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COUNTY OF SENECA
STATE OF NEW YORK

TECHNICAL REVIEW COMMITTEE MEETING

A Technical Review Committee Meeting held at the Seneca Army Depot, Romulus, New York, on the 16th day of August, 1995.

REPORTED BY: PATRICIA A. NELK, RPR

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Rochester, New York 14614

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MR. ABSOLOM: If I could have everybody's attention, I would like to bring the meeting to order. I would like to welcome everybody to the Technical Review Committee Meeting. This is one of many that we have. This is the quarterly meeting. What I would like to do before I go into some of the ground rules and rules of engagement is I would like to introduce Colonel Steve Brooks, who is the new Depot commander.

LTC BROOKS: I guess I need to start the thing off. Just a couple things. Like Steve said, I am the new guy on the block. I will be here two years. I am working on my second month here. As you all know, we have a tough road to hoe in the next two to three years. We are basically closing the Base up and turning it over for civilian re-use; hopefully, where industry will be attracted here and there will be a net gain of jobs in the region.

As we do that, environmental cleanup of the area is right up there and competes with my other first priority of moving all old mission stocks of supplies out from here.

The government is investing a lot of money into the cleanup and close up of the place here, and I guess since you are all connected with the environmental business or else interested citizens you are also aware that the Army has already spent a lot of money here to try to cleanup the things that have occurred here in the past before people were sensitized to the issues. The Army is committed to continuing that. As a matter of fact, since we are under the Base Closure Rules, which will be official as of the 1st of October, the money in theory at least should be speeded up where we can complete the cleanup even faster than we originally planned. So we are fully committed to that and we have got a team of professionals that work here and I think from everything I have heard from shaking hands with people they have a good relationship with all their counterparts and the State, Federal agencies that help us and guide us along the paths of cleanup.

So I am glad that you could all come. I know a lot of you came from far away places

just to be here. As we go through the meeting, I would only ask that -- we have a stenographer here. She's trying to capture all of our pearls of wisdom where they can be put in for historical perspective. Just bear in mind if you have questions or comments as we go through, to give our illustrious stenographer enough time to capture your words. So thanks again. Let's begin the meeting.

MR. ABSOLOM: As the colonel said, there are some rules of engagement. If you ask a question, I would like you to ask one question, allow us to answer the question prior to asking a follow-up question. That makes the record clear. That is most important in keeping track of what's said. Well, if it gets to be a general discussion and people are trying to talk at -- more than one person talking at a time, we will call a halt and get one person going. She can only record one conversation at a time.

The other thing I would like to do is go -- not only go around the table here and have everybody introduce themselves but also go

through the audience so everybody has an understanding of who is here today. I would like to do that now.

COMMITTEE MEMBER: I am Randy Battaglia. I am the on site project manager for New York District U.S. Army Corps of Engineers.

COMMITTEE MEMBER: Kevin Healy, Huntsville Division. I am lead engineer for all the cleanup work.

COMMITTEE MEMBER: Mark Duchesneau, Parsons Engineering Science contractor for Huntsville Division. I am the project manager for the work that is being done at Seneca through our company.

MR. ABSOLOM: I am Steve Absolom, Chief of Public Works at Seneca.

LTC BROOKS: I am Steve Brooks again.

COMMITTEE MEMBER: Randy Cerar from the Army Environmental Center.

COMMITTEE MEMBER: Dorothy Richards, project manager with Huntsville Division Corps of Engineers.

COMMITTEE MEMBER: Dan Geraghty with New York State Department of Health out of Albany.

COMMITTEE MEMBER: Janet Fallo, environmental engineer at Seneca.

COMMITTEE MEMBER: Thomas Enroth, Seneca Army Depot.

COMMITTEE MEMBER: Carla Struble, U.S. Environmental Protection Agency, project manager.

COMMITTEE MEMBER: Bruce Nelson, Malcolm Pirnie, providing technical assistance to the EPA.

COMMITTEE MEMBER: Frank Ricotta, New York State Department of Environmental Conservation, Region 8 Office.

COMMITTEE MEMBER: Kamal Gupta, project manager, New York State Department of Environmental Conservation.

COMMITTEE MEMBER: Robert Scott, New York State Department of Environmental Conservation, Avon, New York.

COMMITTEE MEMBER: Brian Dombrowski. I am the director of the Seneca County Department of Health.

COMMITTEE MEMBER: Richard Durst, professor of chemistry at the analytical experimental station and most

importantly a resident of Varick.

COMMITTEE MEMBER: Skip Stafford, supervisor of the Town of Varick.

COMMITTEE MEMBER: Bill Cool, Town of Varick.

COMMITTEE MEMBER: Joseph Maciejewski.

AUDIENCE MEMBER: Ann Herman, resident of the Town of Varick.

AUDIENCE MEMBER: Lucinda Sampel, Rochester citizen.

AUDIENCE MEMBER: Mike Windle, Chief of Installation Management Resources here at Seneca.

AUDIENCE MEMBER: Linda Vera, Department of Environmental Conservation in Avon.

AUDIENCE MEMBER: Dave Petruccelli.

AUDIENCE MEMBER: Bill Perkins, Page Environmental Transportation.

AUDIENCE MEMBER: Mark Serwinowski, OHM Remediation Services.

AUDIENCE MEMBER: Joanne Manaseri, legal office from Seneca.

AUDIENCE MEMBER: Beverly Lombardo, Visual Information, Seneca.

AUDIENCE MEMBER: Mary Ruth Sweet, Seneca Lake Pure Waters Association.

AUDIENCE MEMBER: Douglas Wehner with I.T. Corporation, project manager for the ash landfill remedial action.

AUDIENCE MEMBER: Peter Coutts, I.T. site manager.

AUDIENCE MEMBER: Greg Hoover, U.S. Army Corps of the Engineers.

AUDIENCE MEMBER: Neil Chaffie, The Finger Lakes Community Newspapers.

AUDIENCE MEMBER: Jim White, interested citizen.

AUDIENCE MEMBER: Liz Thorndyke, Center For Environmental Information.

AUDIENCE MEMBER: Marcia Galloway, Ecology and Environment.

AUDIENCE MEMBER: Bob King, Ecology and Environment.

AUDIENCE MEMBER: I am just a resident. Marguertie Wilson. I live at 96-A across the double fence.

AUDIENCE MEMBER: William Hudson, live on Kennedy, local resident.

MR. ABSOLOM: I would like to thank

everybody again. Welcome. Today we have got a pretty intense agenda. It is going to give out a lot of good information of things that are happening here. We will talk a little about what it means to the environment here at Seneca and then we will have some questions and answers at the end. I ask that if you ask a question, allow us to answer. And if you have a question of any given speaker, go ahead and ask it during that time during his presentation. It is not a problem. Allow us to answer the question first.

With that I am going to ask that Pete Coutts come up and give his presentation on the ash landfill removal action. That is where, you remember, we were actually taking the source of contamination that we found during the investigative stage and actually did the removal of that source.

MR. COUTTS: Hello, everybody. I am Pete Coutts. I was the site manager on the removal project. I am going to give a real general overview on what we accomplished during the removal action at the ash landfill

site.

These are the two areas of concern, Area A and Area B. We did a Phase I delineation where we installed 31 borings around the two areas to the top of bedrock. This was to confirm that we were -- that we had delineated the areas and we would capture all the contaminated soil during the remediation project. The sites -- both sites were delineated previously in a series of investigations and our task was just to confirm that we had covered all the contaminated soil.

This slide is just a layout of our operations. And basically it shows the two areas. Area A -- I don't have a pointer. Area A and Area B are water treatment systems -- thank you -- depicted here. Area A, Area B, those were the areas that were excavated. Both areas were excavated to the top of bedrock, which vary about seven to ten feet in depth across the site. What we did is we excavated 18 to 24 inches into the bedrock to insure that we captured all the contaminated soil. Once we excavated the material, the

contaminated soil was staged in the contaminated soil staging area where it was covered with six mill poly and subsequently processed through the unit.

Over here is our water treatment system where we treated all the water generated on site. Primarily most of the water was generated because of the water used during the excavation.

Over here is our Met station, where we constantly recorded meteorlogical data. We had three perimeter air stations to monitor all emissions on site. There is one over here, one over here and the third one is up by the treatment plant. Those three stations monitored for volatile organics and particular matter and had both visual and audio alarms on them. If one was triggered, corrective measures were taken. Volatile emissions were never detected at any of the stations. Particulates on a few occasions were detected and pest control was immediately implemented.

And that is basically the entire layout. Office trailers were down in the support

zone, exclusion zone. This entire area here, to enter that zone workers had to be in Level C Protection, which is basically respirators and protective clothing.

MR. DURST: A while ago the contractor that was doing that went out of business or something and you had restarted the burning ground operation?

MR. COUTTS: Right. There was a subcontractor. I.T. was the subcontractor. The thermal plant was subcontracted through a company Virtech Environmental (phonetic), who did during the project declare bankruptcy. And at that point I.T. Corporation took over the plant and operated it through the completion of the project with us.

MR. DURST: Is the remediation still on schedule?

MR. HEALY: It is done.

MR. DURST: It is done?

MR. COUTTS: The remediation is complete. The project has been completed, report has been finalized. That is typically the site layout.

The next overhead is a process flow of

the site operations. Essentially, what happened is soil was excavated from Area A and Area B down to again 18 to 24 inches to the top of bedrock, which was a shale. The material was transported to a debris screen, which is a vibrating shaker screen to screen out debris. Everything over two inches in diameter was rejected and was subsequently transported to some roll off boxes. It was sampled and deemed non-hazardous and sent to a non-hazardous landfill. Debris was constituted at about 130 tons out of the entire project, which is like .35 percent of the total volume excavated.

Soil that did pass through the debris screen was transported to the contaminated soil staging area where it was covered securely with six mill poly. At that point it was then transported to the low temperature thermal desorption unit where it was processed through a rotary dryer between eight and nine hundred degrees Farenheit.

