Biphenyl (PCB) Equipment**

There are no electrical transformers containing PCB's located on the property covered by this FOSL.

### **3.5 Asbestos**

There is asbestos containing materials (ACM) in the following buildings:

- Floor tile in buildings 117, 323 and 360.
- Floor covering in building 106.
- Transite siding on building 318.
- Transite wall board in buildings 324, 325, 330, 331, 332, 333, and 346.

The ACM does not currently pose a threat to human health or the environment because as of the latest inspections, which occurred May 9, 2000, the identified ACM was in a non friable state. The lease will include the asbestos warning and covenant as set forth in the SEDA BRAC Interim Lease dated October 4, 1999.

### **3.6 Lead Based Paint (LBP)**

Based on the age of the buildings (constructed prior to 1978), LBP is presumed to be present in all of the buildings covered by this FOSL except building 372 which was built in 1988. The buildings were not previously used and are not intended to be used for residential purposes in the future. The lease will include the lead-based paint warning and covenant as set forth in the SEDA BRAC Interim Lease dated October 4, 1999.

### **3.7 Radiological Sources or Contamination**

Building 116, Rad lab is presently being used to store calibration standards containing radioactive material. Stored sources are cobalt-57, thorium-230, technetium-99, cesium-137, americium-237, and natural uranium. There is no record that any of these sources were ever damaged or ruptured. Results from a radiological survey performed by SEDA of this building did not indicate that any releases had occurred. See SEDA's radiological survey results of buildings 116 and 321 dated December 5, 1997 for additional information.

Building 321 was used to store calibration standards containing radioactive material. Stored sources included cobalt-57, uranium-235, radium-226, strontium-yttrium-90, and plutonium-239 isotopes. There is no record that any of these sources were ever damaged or ruptured. Results from a radiological survey performed by SEDA of this building did not indicate that any releases had occurred. See SEDA's radiological survey results of buildings 116 and 321 dated December 5, 1997 for additional information.

Building 324 was used to store Columbite ore, a mixture of the oxides of iron, manganese, niobium, and tantalum. Although neither niobium nor tantalum has any naturally occurring radioactive isotopes, radium-226 and thorium-232 may be present in the mixture as impurities. The ore was stored in building 324 from 1954 to 1973 at which time the Columbite ore was removed and the building was swept clean. No evidence or record of a release of Columbite ore was found. See the Draft Decision Document Twenty-six Low/No Further Action Sites SEAD 1, 2, 7, 10, 18, 19, 20, 21, 22, 29, 30, 31, 32, 35, 36, 37, 42, 47, 49, 51, 53, 55, 60, 61, 65, and 72 dated November 1999 for additional information.

### **3.8 Radon**

Radon surveys were conducted in buildings 106, 116, 117, 316, 317, 318, 320, 321, 323, 324, 325, 330, 331, 332, 333, and 346. The results of the survey performed on these building indicated that the highest radon level was 1.9 picocuries per liter (pCi/l) which is well below the EPA residential action level of 4 picocuries per liter (pCi/l). Buildings 360 and 372 were of commercial or industrial type use and were not required to be surveyed. See SEDA's Radon surveys dated 1989, 1991, and 1994 for additional information. The lease will include a Radon notification as set forth in the Environmental Protection Lease Provision Amendment (Enclosure 6).

### **3.9 Unexploded Ordnance**

Based on a review of existing records, available information, and the SEDA Ordnance and Explosives Archives Search Report dated December 1998. None of the buildings or surrounding land proposed for lease are known to contain unexploded ordnance.

### **3.10 Other Hazardous Conditions**

There are no other hazardous conditions which require remediation or a response action for the property covered by this FOSL to be suitable for lease for its intended use.