Once the soil was treated through the plant it was transported to the treated soil staging area where it was staged in a 150 ton

stock piles. Each of the stock piles were sampled for volatiles, semi-volatiles and metals. Once we received analytical results and the piles were cleared they were transported and backfilled in both Areas A and B. The backfill was placed in lifts and compacted with a D-5 dozer.

MR. HEALY: Pete, why don't you give two or three sentences to how the LTTD unit treats the soil?

MR. COUTTS: Okay. I have another slide here. This is the plant. Essentially what happens is the material that had been screened is placed into a feed hopper here. There is what they call a grizzly on top, which is iron bars spaced four inches apart. So any iron rods or anything -- if there was a bar in the material, it is rejected at that point and all that enters the feed hopper is soil. At the bottom of the feed hopper is a hammer mill, which is a series of hammers that crushes up concrete and such. After it passes the hammer mill it enters a belt and goes up to the shaker screen where material is further rejected. It screens to minus two

inches. The rejects from the screen fall down on an impact mill where it is crushed again and material either falls through a second screen or is rejected at the end of the impact mill.

Once it passes through the screen, there is a belt that transports the soil into the rotary dryer. This is where the soil is treated. It is essentially a 40 foot long steel drum that is rotating at a constant rpm. Material is lifted inside on a series of flights. It is lifted up and rolled through the heat source, which is operating between eight and nine hundred degrees.

Once it drops through the heat source the volatiles are immediately destroyed. The off gas emissions right here enter the bag house, which is a series of bags that collect particular matter. The bags pulse at a certain rate knocking the particulates off the bag. After it passes through the bag house it enters an afterburner, which is operated at 1400 degrees Farenheit, effectively destroying all the volatile organics. At that point the emissions are

exhausted through a 50 foot tall stack.

The soil, on the other hand, after it exits the dryer it enters another belt and runs through a pug mill where the soil is cooled to approximately 200 degrees. Then the cooled soil enters a radial stacker belt, which is nothing more than a conveyor, and it stacks the treated soil in 150 ton stock piles.

That is basically how the system operates. It is fire on propane. And there is an operator inside the control room that continues to operate the unit and watches all the operating parameters. The heat, the temperatures of both the dryer and the afterburner are recorded on a constant strip recorder to insure that proper temperatures are maintained. Those records are part of the permanent record.

We ended up treating just under 35 tons of soil throughout the duration of the project. We had zero batch re-runs. We effectively remediated all soil that was excavated on site. The soil was all backfilled back into Areas A and B.

The water that was generated as a result of the water operations was handled through a water treatment plant that we had designed and built on site. Throughout the duration of the project we treated just under 950,000 gallons of water primarily from excavation de-watering.

This is a schematic of the water that was treated. The water was pumped from the excavation with a series of trash pumps where it entered storage stage influent. Storage tanks allowed some of the water to settle out. It went through a particulate facilitator. Water entered a shallow tray air stripper. And what that does is water flows counter current through a stream of air. It strips off the organics or volatilizes the organics. The clean water passes through the system. The organics are exhausted through an exhaust port at the top. The emissions enter a vapor phased carbon unit where they are effectively destroyed. All that is coming out of the end of the system as far as emissions are concerned is just vapor.

AUDIENCE MEMBER: Got a question. Did you have both water from the drying process and surface water that would collect in the excavation points?

MR. COUTTS: From the drying process? You mean from the thermal plant?

AUDIENCE MEMBER: Was there also water that collected, groundwater that you --

MR. COUTTS: Yes. Primarily most of the water we treated was groundwater that we collected within the excavation.

AUDIENCE MEMBER: Oh.

MR. COUTTS: We also managed surface water from rainfall. Essentially, all water that was generated or passed across the site we captured and treated.

AUDIENCE MEMBER: You also had water from condensation of the slow cooking?

MR. COUTTS: No. No.

AUDIENCE MEMBER: You didn't?

MR. COUTTS: There was no water generated as a result of the thermal operation.

AUDIENCE MEMBER: Earlier there had been water -- some contamination detected in

plumes that were migrating off site of the Depot -- off the Depot -- and headed in that direction, which is one reason why this cleanup was undertaken. Was any water taken from those plumes?

MR. HEALY: A majority of the treatment was for the treatment of soil for the source itself. There was some groundwater, as Pete said, that was removed incidental to the soil treatment. But as of right now, there is still some sort of a plume. The guts of it has been removed. All right. We don't know exactly how much. There is still a plume of contamination that needs to be dealt with. It is in effect a Phase II cleanup.

MR. COUTTS: Okay. Essentially, once the water was treated through the air stripper it entered another particulate facilitator and collected in storage tanks where it was sampled. Once the analytical results deemed the water had been treated to State requirements, it was discharged to the surface.

Now, prior to project start-up, I.T. generated a series of work plans describing

what we intended on doing. The plans were submitted to both the State and EPA for review and comment. In addition, the plant had to undergo a very rigid prove out or trial burn where we processed 1500 tons of material. We had to effectively show that the plant would destroy any material in the soil and that there would be no emissions from the stack of the plant. And in addition, the perimeter stations were effectively monitored for anything that would be migrating off site in the air stream. In the discharge permit for the waste water treatment plan, we had to meet stringent requirements before we discharged any water that we had treated.

MR. HEALY: The cleanup levels were all based on State of New York requirements and EPA requirements. And can you say off the top of your head, roughly, an average of what was left in the soil when it was cleaned up? Seven hundred was the limit as far as that was concerned. When you tested this stuff, what was the typical number?

MR. COUTTS: For organics we were

treating way above the destruction levels. When we received analytical results involved in compounds, primarily we were seeing non-detects. We heated the soil way above the boiling points of these compounds. So they were destroyed, essentially, immediately. I would say the majority of our results that are back would show they were non-detectable in the treated cylinder.

MR. HEALY: We were supposed to clean up to a certain level. But the soil that went back in the ground that was cleaned up, that was much greater than what we were required to do.

MR. COUTTS: Right.

MR. ABSOLOM: Pete, what was the date that we demobilized the site?

MR. COUTTS: We demobilized the site on June 22nd. We had completed the burn, I think it was, on June 12th.

AUDIENCE MEMBER: Is someone going to talk later today about what the plan is for that plume?

MR. ABSOLOM: Yes. That will be in the next presentation.

AUDIENCE MEMBER: Okay.

MR. ABSOLOM: Any other questions with regards to what happened at the ash landfill as far as the remediation goes?

COMMITTEE MEMBER: How much soil did you treat?

MR. COUTTS: It was just under 35,000 tons and again close to 950,000 gallons of water was treated also.

LTC BROOKS: How much did the government pay to have this done?

MR. COUTTS: Approximately five million dollars.

AUDIENCE MEMBER: I didn't quite understand your answer to the question over there. Are you saying that there is so little contamination in the soil now that it can't be recorded on a measuring device?

MR. COUTTS: Right. The removal action was for organic compounds. That is what was detected in the plume. We treated the source area, which was the landfill area. We treated the soil down to a point where they set detection levels on constituents.

AUDIENCE MEMBER: Okay.

MR. COUTTS: It was treated down to a point below where the laboratory incidents could detect these and quantify it.

MR. DUCHESNEAU: Typically it is 50 ppb or less.

MR. COUTTS: Fifty parts per billion.

MR. DUCHESNEAU: We are less than that by a long shot.

MR. HEALY: The criteria was 50 ppb and we are less than 50 ppb. We are doing a lot better than we were required.

MR. DUCHESNEAU: My name is Mike Duchesneau. I am the project manager for the work being done here for the work being done under the contract division. I would like to begin by just pointing out some changes on the organizational chart. Most significantly is that Randy Battaglia is now moved from being employed at Seneca Army Depot to the New York State District, but Randy is still stationed or his office is here on the Depot. He's still involved in the Seneca Project as well as some other projects. In addition, Dr. Kathleen Butchi (phonetic), who has attended many of these meetings in the past,

has taken a promotion. She's being replaced by Harry Krieler, who is being represented by Harry's boss here. As well as, I might point out the Baltimore personnel. It used to be Bill Thayer and now it is a Sanjib Chaki.

What I will be discussing with you today is an update on some of the activities that have been ongoing, many of which you heard me discuss before. But I would just like to bring you up to speed on where we are on the process.

In essentially the four areas that we have been involved in, the last area, the IRM status report has just been reported by I.T. Corporation. I won't really get into that. But the other areas will include the SWMU investigation or classification update, the update on the RI/FS's we have been involved in, as well as removal action completion reports.

The first area I would like to begin is the SWMU investigation classification report and the update on that situation. As a reminder of how the process is identified in the Federal Facilities Agreement, which is

the agreement between the Army, EPA and the State, it is essentially a three tiered process. The first tier involves classification; identification of the SWMU, classification of a SWMU. And by SWMU I mean Solid Waste Management Unit; an area where there is some type of waste managed or used at some point and the history of the facility.

Once there is a determination that the site is an area of concern, it would then move into some kind of site investigation phase. And we perform what we call a site investigation, which is the equivalent to a preliminary characterization of the site. We go out and collect some basic data, find out if there has been some releases or some issues related in the past. If the result of that report is that a threat does exist, the Army has the ability to perform what's called a removal action. In other words, if the situation at the site is a relatively small localized problem, it can be eliminated quickly with a removal action. The Army has an option to eliminate a removal action.

As a result of the removal action, EPA and NYSDEC are involved. We can prepare a completion report and finalize that in a ROD or record of decision. If as a result of that the indication is that there is a need to continue the process, we move into the last phase called the RI/FS phase, remedial investigation feasibility phase, which then gets involved into a much larger scaled investigation; a feasibility analysis of alternatives of remediation. And finally some type of design and implementation of that design to eliminate the threat or the problem associated with that site.

At Seneca we have identified approximately -- not approximately -- exactly 76 Solid Waste Management Units. We have submitted a final what we call the SWMU Classification Report. That is a report that's classified every one of these sites, identified them and it is the first primary document under the IAG, the Federal Facilities Agreement as I mentioned, between the Army, the State and EPA.

LTC BROOKS: SWMU is some suspected site

of contamination; is that right?

MR. DUCHESNEAU: It is a site or an area of a facility that there was some possibility of having a release or managed some type of waste material. There is a decision made in concurrence with all the regulatory folks that we want to identify this area and look further to see if a threat exists. In a lot of cases these SWMU's ended up being no action, requiring no further action. Things were listed as SWMU's; such as, the boilers for the boiler plants. Those were determined to be no real threat. They are just basically industrial boilers. But nonetheless, they were identified and they were looked into in concurrence with the regulatory folks and determined there was really no threat there. That is an example of what we would call a no action SWMU.

Of the 72 SWMU's, Solid Waste Management Units, 24 were classified as no action; 12 of those are in the process of what we call a completion report. They eventually ended up with a ROD. Eight of those are in a category we would call worthy of doing a removal

action.

In other words, as I mentioned, the site problems are localized and small enough that a removal action might be an appropriate way to go. In which case, you would then follow with a completion report followed by a ROD or record of decision.

The last category, which includes 28, would be the RI/FS followed by the remedial action plan or the proposed remedial action plan. It would eventually end up with remedial action and remedial design of the 72 that we identified as the break out as I have indicated here.

MR. DURST: Now, these are the 72 that you have identified but there could be many more. And I guess the concern is now that the Army is definitely going to be closing the Base and this eventually will be turned over for some other use, will the federal government still be responsible for any cleanup that is discovered at some postdate after turning it over?

MR. HEALY: If I am not mistaken, yes, they are. It is not a responsibility that we

can relinquish at any given time.

MR. BATTAGLIA: The Army's legally responsible for any formerly owned property. And as a matter of fact, I am involved with some of those now other than Seneca Army Depot. One, of course, is Sampson State Park because there used to be an Air Force and Navy Base there. They were formerly used as defense sites. The Army goes and investigates and if things are found at those kinds of places, they are taken care of. So the same basic law governs if you previously own the property. And the Army has deep pockets. Also the Army is still responsible for doing that. And as far as other potential areas on Seneca, as part of the Base closure process an environmental baseline survey will be performed and we will look at some of these stories and rumors and other potential areas that maybe out there that we don't really have down on the site.

MR. DURST: I remember from earlier meetings there was a lot of this, that there was no documentation on disposal sites but from talking to former employees or present

employees you discovered these. So presumably there is a lot more out there than some of this kind of hearsay evidence hasn't turned up.

MR. DUCHESNEAU: I don't think the list is set in stone. If such information becomes aware -- becomes available to us, yes, the Army will take proper actions. This may, in fact, increase the sites, but we are in the process of certainly updating this list as information becomes available.

MR. ABSOLOM: In Jerry Whitaker's presentation on BRAC, how they go about looking at the entire installation for potential sites, he will show you a breakdown of how that is done.

MR. DURST: There is no way to survey the entire Base. I think this would be turned up in the future when it is put to some other use and they have to do some kind of site analysis before they can build a structure.

MR. ABSOLOM: That type of activity, where there is no known contamination but it is out in the woods and nobody knows anything

about it and at that point we think the property is clean and at a future date somebody goes to build a house in there and they find something that is not supposed to be there and it is Army commodity, it is written in the deed of transfer that the Army will come back and clean that up. They retain responsibility for that. That is right in the deed itself.

LTC BROOKS: I am not positive, but under the rules of BRAC they can't transfer property until it is clean. You will probably see in Jerry's presentation from the baseline study we'll parcel the Depot out into many different parcels based on the logic to maximum potential re-use. So that as people show interest in a little piece of the Depot, we can take that little piece and certify it to be clean and try to facilitate a speedy transfer so that the Base can be re-used as quickly as possible.

MR. DUCHESNEAU: I just would like to maybe go over some of the sites that we have listed. I am not going to go through a detailed breakdown of every single one. This

is all available in the permit submitted for operation as part of the site plan or the management plan for this facility to manage their hazardous waste. It is part of that permit.

These are the types of SWMU's that we have agreed that have no further action required for them. And as I mentioned, there was 24. These are the SWMU's or the AOC's, I should say. Actually when they enter into this phase that we think a completion report followed by a ROD would be appropriate, we are in the process of trying to evaluate the best way of making a determination as to whether these sites pose significant risk. One of the tasks we are faced with is of trying to identify with very little data the need to continue the RI/FS process.

These are the listings of the SWMU's or AOC's that we have identified the candidates for removal actions. As far as we know, the areas are localized and can be eliminated with the process -- with a removal action process.

MR. DURST: How do you propose to get

rid of the heavy metals that are in the burn sites and detonation areas?

MR. DUCHESNEAU: Typically the whole issue of how we deal with heavy metals is addressed as part of the RI/FS process. There are heavy metals in soil. As you know, the issue is at what point does the heavy metal concentration in the soils become a risk. That is one of the questions that the feasibility analysis and the remedial action will address; the types of technologies that are most appropriate for metals to be used in; solidification, mixing the soil as part of a concrete matrix. Some sort of a fly ash has been used for that to bind the metal chemicals so that they are unavailable for leaching and they are incorporated in this concrete matrix and, therefore, unavailable for people to be exposed to. There is a possibility of soil washing as a remedial alternative. Where you would take a large amount of soil, wash or extract the materials that have the metals in them and manage that smaller volume that has the metals in them or hazardous material and dispose of them in an

off site landfill or doing some sort of solidification. There are two technologies that are appropriate or applicable. There are others. That analysis is still being performed as we speak.

The issue that we are trying to address is at what point does the metals impact the risk so that it is unacceptable and what we need to do about it. That is what our current discussions with the regulatory folks are all about right now.

These are the lists of the SWMU's that are in the RI/FS process as of right now. And we try to combine them in operable units so that we can look at sites -- combined sites and be more efficient in our approach in evaluating these different sites.

Landfills, for example, we have combined as one operable unit. The technologies that would have been used for one landfill is obviously applicable for other landfills. That is the logic associated with some of those decisions.

The Army has classified all of those SWMU's and tried to rank them in terms of

worst first. So to establish a worst first scenario you would have to first identify what are the worst sites of the 72 sites that we have looked at. As I mentioned, 28 are in the RI/FS process or will be. And we have begun the process of taking seven what we call high priority AOC's and performed site inspections, site investigations. The draft report for that document was submitted in July of '94. We re-issued that back in May of this year. NYSDEC and the State has indicated that there be no further comments. They agree and accept the document. We are awaiting EPA comments on the final document on that draft final report. The recommendation is to perform RI/FS's at six of those sites and removal action followed by a completion report and a ROD or a SWMU 24, which is the -- I forgot which one that is.

MR. BATTAGLIA: You had to ask. You had to ask. The burning plant.

MR. DUCHESNEAU: The next three sites are moderate. The draft report of this document was submitted in August of '94, slightly lagging the high priority. The

draft final report was submitted for regulatory review a second time on June 9th of this year. NYSDEC has agreed to accept that document as final. We are awaiting EPA comments. Of the three, all of those three sites have been categorized into the RI/FS process and they are currently in various stages of funding and prioritization within that group.

We have identified what we call the eight moderately low priority AOC's. We initiated field work in '94, completed it in July, submitted the report in April of '95 of this year, that was a draft report and we are waiting for the State and EPA comments on these documents. The recommendations for those are RI/FS for three, completion reports for six of those. And actually this 43, 56 and 49 have been combined. One of them is considered a candidate for the removal action.

The last group that we have looked over the past year or so are the seven low priority sites. We have submitted the document -- a draft version of the document

in April of this year. And we are waiting Army, EPA and NYSDEC comments. Our recommendation for that is four of those sites would go into the RI/FS process and the removal action for one of those things. So that pretty much wraps up where we stand on our investigations that we have been doing for a lot of the sites that have been identified, and we needed more information to get a handle on which pathway they need to follow in the process that was delineated earlier.

We are involved in performing RI/FS's at a couple of the sites. I would like to give you an update on where we stand on those. The first one that we began was the RI/FS at the open -- former open burning ground. This was an area where emissions were burned and demilitarized on pads. Our remedial investigation was submitted as final in September of '94 and as far as we know that is a final document. The feasibility study was looked at. Various alternatives were begun immediately thereafter. The document was submitted for regulatory review on March

10th. We received comments both from EPA and NYSDEC. We are currently in the process of trying to resolve some of these comments and we are in a process called formal consultation. Which is a word or a process described in the Federal Facilities Agreement when there is disagreement between some of the parties as to, you know, what the results mean. We are trying to resolve those issues as we speak.

The second RI that we have been working on is the work that is being done at the ash landfill. This relates to what the I.T. folks have done. As part of our remedial investigation, we have identified this area as soil contamination. And the Army decided it would be better to get that material out of the ground, treat it and eliminate that threat. So they implemented a removal action and Pete has given you a nice update where all that stands and that is one positive aspect that has come out from some of the work that we have begun.

The remedial investigation report was submitted in October of last year. We

started looking at alternatives immediately thereafter. We have received EPA and NYSDEC comments on the first version of that. As a result of the first version of the comments we had, there was some concerns over the groundwater issue as to where the groundwater is moving, how fast it is getting there and where it is going. In response to some of the comments we received from EPA, we have been tasked with performing what we call a numerical model. It is a groundwater model to try to identify where the plume is going, where it is headed and what's the best alternative as far as capturing the plume completely. So we are currently in the process of performing that model to assist us in determining what's the most efficient way of eliminating that threat. As a result of that, we have had to go back out to the site and collect some additional field work. We want to include a lot of the I.T. information because the site conditions have changed since the last time we submitted the document. All that information needs to be incorporated into this final

submittal. We have more or less, as far as the schedule of submittal of the document goes, taken a step back. But that is a requirement to make sure that everything included in there is accurate and up to date and complete. That document should be submitted sometime near the beginning of next year, I would imagine, that is what the plan is.