## **4. Adjacent Unremediated Sites**

The following unremediated contamination sites are located adjacent to the property;

- Building 319 boiler blow down pit (SEAD-40), Waste oil burning boilers (SEAD-37), Underground waste oil tanks (SEAD-34), BRAC parcel 50(5)PS/PR/HR(P)- These sites are located approximately 300 feet East of building 318. SEAD-40 is awaiting approval of a removal action. There is no evidence of contamination migrating toward building 318 from this pit. SEAD-37 the boilers have not been used to burn waste oil since 1989 and the air discharges from these boilers were permitted and regulated by NYSDEC Air resources division. SEAD-34 these tanks were operated in accordance with NYSDEC Bulk Petroleum Storage regulations.
- Rumored PCB spill, (SEAD 121B), BRAC parcel 77(6)PR/HR . Based on information provided during an interview an area between building 324 and building 325 was investigated for a possible PCB oil spill. There were no signs of stressed vegetation. Soil samples were collected and results indicated that a release has occurred as evidenced by the presence of semivolatiles but not PCB's. Area has been recommended for further soil sampling be performed to determine the extent of the impacts from the semivolatiles.
- Used oil spill BRAC parcel 148(4)PR/HR. This site is located approximately 150 feet south east of building 325 and 150 feet south west of building 330.
- Building 307, hazardous waste storage facility (SEAD-1), BRAC parcel 19(3)HS/HR. This building is located approximately 100 feet North of building 333. Building is a permitted and regulated under RCRA. The floor is sealed and the diked in accordance with RCRA standards.

There was a PCB contaminated solvent spill inside the building on April 23, 1991. NYSDEC spill # 9100990. Spill was cleaned up and closed out by NYSDEC on April 23, 1991.

- DRMO scrap yard, (SEAD 121C), BRAC parcel 78(6)HS/HR. This site is located approximately 10 feet to the West of building 360. Area is contained inside a fence and ground water flow is downgradient of building 360. Preliminary soil and water sampling indicate semivolatiles, pesticides, and thirteen metals were detected. Area has been recommended for further soil and groundwater sampling to determine the extent of the impacts of these contaminants.
- Building 355 waste oil storage tanks (SEAD-28), BRAC parcel 51(4)PS/PR/HS/HR(P). This site is located inside the fenced in DRMO scrap yard (SEAD121C). There were two underground 2,005 gallon used oil tanks which operated from 1982 to 1994 at which time they were removed and not replaced. Neither tank was leaking however there was evidence of minor spills around the fill pipe of one tank, this soil was excavated and properly disposed of. After the tanks were removed confirmatory soil samples were taken inside the excavation and results indicated that no contamination existed. NYSDEC approved the closing of the tanks and the backfilling of the excavation on January 13, 1995.

These adjacent sites do not pose an unacceptable risk to human health and the environment or to the leasing of the buildings covered by this FOSL because the sites have been remediated or there is adequate security measures to prevent unauthorized access and the contamination is not migrating towards the lease property..

## 5. REMEDIATION

On July 14, 1989, the EPA placed SEDA on the National Priority List (NPL) for environmental restoration. SEDA has since entered into a Federal Facilities Agreement (FFA) dated January 23, 1993, with the NYSDEC and the EPA. There are FFA operable units contained on the property covered by this FOSL. The Army determination has been made that there are no unacceptable threats to human health and the environment from these sites. A Record of Decision or other applicable completion documents will be prepared in the future.

The following sites were investigated as part of the installation environmental restoration program;

- SEAD 27- Part of building 360 was used for a steam cleaning/degreasing operation. Waste from this operation was contained in a concrete waste pit. A closure investigation was performed in July 1995 and a determination was made that the pit satisfied the requirements for clean closure. This pit was addressed in the Draft Decision Document-Mini Risk Assessment SEAD 9, 27, 28, 32, 33, 34, 43, 44A, 44B, 52, 56, 58, 62, 64A, 64B, 64C, 64D, 66, 68, 69, 72 and 120B dated April 2000 and determined by the Army not to require further action.
- SEAD 47- Building 321 was used to store calibration standards containing radioactive material. This building was addressed in the Draft Decision Document Twenty-six Low/No Further Action Sites SEAD 1, 2, 7, 10, 18, 19, 20, 21, 22, 29, 30, 31, 32, 35, 36, 37, 42, 47, 49, 51, 53, 55, 60, 61, 65, and 72 dated November 1999 and determined by the Army not to require further action.
- SEAD 49- Building 324 was used to store Columbite ore. This building was addressed in the Draft Decision Document Twenty-six Low/No Further Action Sites SEAD 1, 2, 7, 10, 18, 19, 20, 21, 22, 29, 30, 31, 32, 35, 36, 37, 42, 47, 49, 51, 53, 55, 60, 61, 65, and 72 dated November 1999 and determined by the Army not to require further action.