We have also been tasked with preparing work plans for all of the siting that we have identified as going along with the RI/FS process. There are 28 of those sites in total. Six sites have been completed but work plans have been completed for six of those sites. They are basically the two work plans that we prepared for the ash landfill and the OB grounds. The ash landfill is a general area. We incorporated five different AOC's in that work plan. So five of those sites were combined into the operable unit known as the ash landfill. That was because we could see a lot of work plans needed to be prepared. We thought it was most efficient to take information out of the work plans

that have been prepared that is generic or constant to all of the work plans. In other words, how we install a monitoring well, how we collect a soil boring. The types of analysis we perform are constant throughout the entire facility. So it didn't make sense to continually re-submit the same information over and over again. And basically what it does is it slows up the regulatory review process. They question a document that is six inches thick. That takes them a long time to go through it. What we decided on in agreement with the regulatory folks was to pull out information that was the same for the work plan -- in other words, we call it the generic work plan because it is generic to all of the sites -- and put that down in a separate document and simply prepare what we call a scoping work plan that would reference the pertinent information from the generic work plan.

The generic work plan was submitted in draft final form to the regulatory folks for a second review in June of this year, and we are currently awaiting response to those

final comments.

The status of the other sites are as follows: The draft final for two SWMU's we call SEAD 25 and 26, which are the five fire training areas, were submitted for regulatory review just recently the last month or so. The draft of three sites 11, 16 and 17 are the non-combustible landfill and the former -- 16 and 17 are the former current deactivation furnace sites. Those were sent for regulatory review, a process that we established. We submitted what we call a pre-draft document for Army review followed by a draft.

Which the first time the regulatory folks see it we get comments back on the draft, respond to those comments. We call it a draft final. Once we get comments back on the draft final it would be the second review. We would submit the document final after that. The regulatory people get two reviews of the document. And so when I am talking about draft and draft final, that is what I am referring to.

Fourteen of these documents are what we

call in the pre-draft review and should be submitted for NYSDEC and EPA review in another month. Three of them are currently under preparation and have not yet been submitted for Army review.

That is the breakdown of where we stand on all the work plans. Once those work plans are approved we can begin the RI/FS process and begin performing the field work. And what has to happen is the funding has to match up with the work plans and so there is administrative issues associated with that.

The last issue I guess to discuss is the status of the removal actions and removal report. We have prepared the decision documents for two removal actions. They would include sites that have petroleum hydrocarbons associated with the operation. Those would be 25, 38, 39, 40 and 41. Those are what we call the blow-down leach areas. Blow-down from the water boilers were released to the ground surface and it is a local area. It is a small area. It is ideal for removal action. So we repaired the decision document for that. And the other

group of sites 24, 50/54 and 67, those are sites that impacts from metals; 50/54 is a rather large tank. In a farm area we found some low levels of the metals in the area. The idea would be to scrape up the areas that have metal and dispose of them in an appropriate manner. Those were submitted earlier this year. And the funding situation for those are such that they have not been funded for this year. So although the documents are prepared, when the funding becomes available those work plans would then be initiated.

MR. DURST: Mike?

MR. DUCHESNEAU: Yes.

MR. DURST: On this 25, 38, 39, 40, 41, wouldn't it have been wise to treat that? I know it is VOC and BTEX's.

MR. DUCHESNEAU: That was originally the plan.

MR. HEALY: Unfortunately -- excuse me, Mike. Unfortunately, the Army and funding did not become available in time for us to be able to make use of the LTTD Unit. We had to allow it to be demoted and moved off site

before we could do anything about it.

MR. DUCHESNEAU: That doesn't mean that we can't still deal with those issues. There are other alternatives that are equally appropriate. The idea being we have the incinerator and the treatment facility still there. It is a short truck drive down to where those guys were working.

AUDIENCE MEMBER: Plus the default of the subcontractor didn't help the situation.

MR. DUCHESNEAU: Right. That was probably another major factor that put a fly in the ointment.

AUDIENCE MEMBER: If this contaminated material is taken and moved somewhere else and then has to be dealt with in the future, whose responsibility would that be if it is put in a landfill somewheres and needs --

MR. BATTAGLIA: The Army's.

MR. ABSOLOM: If it is taken to a permanent landfill as a hazardous waste, is it still -- that little section of that landfill still belongs to the Army. It is through the cradle and grave process. Once you own it, you always own it philosophy.

AUDIENCE MEMBER: You can't even give it away, can you?

MR. ABSOLOM: Exactly.

MR. DUCHESNEAU: The last issue that was performed by the I.T. folks -- I am not going to go into that much -- is the interim remedial measure.

MR. HEALY: I would like to point out that last page should be ignored. It is a little out of date. It has been done. It is not a question of we will do this. We have done that.

MR. DUCHESNEAU: I would point out that the estimates worked out close to what they ended up being. Those were our original estimates. Any other questions?

AUDIENCE MEMBER: So I have one question. All along through all of these charts and plans and everything there is a two track process going on. One is your plans and the regulatory review that you go through?

MR. DUCHESNEAU: M-hmm.

AUDIENCE MEMBER: The other is funding agreements from the Army through whatever

channels they have to go through to get money. And that goes back to -- what is that, the Army Environmental Center or where?

MR. HEALY: The --

COMMITTEE MEMBER: The Army Environmental Center is the central manager for the Army's funds. We are just like any other federal agency. What we do is we prepare budgets submitted to the President. The President submits it to Congress and then hopefully it gets approved. Normally, we don't get everything we ask for. If we ask for "X" amount, we usually get 50 percent of that. And this year the projected budget is -- like a lot of the other federal programs, we are being hit with cuts. Traditionally, over the last couple years in particular, the Army budget has been in the neighborhood of four hundred fifty to six hundred million for the entire Army. This year we are looking out at starting around four hundred million and it is probably going to go down from there. Things are getting a little tighter from funding. Until the budget comes out we don't know what is going to happen for

the '96 year. We won't know that probably until September. It might possibly be dragged out until October, November if Congress can't agree on a budget.

AUDIENCE MEMBER: I don't quite understand the sites requiring no further action. What I think I understood you saying is Sections 29, 30 and 31 there is no possibility of the contamination -- that the contamination is there but there is no possibility of it leaking out. Is that what you are telling us?

MR. ABSOLOM: What we are saying is those sites that have no further action are sites that are typically regulated under some other program; such as, underground storage tanks to where we have to go out and test and monitor those under a separate set of regulations. And those tanks, as an example, we have been monitoring since their inception to insure that there is no leakage there.

COMMITTEE MEMBER: So you will continue to do that?

MR. ABSOLOM: We are continuing to do

that under that section of the rules.

AUDIENCE MEMBER: So some of these sites might need further action in some future date?

MR. ABSOLOM: As an example, you used the waste oil tank or the underground waste oil tanks. If we find under the monitoring one of those underground environmental tanks is leaking, we have to go out and remediate that site but it is governed under a different set of rules. Under the tank rules we have to do that in certain time frames. As long as the tank shows that it is still good, it is not a requirement to go out and do anything more to it because it has been regulated since its inception.

AUDIENCE MEMBER: For instance, how often do you do that? Is that done once a year?

MR. ABSOLOM: Those particular tanks are pressure tested, I believe, once a year.

MR. DURST: Steve, on that same subject, weren't some of those sites basically identified based on documentation and verbal identification of potential hazards that

turned out not to be?

MR. ABSOLOM: Some were.

MR. BATTAGLIA: Yes.

MR. ABSOLOM: Some of them were -- just by definition because of what a solid waste management is, some of them had to be looked at and considered if it was a site, if there was any potential contamination or any releases. But by definition they met that definition. So we included them in the report. We did, in fact, look at everything as a solid waste management unit.

COMMITTEE MEMBER: I think by just looking from the Army's perspective and other facilities, traditionally when we do these identifications of solid waste management units, 50 or 60 percent never go to any further action. It is a review of the facility. They list that assessment. Initially, it is very commonplace to see a bunch of them come off as not requiring action. They were listed until you look at them. Solid waste doesn't mean hazardous. It just means solid; that can be water, that can be lumber, that could be concrete, that

can be dirt. As long as it is a solid, it is a solid waste management unit. It doesn't mean it is hazardous.

MR. BATTAGLIA: We refer to the SWMU Classification Report where we classified all the Solid Waste Management Units. It is available down at Willard. Some of these sites -- by looking at the history of the particular site you make a judgment that there is really no danger just because it was a warehouse. And the State and EPA have agreed with a number of those sites. Other ones we still have to go out and do an investigation on as the next step because there still might be something. Then you go to an SI or site investigation. Then if you find something there, then you go on to the big remedial investigation and feasibility studies. Those are the steps that we went through. So if you wanted to look also at what those other sites were and the history of them, it is down there in Willard.

MR. COOL: What do you mean by Willard?

MR. BATTAGLIA: Willard Town Hall.

MR. COOL: You got the price tag on what

we have done so far? I'm following the commander's lead.

LTC BROOKS: Deep pockets. Deep pockets.

MR. COOL: Just agitating you. Just wondering if the newspaper is correct.

MR. BATTAGLIA: I have those numbers. I don't have them handy. We do have cost since day one looking at all the sites.

MR. COOL: Sure. Ever since you left they got rid of those.

MR. BATTAGLIA: (Laughter.)

MR. DURST: As I said once before, I am glad my yard doesn't meet the restrictions that are being applied here.

MR. ABSOLOM: With that, I would like to go ahead and keep the agenda rolling and have Mr. Whitaker present BRAC and what it means.

MR. WHITAKER: Before I do get started I do want to point out I had a couple of handouts. I placed them on the back table. One has a yellow cover. The other is just a little cheat sheet that I am going to use to try to make it easier for you.

Hello, my name is Jerry

Whitaker. Recently I was named as the Seneca's Base Transition Coordinator and this afternoon I will be providing an overview on the property disposal and re-use at Seneca.