In the event that investigations/remediation is required in the future, the lease will include a provision reserving the Army's right to conduct remediation activities as set forth in the SEDA BRAC Interim Lease dated October 4, 1999.

## **6. REGULATORY COORDINATION**

The U.S. EPA Region 2, the NYSDEC Central Office, and the NYSDEC Region 8 office were notified, and received copies of the FOSL requesting comment. The public was notified of the initiation of this FOSL through a Public Notice for Comment which was placed in a local newspaper (Finger Lakes Times) for three days, TBD, requesting comment. Regulatory and general public comments which are received will be at Enclosure 7. The Army response to regulatory and general public comments received for this FOSL will be contained in Enclosure 8.

## **7. NATIONAL ENVIRONMENTAL POLICY (NEPA) COMPLIANCE AND CONSISTENCY WITH LOCAL REUSE PLAN**

The environmental impacts associated with proposed lease of the property have been adequately analyzed in the Environmental Impact Statement for BRAC 95 Disposal and Reuse of property at the Seneca Army Depot Activity dated March 1998.

The proposed lease of the property addressed by this FOSL is consistent with the reuse alternatives stated in the above referenced NEPA document and with the intended reuse of the property set forth in the "Seneca Army Depot Reuse Plan and Implementation Strategy" prepared for Seneca County.

## **8. ENVIRONMENTAL PROTECTION PROVISIONS**

On the basis of the above results from the site-specific EBS, and other environmental studies and in consideration of the intended use of the property, certain terms and conditions are required for the proposed lease. These terms and conditions are set forth in the SEDA BRAC Interim Lease dated October 4, 1999 and the Environment Protection Lease Provision Amendment (Enclosure 6).

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

Based on the above information, I have determined as required by CERCLA section (h)(3)(B) that the property is suitable for lease for the intended purpose, the uses contemplated for the lease are consistent with protection of human health and the environment, and there are adequate assurances that the United States will take any additional remedial action found to be necessary that has not been taken on the date of the lease. In addition, the Department of Defense requirements to reach a finding of suitability to lease have been met subject to the terms and conditions in the Environmental Protection Provisions which shall be included in the lease of the property.

P.S. MORRIS  
Colonel, GS  
Deputy Chief of Staff for Engineering, Housing,  
Environment and Installation Logistics

Eight Enclosures

Encl. 1 Buildings 106, 116, and 117 Site Map.

Encl. 2 Buildings 316, 317, 318, 320, 321, 323, 324, 425, 330, 331, 332, 333, 346, 360, and 372 Site Map.

Encl. 3 Table 1 Description of Property

Encl. 4 Table 2 Notification of Hazardous Substance Storage, Release and Disposal

Encl. 5 Table 2 Notification of Petroleum Product Storage, Release and Disposal

Encl. 6 Environmental Protection Lease Provisions Amendment

Encl. 7 Regulatory and General Public Comments

Encl. 8 Army Response to Regulatory and General Public Comments



Insert Enclosure 1 Building 106, 116 and 117 site Map

INSERT ENCLOSURE 2 Buildings 316, 317, 318, 320, 321, 323, 324, 325,  
330, 331, 332, 333, 346, 360 and 372 site map.

## ENCLOSURE 3

<b>Table 1 Description of Property</b>			
<b>Building No. and Property Description</b>	<b>BRAC Parcel Number</b>	<b>Condition Category *</b>	<b>Environmental Condition of Property and Remedial Actions</b>
Building 116 office space 13,582 sq. ft.  Bldg. 320 Machine shop 16,300 sq. ft.  Bldg. 321 storage and calibration laboratory 12,000 sq. ft.  Bldg. 325 general purpose storage 90,000 sq. ft.  Bldg. 332 general purpose storage 90,000 sq. ft.  Bldg. 346 general purpose storage 90,000 sq. ft..	3(1)	1	<ul style="list-style-type: none"> <li>• Possible LBP exterior and interior.</li> <li>• Possible LBP exterior and interior.</li> <li>• Possible LBP exterior and interior.</li> <li>• SEAD-47 Radiation source storage see section 3.7.</li> <li>• Possible LBP exterior and interior.</li> <li>• Asbestos transite wall board.</li> <li>• Possible LBP exterior and interior.</li> <li>• Asbestos transite wall board.</li> <li>• Possible LBP exterior and interior.</li> <li>• Asbestos transite wall board.</li> </ul>
Bldg. 324 general purpose storage 90,000 sq. ft.	15(1)HS	1	<ul style="list-style-type: none"> <li>• Possible LBP exterior and interior.</li> <li>• Asbestos transit wall board.</li> <li>• SEAD-49 Columbite ore storage see Section 3.7.</li> </ul>
Bldg. 333 general purpose storage 30,000 sq. ft.	18(1)HS	1	<ul style="list-style-type: none"> <li>• Possible LBP exterior and interior.</li> <li>• Asbestos tyransite wall board.</li> <li>• Hazardous substance storage see table 2.</li> </ul>
Bldg. 316 general purpose maintenance 18,615 sq. ft.  Bldg. 317 general purpose maintenance 26,429 sq. ft.  Bldg. 318 general purpose maintenance 18,615 sq. ft.  Bldg. 372 general purpose storage 5,600 sq. ft.	20(1)PS/HS	1	<ul style="list-style-type: none"> <li>• Possible LBP exterior and interior.</li> <li>• Hazardous substance storage see table 2.</li> <li>• Petroleum products storage see table 3.</li> <li>• Possible LBP exterior and interior.</li> <li>• Hazardous substance storage see table 2.</li> <li>• Petroleum products storage see table 3.</li> <li>• Possible LBP exterior and interior.</li> <li>• Asbestos transite board on exterior.</li> <li>• Hazardous substance storage see table 2.</li> <li>• Petroleum products storage see table 3.</li> <li>• No remediation required.</li> </ul>
<b>Table 1 Description of Property</b>			

<b>Building No. and Property Description</b>	<b>BRAC Parcel Number</b>	<b>Condition Category *</b>	<b>Environmental Condition of Property and Remedial Actions</b>
Building 117 general purpose maintenance 19,120 sq. ft	25(1)PS/HS	1	<ul style="list-style-type: none"> <li>• Possible LBP exterior and interior.</li> <li>• Asbestos floor tile.</li> <li>• Hazardous substance storage see table 2.</li> <li>• Petroleum products storage see table 3.</li> <li>• Used oil storage see table 3.</li> </ul>
Building 106 Health clinic 10,859 sq. ft.	27(1)PS/HS	1	<ul style="list-style-type: none"> <li>• Possible LBP exterior and interior.</li> <li>• Asbestos floor covering.</li> <li>• Hazardous substance storage see table 2.</li> <li>• Heating fuel oil storage see table 3.</li> </ul>
Bldg. 330 general purpose storage 90,000 sq. ft.	13(3)HS/HR	3	<ul style="list-style-type: none"> <li>• Possible LBP exterior and interior.</li> <li>• Asbestos transite wall board.</li> <li>• Hazardous substance storage see table 2.</li> </ul>
Bldg. 331 general purpose storage 90,000 sq. ft.	14(3)HS/HR	3	<ul style="list-style-type: none"> <li>• Possible LBP exterior and interior.</li> <li>• Asbestos transite wall board.</li> <li>• Hazardous substance storage see table 2.</li> </ul>
Bldg. 323 office space and general purpose storage 90,000 sq. ft.	17(3)HS/HR	3	<ul style="list-style-type: none"> <li>• Possible LBP exterior and interior.</li> <li>• Asbestos floor tile.</li> <li>• Hazardous substance storage see table 2.</li> </ul>
Building 360 equipment maintenance 9,684 sq. ft.	51(4)PS/PR/ HS/HR(P)	4	<ul style="list-style-type: none"> <li>• Possible LBP exterior and interior.</li> <li>• Asbestos floor tile.</li> <li>• Hazardous substance storage see table 2.</li> <li>• Heating fuel oil storage see table 3.</li> </ul>

NOTE: Enclosure 1 and 2 Building Site Maps show locations of buildings.