The disposal and re-use of closing military installations represents a critical challenge for the Department of Defense, or D.O.D. While D.O.D. needs to accomplish disposal quickly and efficiently to save money for readiness and other responsibilities, we realize that re-use of these installations through their transition to civilian use is an equal critical part of the task. This afternoon I will briefly discuss the President's re-investment plan. I will present an overview of the Base redevelopment. I will update you on Seneca's status in the BRAC, and I will tell you what the environmental fast track is and more importantly what it is not.

In July 1993 the President announced the plan to provide more rapid re-development and job creation in communities affected by Base closure decisions. This Presidential initiative gave top priority to

helping affected communities achieve early re-use of Base assets to spur economic recovery.

One of the initiatives of the plan is to help communities acquire surplus property quickly through leases and conveyances to spur rapid economic recovery and reduce D.O.D. caretaker costs.

The plan also calls for the fast track cleanup of the environment by removing needless delays while protecting human health and the environment. This initiative calls for the creation of a BRAC Cleanup Team and for increased public participation through the creation of the Restoration Advisory Boards or RAB's. I believe Janet Fallo, one of our environmental specialists talked about the RAB's to the TRC last quarter.

To accelerate the economic recovery, economic development grants are available to the community. In 1994 Seneca County received a $170,000 grant from the D.O.D. Office of Economic Adjustment, or OEA, to develop re-use initiatives for the installation's North Depot activity; 185 acre

parcel that was the home of our 500 soldiers.

Last night the County Board of Supervisors appointed a Local Redevelopment Authority or LRA. I will be discussing them a little bit further later on in the presentation. But for now the LRA is the organization that identifies local re-use needs and conceives and prepares a redevelopment plan for the Army to consider in the disposal of Base property. Once the LRA is in place and officially recognized by OEA, other grant money will be available to the community.

Another key feature of the plan is to provide easy access to transition and redevelopment services for the displaced federal workers and communities. A variety of programs will be available to the employees as well as to the community to help those displaced workers.

And finally the President's plan called for appointments of the Base Transition, or BTC's, at closing installations to assist the community. Although the community takes the lead for the re-use process, it is critical

for you to note the BTC is the community's key contact, problem solver and information source, especially in relation to the environmental cleanup and property disposal.

LTC BROOKS: Jerry, is that a MacIntosh or IBM computer that you are using?

MR. WHITAKER: I got the phone up to my mouth, I am calling for help because I am working on my IBM which I still haven't figured out.

The President's five part re-investment plan is a new approach to make Base property more readily available for economic development and job creation. Lessons learned in previous rounds in Base closures have shown that the traditional federal property disposal process has not always met the economic recovery needs of the local community. This plan represents a fundamental change in the policy of federal property disposal at closing installations.

Now, I would like to move on to the Base Redevelopment Process. And to really simplify this process you can think of it in three distinct phases: Planning, decision

making and decision implementation.

However -- next slide -- the Base re-use process is actually a series of concurrently conducted activities. I will just briefly describe what each phase is and then I will get into the various actions occurring at each phase. We are the government. We have got to do things thoroughly. The first phase, Base-wide re-use planning consists of the many activities that occur while the LRA, Local Redevelopment Authority, prepares its redevelopment plan and before the Army, in its role as federal property disposal agents, makes decisions on how the Base will be conveyed to end users. These activities include the LRA's redevelopment planning process and the Army's required environmental impact analysis activities, natural and cultural resources determinations and consultations, identification of uncontaminated property and many environmental cleanup and compliance related activities.

The second phase includes activities associated with the re-use decision making.

This phase may include the issuance of one or more Disposal Records of Decision or similar decision documents. It also includes the approval of applications submitted by the LRA or others for property under various public purpose conveyance authorities.

After final disposal decisions have been issued by the Army, the last phase, decision implementation occurs for each disposal parcel. This phase lasts until the property has been conveyed and includes environmental activities that must be performed prior to deed transfer.

Obviously, in order for this complex undertaking to be successful, the teamwork is critical. The individuals from the Army, the on site Base Transition Coordinator, the D.O.D. Office of Economic Adjustments Project Manager, the Local Redevelopment Authority, local and State government and other federal, State and local planning implementation organizations will all play a key role.

I have included this time line to give you an idea of the various actions and responsibilities that are associated with

closure and re-use. I should note, however, that Seneca is on a fast track. We have been directed to close out our military missions within two years. And I will be discussing that a little bit later.

Now, I am going to break that right down and talk about some of the actions and what is occurring in each phase. I mentioned before the Local Redevelopment **Authority**, or LRA. That is the community's key to successful re-use planning, decision making and decision implementation. The LRA's expected to provide leadership and build consensus for Base re-use. The Secretary of Defense to the Office of Economic Adjustment will generally recognize only one LRA per installation. This LRA should have broad based membership, including, but not limited to, those jurisdictions with zoning authority over the property. It will have sole responsibility for planning re-use of the property and serves as the community's point of contact to all matters relating to the closure.

The LRA will identify the community's

goals, objectives and needs. It will assess the local strengths, weaknesses, opportunities and threats, scope out potential re-use possibilities and reach consensus on a concept for the community's future.

The LRA must conduct outreach programs to make sure the needs of the homeless assistance providers in the area are met. If Native American groups have been effected by the closure, their needs must be addressed as well either through the federal screening process or through the LRA.

Once the LRA has developed a strategy and considered various re-use possibilities, it will prepare an operational plan that would become the blueprint for re-use and eventually for implementation.

We are still on the planning phase and you should note that one of the LRA's major tasks is to reconcile the various interests in property that are received or identified during the redevelopment planning process. In the ideal situation, an LRA will be faced with many more interests than could be

accommodated with the availability of the Base. In such a case, the LRA has the luxury of selecting those interests and land uses that are most compatible with its redevelopment concept.

In reconciling multiple and potentially conflicting property interests into a single unified plan for an installation, the LRA will likely be required to negotiate with the interested parties to: Scale back some of the interests or satisfy them with alternate property so that other interests can be better accommodated; encourage some parties to acquire additional property so that all or most of the additional property is accounted for; and/or exclude some parties from the plan because there is insufficient property to meet the demands.

Under less ideal circumstances, the LRA will be faced with few or small interests that do not account for the majority of the available property, and the LRA may need to consider acquiring property itself with the goal of serving as the long term developer.

Still in Phase I, the planning phase.

The redevelopment plans are commonly summarized most succinctly as a map of the proposed land uses. The redevelopment plan combines a broad variety of public, private, commercial and recreational land uses to achieve a balanced re-use program.

At this point during redevelopment planning, the property recipients and conveyance methods must also be identified. For example, the State Park, National Wildlife Refuge, highway expansion and public airport land uses can generally be managed by certain agencies that should have already been identified. Other land uses can be achieved through various conveyance methods and the users may not be specifically identified until the implementation phase of the plan.

There are a number of ways the Federal government can give to the community the property. There are many ways to transfer the property; such as, federal agency transfers, public purpose conveyances, homeless assistance conveyances, negotiated sales, advertise public sales, Economic

Development Conveyances and conveyances for the cost of environmental remediation.

We are talking a lot here about the environment today. Of course, the environment plays a key role in how we dispose of property. This flow chart gives you an idea of the process we have to go through to make that property available to the community. As required by the National Environmental Policy Act, or NEPA, the Army must consider all reasonable disposal alternatives and their respective environmental consequences. This is accomplished by means of a formal environmental impact analysis, which commonly takes the form of an environmental impact statement or EIS. Additionally, and aside from NEPA, we are also required to analyze impacts to natural and cultural resources and may be required to consult with other Federal and State agencies before making final property disposal decisions.

If the Army determines not to begin an EIS immediately, the Army will conduct an environmental assessment to determine whether

proposed disposal actions require a full EIS. If the EA indicates that there will be no significant impacts, the Army completes a Finding of No Significant Impact, or a FONSI, and a Decision Document for Deed Conveyance.

If the EA, environmental assessment, indicates that there will be significant impacts, then an EIS is undertaken as follows: The Army will publish a Notice of Intent that a property disposal action may be undertaken and that an EIS will be prepared and considered. The Army will hold a public scoping meeting to obtain public comments about the possible environmental impacts of the proposed disposal action and likely re-uses as well as the reasonable alternatives that should be considered in the analysis. The Army or its contractor will collect and analyze relevant data and publish the results in a Draft Environmental Impact Statement. This document will be made available for public review and comment. Interested parties normally have 45 days to review and comment. Also during this time a public hearing is held in the community to

explain the draft EIS and to receive oral comments. The Army will complete a final Environmental Impact Statement no later than 12 months after the submittal of the LRA's redevelopment plan. The final EIS will address public and other comments on the draft EIS. A notice of the availability of the final EIS will be published in the Federal Register. Not earlier than 30 days after the publication of the final EIS, a disposal record of decision, or ROD, is issued. A disposal ROD indicates the disposal actions that have been selected, the alternatives considered, the potential impacts of each alternative and any specific mitigation activity to support the decision. After the ROD is signed and issued, the availability of the ROD is announced in the Federal Register. Then, and only then, the Army may dispose of the property if other actions are complete. There is also an option called the Categorical Exclusion. This may be used by the Army when a parcel is to be transferred to another military department or another agency. This

Categorical Exclusion, or CATEX, may also be used by the Army for interim leases where there is no substantial change in land use.

In the planning phase of the process, we'll also develop a BRAC Cleanup Plan -- I believe Steve had talked about this a little bit before -- that will identify all environmental concerns by disposal parcel. It will also summarize all the status of cleanup and environmental issues addressed to date, community involvement activities, redevelopment planning, development including the redevelopment plan that has been submitted, whether the disposal parcels have been proposed and whether transfer priorities have been established.

The plan will also state the strategy for the close-out of all contaminated sites and impact on disposal close-out related issues and impact on disposal; the transfer of any environmental permits and air credits and an impact on disposal; the completion of any required natural/cultural resource activities, if applicable, and the impact on disposal; and finally the resolving of any

other environmental concerns constraining a property transfer and impact on disposal; and finally it will identify projects and schedules from completion of all environmental activity related to disposal as agreed to by the Base Cleanup Team and based on strategies.

I should mention here the first strategy that we use now. However, under BRAC that strategy changes. The BRAC Cleanup Team working with the Local Redevelopment Authority and the Restoration Advisory Board will determine the priority of the cleanup based on potential re-use of the property. The Army's goal is to transfer the property quickly. So even though we may have something that this group now considers low priority or medium priority and if there is a potential re-use of that site by first remediating the environmental issue, we can transfer the property and get it off the government tax rolls.

We are still in Phase I, but we are two-thirds of the way done. To support the disposal decisions we will prepare an

Environmental Baseline Survey, or EBS. The EBS refers to both a process and a report. It establishes the environmental baseline at the time of property transactions. It establishes the baseline against which future environmental liability claims will be measured and is required by the Community Environmental Response Facilitation Act, or CERFA, and by Finding of Suitability to Transfer, FOST, and Finding of Suitability to Lease, FOSL, studies. The EBS is also used to support uncontaminated property identification under CERFA and all deeds and lease transactions.

Now, we move into Phases II and III for a second. Final property transfers to non-federal entities can only be accomplished if key processes and their accompanying documents are completed; all NEPA documents, the Environmental Baseline Survey and the Finding of Suitability to Transfer and finally the deed itself.

I had mentioned the Homeless Assistance Needs before. Under Public Law 103-421, the Base Closure Community Redevelopment and

Homeless Assistance Act of 1994, the LRA is required to conduct outreach efforts to provide information on the identified surplus real property to homeless assistance providers. The LRA must contact the Housing and Urban Development Field Office to obtain an updated list of persons and organizations that represent the homeless in the vicinity of the installation. And the LRA should then invite these representatives to participate in the re-use planning process. We have defined the vicinity of Seneca County and Geneva based on where our population lived in 1992-93 when we had our major downsizing and also where our population Base lives now. The LRA is responsible for formulating and undertaking this outreach effort to make redevelopment planning as inclusive as possible.

The Defense Base Closure and Realignment Act of 1990 requires that the military services issue a potential notice of availability, including a list of property and buildings at closing installations to other federal agencies. The law requires

publication of this potential notice of this availability upon the President's submission of the recommended list of Base closures and re-alignments to Congress. The notice was to be published on July 31st.

On or about October 1st, the Army will publish a notice of availability that will confirm the availability of these properties.

Within 30 days of the publication of the notice of availability any interested Federal agency is required to provide a written firm expression of interest for identified real property. An expression of interest must explain the intended the use and corresponding requirement for the real property.

Within 60 days of the publication of the notice of availability any interested federal agency must submit a written request to the Army for transfer of the real property they have identified. If the requests from the Federal agencies are not completed within this window, the Federal agencies can identify their needs to the Local Redevelopment Authority and become part of

the LRA's operational plan. However, the LRA does not have to give priority consideration to any Federal agencies that have missed that window.

Federal agencies may request for public and non-profit organizations; such as prisons, colleges and parks. These organizations typically create jobs in the area and can benefit the public.

The Army will review these requests to determine the needs of the organization and will make a determination to transfer or not to transfer the property based upon the stated needs of the requesting federal agency.

Following the July 1993 announcement of the President's program to revitalize Base closure communities, Congress created a new property conveyance authority designed specifically to ease the economic hardship caused by Base closures. Section 2003 of Title XXIX gives the Department of Defense the authority to transfer property to the LRA at or below fair market value to spur economic redevelopment and job creation.

This tool is referred to as the Economic Development Conveyance or EDC.

The EDC should be used when an LRA wants to obtain property for job generating purposes and that goal cannot be accomplished easily under the other federal transfer authorities.

An officially recognized LRA is the only entity eligible to receive property under an EDC.

In preparation for transferring property, the Army must complete the Finding of Suitability to Transfer, or FOST, process for each parcel. The process includes: Notifying regulatory agencies of the initiation of the FOST process; evaluating the property for transfer; determining the suitability for the transfer with the Base Cleanup Team and preparing a draft FOST; notifying the regulators of the interest to sign a FOST; completing and signing a FOST; and finally, notifying the public. The whole process is a public process.

This slide illustrates a notional LRA's proposed conveyance methods for achieving

re-use. Where appropriate, public purpose conveyances are used; the community college will acquire a facility through an educational public benefit conveyance. In addition, the LRA proposes to acquire a large segment of the developed area of the Base by an Economic Development Conveyance for light industrial uses. On the other hand, in an undeveloped area of the installation the LRA will achieve light industrial and residential land uses through zoning and public sale because the LRA does not want to assume development responsible for that area. The developed residential area and golf course will be conveyed by negotiated sale to the local government for low income housing and recreations, respectively, and a homeless assistance conveyance will be used to satisfy a local need for worker training.

The map shows a broad variety of land uses and conveyance methods can and should be used to achieve re-use of the installation. A particular land use can be achieved through multiple conveyance methods; and, conversely, a single conveyance

method can be used to obtain multiple land uses. Effective redevelopment planning depends on selecting a combination of land uses and conveyance methods that is appropriate to the local economic environment.

I would like to move on to where Seneca is in the BRAC process. On the Federal level, Congress now has the BRAC lists of recommendations, foreclosures and re-alignments. They may either accept or reject the list in its entirety. They can also fail to act on that. In which it automatically becomes law. We are anticipating the BRAC '95 registers will become law.

I mentioned before that we have been directed by our higher headquarters to fast track Seneca's closure. We have been working on the closure plan and that plan should be approved by the Department of the Army within the next few weeks. According to the plan, our work force authorization this October will be 240 employees. We expect to complete and close-out our general supply mission by

September 30th, 1996. Once we have closed out that mission, we will lose 60 employees. Dropping our personnel strength to 180 workers. Next we expect to close-out our conventional ammunition by September 1997. This will result in another drop of personnel by another 80 employees, which will bring us down to 100 workers. Those 100 workers will be completing the various administrative tasks. By October 1st, 1998 we expect to have 24 workers employed in caretaker positions.

In the environmental arena, we are planning a six year fast track cleanup program. We realize that this is an ambitious schedule. However, our goal is to cleanup the property quickly and thoroughly so it can be transferred to the community for Base re-use.

Speaking of environment, I am going to keep this short, these are the goals that we hope to achieve. But perhaps what's more important is what fast track is not. And that doesn't mean that we are going to ignore our obligation or responsibility to clean the

environmental issues here or that there is an endless pot of money. The Base closure and re-use process is a new and complex task that requires creative solutions and a break from business. While the military goal is to close the installation quickly to save taxpayer dollars, we also have an equally important task of forging a partnership with the community to assist them in revitalizing the economy and creating jobs. Here at Seneca, we intend to attack this process seriously and aggressively using a common sense approach to achieve our goals and close Seneca Army Depot Activity with dignity.

I apologize. It is a bit of a drink from a fire hose, but you can see that it is a very complex, time consuming process.

AUDIENCE MEMBER: You said that by -- I think I heard you say by October the 1st, 1998 you would be down to a certain amount of caretaker positions, like 24 people being employed. And does that go along with what was in the paper on the July -- I think it is the 13th of July. This month there is a

paragraph in an article from the D&C in Rochester. I will just read this little paragraph. "If Seneca is shut down as the Base Realignment and Closure Commission, recommends the Army will retain several sites to store hazardous materials and strategic ores on the 10,600 acre facility and it will continue to employ 24 civilian personnel." Can you tell us what those hazardous materials will be, how long they are going to stay there and where on the Base they are going to be, is that forever or what?

MR. WHITAKER: Let me just state that the BRAC calls for the closure of the Army Depot except for an enclave to store hazardous material and strategic ores. We define hazardous materials as anything that potentially could harm the environment. A lot of what we have here are things that you might have in your garage or under the sink, motor oil, battery acid.

AUDIENCE MEMBER: It might also be DS-5.

MR. BATTAGLIA: DS-2, whatever.

MR. WHITAKER: Basically to store those commodities, that is the plan?

MR. ABSOLOM: That's correct.

MR. WHITAKER: I don't see that going away. That is that BRAC language that will become law on or about October 1st.

LTC BROOKS: This is what the Base Closure Commission has indicated, which is done by Congress. Its action or inaction will make it into law. It is directed that there be enclaves for strategic ores and these hazardous materials, which aren't necessarily hazardous waste. There is a lot of -- we have stockages of DS-2 and STB. DS-2 is a deliquidated decontaminating solution that the Army has in case to use in times of war. In case we were attacked by an enemy with chemical persistent agents, it neutralizes chemical agents. People use it to -- the plan was to use it to coat equipment and it will neutralize the chemical -- the toxic chemical agents. We also have stockages of STB, super-tropical bleach. Same stuff you put in your swimming pools, basically. Same mission, in case of wartime troops would use these to decontaminate their equipment if it had been contaminated by an

enemy which used chemical weapons. We have stocks of those out there now. They are in warehouses. They are separated. Those are the two primary items that we have out there. From what I understand the Army can't get permission to move them, just to close-out the Base. Only if there is an order for them from a unit or something. So they are going to stay there. There is going to be a fence put around them. And until the Department of Defense, Logistics Agency or Army or somebody comes up with some disposition instructions, they are going to sit out there.

The strategic ores, I think there is like 19 different piles. Originally, they were going to sit around here. Also, you can see them. If you have ever been to the Base, they look like little mounds out there. A lot of people think you can see them on Highway 96 near the housing area. A lot of people I have heard believe they were set up in berms in case of an explosion to protect people from the road. That isn't the case. They are strategic ores that were put there in case the Nation went to war. These are

materials that aren't readily available in the United States that maybe become valuable to make things that we need to fight a war with.