\* The Environmental Condition Codes include -

Category 1: Areas where no release or disposal of hazardous substances or petroleum products has occurred (including no migration of these substances from adjacent properties). However, the area may have been used to store hazardous substances or petroleum products.

Category 3: Areas where storage, release, disposal, or migration of hazardous substances has occurred, but at concentrations that do not require a removal or remedial action.

Category 4: Areas where storage, release, disposal, or migration of hazardous substances has occurred, and all removal or remedial actions to protect human health and the environment have been taken.

BRAC parcel number definitions.

PS- Petroleum storage

PR- Petroleum release

HS- Hazardous substance storage

HR- Hazardous substance release

## ENCLOSURE 4

<b>Table 2 – Notification of Hazardous Substance Storage, Release and Disposal</b>			
<b>Building Number</b>	<b>Name of Hazardous Substance</b>	<b>Date of Storage, Release, or Disposal</b>	<b>Remedial Actions</b>
106	Medical and dental wastes, and laboratory chemicals	Building was used as a health clinic from 1977 to 1996. There is no evidence of any releases or disposals inside the building.	No remedial action required.
117	Paints, solvents, anti-freeze, acids, and degreasers	Building was used for motorized heavy equipment maintenance from 1942 to 1998. The building includes a battery shop and paint booth. There is no evidence of any releases or disposals inside this building.	No remedial action required.
316	Paints, solvents and degreasers.	Building was used for the refurbishing and preservation of industrial plant equipment from 1942 to 1999. There is no evidence of any releases or disposals inside this building.	No remedial action required.
317	Paints, solvents, PCB's, and degreasers	Building was used for the refurbishing and preservation of industrial plant equipment from 1942 to 1999. Building includes a paint booth and shot blasting booth. On July 7, 1996 there was a spill of PCB contaminated oil in one of the maintenance bays.	NYSDEC spill # 96-05013. Spilled PCB oil was cleaned up and disposed of. NYSDEC closed out this spill on July 17, 1996. No further remedial action required.
318	Paints, solvents and degreasers	Building was used for the refurbishing and preservation of industrial plant equipment from 1942 to 1999. Building includes a paint booth. There is no evidence of any releases or disposals inside this building.	No remedial action required.
323	Paint related materials, pesticides, soda ash, acids, DS-2, STB, and anti-freeze	Building was used for shipping and receiving of materials from 1942 to 1999. Building included a paint booth. On March 18, 1992 there was a spill of DS-2 in the receiving area of this building.	NYSDEC spill # 91-12897. Spilled DS-2 was cleaned up and disposed of. NYSDEC closed out the spill on March 18, 1992. No further remedial action required.
324	Columbite ore	Building was used to store columbite ore from 1954 to 1973.	See section 3.7.
330	DS-2, a high alkaline substance.	Building was used for storage of DS-2 from 1987 to 1999. On August 16, 1993 DS-2 was spilled in the loading area outside the building.	NYSDEC spill # 93-06000. Spilled DS-2 and contaminated stones were cleaned up and disposed of. NYSDEC closed out the spill on July 19, 1994. No further remedial action required.

**Table 2 – Notification of Hazardous Substance Storage, Release and Disposal**

Building Number	Name of Hazardous Substance	Date of Storage, Release, or Disposal	Remedial Actions
331	Ethanol	<ul style="list-style-type: none"> <li>• Building was used for storage of Army personnel equipment/clothing to included decontamination kits, which contained ethanol. There is no evidence of any releases or disposals inside this building.</li> <li>• On October 28, 1992 a forklift being transported on a flatbed trailer fell off rupturing the battery spilling sulfuric acid onto the ground and pavement behind this building.</li> </ul>	<ul style="list-style-type: none"> <li>• No remedial action required.</li> <li>• NYSDEC spill # 92-08729. Spilled acid and contaminated stones were cleaned up and disposed of. NYSDEC closed out the spill on October 28, 1992. No further remedial action required.</li> </ul>
333	Pesticides, acids, anti-freeze, and soda ash.	Building was used for heated storage of hazardous substances from 1980 to 1999. There is no evidence of any releases or disposals inside this building.	No remedial action required.
360	Paints, PCB's solvents, and degreasers.	Building was used for the refurbishing and preservation of industrial plant equipment from 1969 to 1996. Building includes a vapor degreaser, sand blast booth, steam cleaning area (SEAD 27) and a paint booth.	No further remedial action required see Section 5, SEAD-27.