So initially it costs so much to move them. They were going to leave them here. But lately the Defense Logistics Agency, which actually owns these ores, has come up with some money. And as a matter of fact, is it next week or next month --

MR. ABSOLOM: Next month, I believe.

LTC BROOKS: Next month they are coming in here with lots and lots of trucks and rail cars. They are going to start hauling some of these things off. I don't know how much of it will be hauled off. DLA is moving now to transfer them. Actually, they are selling these piles of strategic ores to industry and contractors are coming in here who have bought them to haul them off and use them for whatever they use them for. That is the story behind that.

MR. COOL: How much area is involved and how much of this hazardous material will remain?

LTC BROOKS: There are six warehouses that will be enclaved and fenced off.

AUDIENCE MEMBER: Are those the ones along 96 there?

LTC BROOKS: I don't think so.

MR. ABSOLOM: If you looked at the Base on a north south relationship, they would be the last six warehouses in the warehouse complex that we have.

LTC BROOKS: I don't think you can see them from the street.

MR. COOL: From the south.

MR. ABSOLOM: From the south.

LTC BROOKS: Can you see them from the road?

MR. ABSOLOM: You might be able to see one. There is four. There is two large ones at the bottom. In the southern portion, those are the six that we are going to retain.

LTC BROOKS: They are not readily visible from the road.

MR. DURST: What is the status of the other federal agencies interest in the property?

MR. WHITAKER: The Corps of Engineers was supposed to list the potential availability. We had fish and wildlife. The notice is out there. At this point we expect other federal agencies to be coming in. The only one we have been contacted by is the Fish and Wildlife Service. The notice of availability is due to be published on or about October 1st. That will open the window for 60 days. The first 30 days the agency would have to come in with their written firm expression that they have a need for a particular property. And the following 30 days they would have to request transfer of that property. Once the window closes, they have missed the opportunity. However, they can come into the LRA and try to get into their master plan if they miss that. That is where we are. There is a potential that there will be some more activity with federal agencies.

MR. DURST: Nothing new on the DOE interest?

MR. WHITAKER: No.

LTC BROOKS: A lot of interest I have

noticed about the DOE, plutonium potential -- just to give you what I know about it. I really don't think that is an option anymore. With the Army getting out of the nuclear business, there was a lot of demilitarization going on. Texas is the central place that does that. Pantex (phonetic). Pantex (phonetic) was coming close to what their capacity was and was looking for additional sites to store the old plutonium; the pits that came out of the old weapons. Initially, it was thought that that might be a good thing, to use the old -- some of the special weapons area -- old special weapons area to do that. However, there was a lot of political resistance to it here. And with any kind of political resistance I know it ain't going to happen. From my speaking with Representative Houghton, the Department of Energy doesn't have the clout to do something like that unless there is a lot of support for it here. And plus, the situation in Texas has changed significantly with the '94 elections. They have a governor down there who looks kindly at expanding the capacity of

Pantex (phonetic). Where the old administration had basically told them they couldn't expand. So if you put all that together, I don't think that the probability that the Department of Energy coming in here and using the old Seneca Depot here to store any kind of plutonium fits to about 0.001. I don't think anybody needs to worry about that anymore or make an issue of it. The issue has been made and it has gone away.

MR. COOL: You said someone is responsible for the hazardous chemicals in the warehouses. Is there more than one agency? How is this policed? Are they going to sit here until they deteriorate and run into the ground? Does someone look after these things?

LTC BROOKS: That is why they leave a force of 24 people. They are here to look after it, maintain it. No one is going to let it deteriorate or run off into the ground. It is going to be stabilized and maintained in place until they figure out a way to dispose of it properly.

MR. ABSOLOM: The commodities are Army

owned materials.

AUDIENCE MEMBER: You will probably find as they work through the plan and DLA moves their order out, that the Army will eventually move those DS-2 stocks. It would be too expensive to maintain with that caretaker staff. They will probably ship them out.

COMMITTEE MEMBER: With the land use plan residential, commercial and industrial are the cleanup projects that are taking place now -- are the cleanup levels different for different uses?

MR. WHITAKER: It is a different process. I am going to actually flip this one over to Steve and let Steve address this.

MR. ABSOLOM: The cleanup levels that we are working with today -- because we are not formally BRAC yet, we are on the proposed list. If everything goes according to the way it looks like, we will become finalized. Current use is future use for land today. The cleanup levels are being looked at. We are taking into consideration future things. That is part of the discussions we are having

with counterparts. Whatever cleanup levels we put in today, those will be looked upon in the deed transfer to see if they are still compatible.

What is really next on the agenda is the restoration schedule. I would like to kind of talk about that. Your question leads right into it. Today's schedule is based on worst first as Jerry said. That is how we are cleaning up. It is risk driven and we have priorities based on cleanup risk on Army standards that we used to develop the risk. Under BRAC that schedule may change. It could change dramatically depending upon re-use, the local re-use plan. Once it is developed, the cleanup team will together look at that and say wait a minute, the LRA wants this area first and maybe there is a low priority and high priority site on that. Both of those will receive the same level of effort to clean it so the property can be transferred.

The point I wanted to make is that is a real change of what we have been doing. So it would be cleaned up to the level of the

intent of the local redevelopment plan. If they say the plan is approved and it is an industrial site for a certain area, that is the levels that we will agree to clean up to, industrial levels. If it is a residential area, we will clean up to residential area levels. It is based on what the LRA says and what their plan is recommending and approved at.

The way we do business now and the way we are going to do business in the future could change significantly. It may not. It may change very little. That is really why I put that on the agenda. Just so everybody here knows and understands that we have to look at what the LRA wants to do. The LRA really becomes a driving force for BRAC as far as cleanup goes. Did I answer your question?

COMMITTEE MEMBER: Yes. I have just one other question. Who sets zoning here, the LRA or the town?

MR. WHITAKER: That is something -- Ken Stafford is one of the individuals who is named to the LRA. His township abutts the

Depot. That is something they are going to have to work on together, to work out those zoning issues.

MR. COOL: State law says the town is in New York State.

MR. DURST: I probably shouldn't ask this question. But kind of tongue in cheek, what kind of claim do the Seneca Indians have on the property?

MR. WHITAKER: The Indians can come in.

MR. STAFFORD: There is no portion of the Depot that is in that Indian Land Claim. Does that answer that?

LTC BROOKS: There is going to be a small enclave around Ken Stafford's house.

MR. DURST: I thought we might have a nice casino or something in the area.

MR. WHITAKER: The Indians can come in under the federal screening process. We don't know if they are going to come in. We haven't been contacted by them yet. If they don't come in under the federal screening process, they might want to come into the LRA depending what they feel their needs are. Maybe it is something that the LRA would

consider if it is a business venture that is going to generate money into the area. And if they don't come in during the federal screening, the LRA will determine that.

MR. HEALY: Have any day-care centers come to you expressing an interest saying they would like to be part of the land?

MR. WHITAKER: Currently we are getting a lot of industry requesting tours of the installation. They are coming in with very specific requests. I haven't had any requests for the day-care center. We have a child care center at the North Depot. But we have had industry coming in with certain requirements. I put on my Century 21 jacket, go out and show them the facility. The Army is not the agency that decides what comes in. The LRA decides what comes in here. When I get all done showing off the facilities, basically what I have been telling them is the community is forming an LRA currently. You need to be talking to the County Department of Planning and Economic Development. Once the LRA is formed you need to go to them and talk to them about re-using

the installation.

MR. COOL: How about the housing on the lake and Officers Club?

MR. WHITAKER: Generally people want to see it but I see no interest in it.

LTC BROOKS: Will that be sold off in one or individually?

MR. WHITAKER: That is up to the LRA.

LTC BROOKS: The Army doesn't come up with the re-use plan. The local redevelopment does. We assist as we can. We have kind of a liasion through the Base Transition Coordinator. But it is up to the LRA to go out and market the place, come up with a master plan, put everything for potential re-use into the master plan. And Jerry kind of went through the process of the pecking order of who gets what, who gets a bid for what in the process. He didn't go through the whole thing. Whatever the LRA doesn't have in its plan, it is turned over to the Corps of Engineers so they can dispose of it. If the LRA doesn't have a plan for the property, it goes over to the Corps of Engineers. And so if there isn't a plan --

if the LRA has a plan for the housing and that is part of the plan, it goes to them however that plan is. If they want to sell it as single houses or lease it, that is fine. If they want to make some sort of community out of it, it is up to them. If that isn't part of their plan, we just turn the property over to the Corps of Engineers. They take it from there.

AUDIENCE MEMBER: One question. Does the Army Environmental Center have an observer on the LRA or do they have a member that is an aficionado (sic)? Do they have any objection? It is in the Army's interest to spend as little as possible on cleanup. I don't want to sound cynical. That is a fact. What's the relationship?

LTC BROOKS: I would like to point out to you it is in the taxpayers' interest also to spend as little money as possible on cleanup.

AUDIENCE MEMBER: No. Maybe financially but not in the long run.

AUDIENCE MEMBER: Could be more expensive in the long run.

LTC BROOKS: Are you saying it is not in the Army's interest to do what is right or proper?

AUDIENCE MEMBER: Is there a liaison with that group?

COMMITTEE MEMBER: Traditionally the Army Environmental Center has been there to provide technical information; possibly to say, "what if we did some of that for you? If you plan to do this, this is the potential impacts." Obviously, putting a day-care center on the worst site on the facility is not a really good idea. We wouldn't recommend that. What we would try to do is run through and give you some ideas of what potentially would be the impact of that potential use scenario. The whole development and the cleanup program is very interactive. Because every time a re-use scenario changes, that means that we need to sort of take a look at that. What is the impact potentially to those future people? What's the impact of cleaning it up? Is it technically feasible to clean it up? Can we actually protect that group? In some cases

there are situations where it is not technically feasible to clean a site up. So hopefully we would be able to provide that type of guidance, that type of information.