## ENCLOSURE 5

<b>Table 3 – Notification of Petroleum Product Storage, Release and Disposal</b>			
<b>Building Number</b>	<b>Name of Petroleum Product(s)</b>	<b>Date of Storage, Release, or Disposal</b>	<b>Remedial Actions</b>
<b>PETROLEUM PRODUCT STORAGE</b>			
117	Lubricating and hydraulic oils.	Building was used for motorized heavy equipment maintenance, which included motor oil and hydraulic fluid changes, from 1942 to 1998. There is no evidence of any releases or disposals inside this building.	No remedial action required.
316	Lubricating, hydraulic and cooling oils.	Building was used for the refurbishing and preservation of industrial plant equipment, which included lubricating, hydraulic and/or cooling oil changes, from 1942 to 1999. There is no evidence of any releases or disposals of inside this building.	No remedial action required.
317	Lubricating, hydraulic and cooling oils.	Building was used for the refurbishing and preservation of industrial plant equipment, which included lubricating, hydraulic and/or cooling oil changes, from 1942 to 1999. There is no evidence of any releases or disposals of inside this building.	No remedial action required.
318	Lubricating, hydraulic and cooling oils.	Building was used for the refurbishing and preservation of industrial plant equipment, which included lubricating, hydraulic and/or cooling oil changes, from 1942 to 1999. There is no evidence of any releases or disposals of inside this building.	No remedial action required.
<b>EXISTING AST's</b>			
106	#2 fuel oil	1,000 gallon UST operated between 1996 and 1998.	No known releases. Tank is empty.
360	#2 fuel oil	275 gallon AST operated from 1998 to 1999.	No known releases. Tank is empty.
<b>REMOVED UST's and AST's</b>			
106	#2 fuel oil	5,000 gallon UST operated from 1977 to 1996.	No known releases. UST was removed replaced with a 1,000 gallon AST in 1996
117	Used oil	2,005 gallon UST operated from 1983 to 1999.	UST was removed and not replaced. Soil analytical results indicate that hydrocarbons had impacted the subsurface soil. Presently awaiting a site investigation and further testing.

<b>Table 3 – Notification of Petroleum Product Storage, Release and Disposal</b>			
<b>Building Number</b>	<b>Name of Petroleum Product(s)</b>	<b>Date of Storage, Release, or Disposal</b>	<b>Remedial Actions</b>
<b>REMOVED UST's and AST's</b>			
117	Kerosene	275 gallon AST operated from 1977 to 1985.	No known releases. AST was removed and not replaced.
360	#2 fuel oil	1,000 gallon UST operated from 1969 to 1997.	No known releases. UST was removed and not replaced.
360	#2 fuel oil	500 gallon UST operated between 1969 and 1997.	No known releases. AST was removed and replaced with a 275 gallon AST in 1993.



## ENCLOSURE 6

### ENVIRONMENTAL PROTECTION LEASE PROVISIONS AMENDMENTS

The following are amendments to the Environmental Protection Provision as set forth in the SEDA BRAC Interim Lease dated October 4, 1999, which is included as part of this enclosure.

Page 21 amend subparagraph m by adding:

Two aboveground AST's. 1,000 gallon AST located at building 106 and a 275 gallon AST located at building 360.

Add the following Radon Notice.

#### RADON

Available and relevant radon assessment data pertaining to the Property is located in the EBS, dated March 22, 1996. According to said radon assessment data, those structures shown as Buildings 106, 116, 117, 316, 317, 318, 320, 321, 323, 324, 325, 330, 331, 332, 333 and 346 were tested and radon was not detected above the EPA residential action level of 4 picocuries per liter (pCi/l). Buildings 360 and 372 were commercial or industrial type use buildings and were not required to be tested for radon. The Lessee shall comply with applicable law regarding the testing for and abatement of radon at the above-referenced buildings that have not been tested for radon, at no cost to the Government prior to using these buildings for residential purposes. The lessee on behalf of itself, its successors and assigns, covenants that it will include this radon notice in all subsequent conveyance documents that include said untested buildings or any portion thereof.