LTC BROOKS: If I could just say one other thing just to try to relieve some of your concern. I am relatively new here. But since I have been here I have gotten very heavily involved in the BRAC process. And from, you know, the administration through the Congress and the BRAC Commission through the Department of Defense, the Army, to us it is very clear what the Army's focus is; to close Seneca Army Depot along with all the other places on the list and to encourage local re-use, to encourage job creation, to minimize the disruption, the economic disruption of the employer, of the U.S. Army moving away. It is the intent of the government to offer up the equipment to clean the place up and to support the local re-use plan. It is not an adversarial relationship at all. Our success or failure over the next to two to three years here will be based on how well we support the local

re-use authority in their plans. So whether we are cleaning it up, discussing property use with them, making the parcels of property for transfer such that it is a facility for re-use, all these things go together to help the transfer -- the successful transfer here. Where things are clean and useful, other people will be interested in coming in here and taking up where the Army has left off, so to speak. So I really I don't look at it really as an adversarial relationship. In the past it may have been, but I just really don't see that in the environment that we are in today.

MR. ABSOLOM: In continuing on with that, there are a couple other things. One, there is a Base Cleanup Team that is initiated under BRAC that includes a representative of the State, a representative of EPA, a representative of the Army. In this case, it happens to be the same team members that you deal with today. It is myself, it is Kamal, it is Carla. We worked together. We are a team today. I think we have probably some of the best relationships

between regulators and regulatees that exist. The cleanup team concept is to help break down the barriers. Even more, we are supported by project staff, if you will, which includes people like Randy and it specifically identifies Jerry as part of that. It is Kamal's staff. It is Carla's staff. It is their staff that interfaces to make sure we are cleaning up to the levels that are required for the LRA to re-use it, the installation. That is how there is a distinct catch or bond to re-use and to cleanup. That is how it is protected or overseen. There really isn't an incentive to do as little as possible. You do what is most cost effective for the cleanup levels that are required. What's going to best facilitate it.

The Army -- when they convey the deed, the Army is still saying if there is a problem with that at a future date we are going to come back and clean it up again. It is not in their interest to do a haphazard job the first time. They want to do it right the first time.

LTC BROOKS: The Army can't go out and say, "this is clean enough. We are going to transfer the property." All the folks in this room have a piece of that. We have federal agencies. We have State agencies. Everybody is watching us, what we do, commenting on plans, coming out and inspecting and enforcing all these things. The people who work here are local people. I am really the only person that comes and goes around here, the commander.

You know, we come here. We are lucky to be here two, three years and then we go to some lovely place like Washington and fight traffic all day.

Most of the people have lived here all their lives and when the Base is gone they will continue living here. It is really neat to be the commander where everything is just kind of pulling in the same direction. You don't have a lot of counter-productive interests pulling in different directions. Hopefully, as we go down this road that will pay dividends as we try to transition a military base to an asset for the community.

MR. ABSOLOM: Did we answer your question? Are you satisfied with that answer?

LTC BROOKS: I don't have any other speeches prepared.

MR. DURST: Steve, I read about a Restoration Board.

MR. ABSOLOM: Restoration Advisory Board will be established when we are on BRAC. Instead of having a Technical Review Committee, well send questionnaires out to the community to see who is interested, what local groups are interested in being a member of that. The intent of the Restoration Advisory Board is to help community input and cleanup activities that are ongoing on the installation. They become a part of the cleanup operation, if you will. While they don't have veto power on the activity, they certainly have input as to whether or not proposed alternatives -- or proposed alternatives for cleanup remediation are acceptable. They are going to have that kind of input. Typically it is the commander or his designee, representative of the

community, chair, co-chair that is on the Restoration Advisory Board. So there is one person in charge of everybody. It is shared. It is a team concept to make sure that everything is -- we are progressing the way the community wants us to go and they have a means for input.

MR. DURST: That is primarily environmental as opposed to the land use?

MR. ABSOLOM: That's correct. It is to deal with the land use, to provide community input that the cleanup levels are consistent, the proposed standards.

We are really kind of into the question and answer period. I would like to make sure the floor is open to everybody if there are questions. Anyone have any questions?

LTC BROOKS: Everybody has been quiet in the back.

MR. ABSOLOM: If there are no questions, I would like to go to the next agenda item. The next agenda item is to establish the next date, the date for the Technical Review Committee Meeting. And I would like to -- typically we meet on a quarterly basis. If

you follow that concept, the next quarter meeting would be in November, November time frame. I would like to propose the 15th of November be the next TRC. Is that agreeable to everybody? Does that seem reasonable?

MR. COOL: That is deer season. Same time?

MR. ABSOLOM: Same time, same place. NCO Club. That is before deer season, Bill. With that being the case, I would like to again thank everybody for coming. I hope it was an informative meeting on environmental cleanup. The next thing is how we are going to proceed from here? I hope to be able to truly address the Restoration Advisory Board and where we are at with that at the next meeting. Everything that we do is contingent upon funding and being able to get all the things through the necessary process. So that is one of the items that I hope to talk about. With that being the case, thank you for coming. Have a nice day. Stay cool.

* * *

CERTIFICATION

I, PATRICIA NELK, RPR, hereby certify that I reported in stenotype shorthand the proceedings had on the 16th day of August, 1995, in the matter of THE TECHNICAL REVIEW COMMITTEE.

And that the foregoing transcript, herewith numbered pages 2 through 99, is a true, accurate and correct record of those stenotype shorthand notes to the best of my ability.

Patricia Nelk

PATRICIA NELK, RPR

DATED AT: Rochester, New York

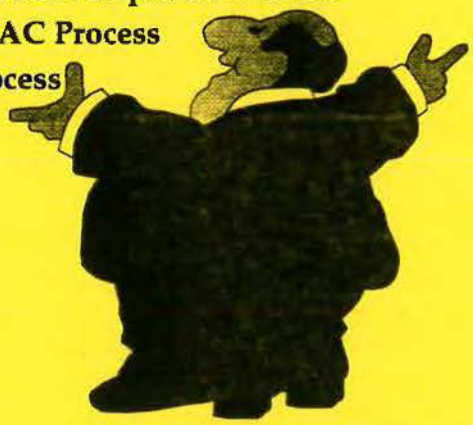
this 28th day of August, 1995

Property Disposal & Reuse Overview

Jerry Whitaker
Seneca Army Depot Activity
Base Transition Coordinator

Areas of Discussion

- The President's Base Reinvestment Plan
- Overview of Base Redevelopment Process
- Seneca and the BRAC Process
- Environmental Process



Property Disposal & Reuse Overview

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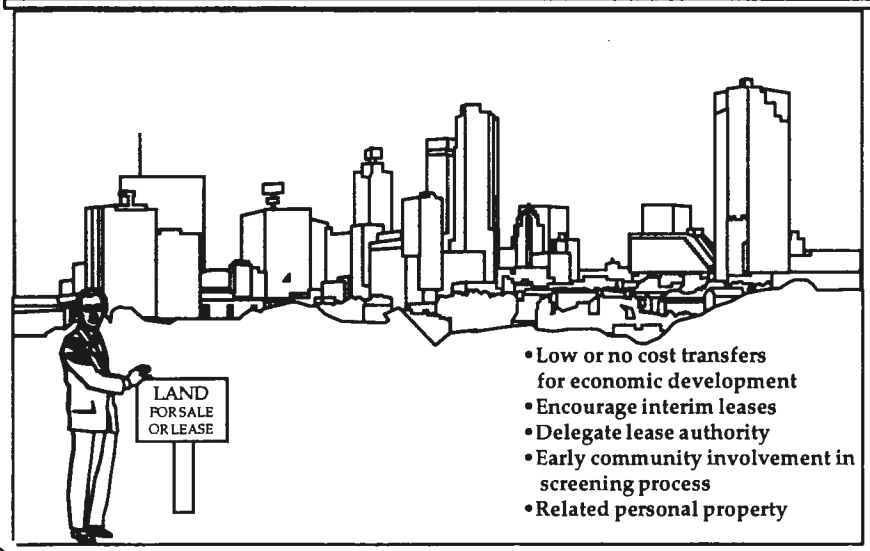
President's Base Reinvestment Plan

- Jobs Centered Property Transfer
- Environmental Cleanup
- Larger Planning Grants
- Transition and Redevelopment Help
- Base Transition Coordinator

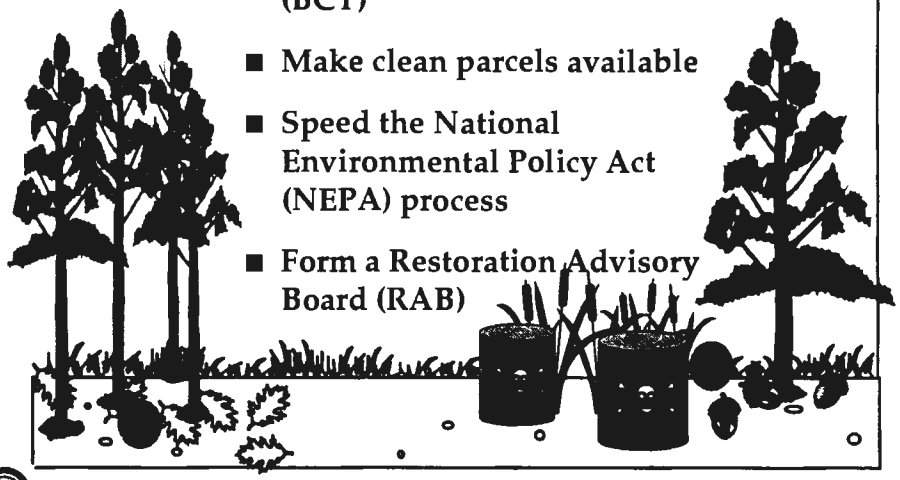
Jobs Centered Property Transfer



- Low or no cost transfers for economic development
- Encourage interim leases
- Delegate lease authority
- Early community involvement in screening process
- Related personal property

Fast-Track Cleanup

- Form a BRAC Cleanup Team (BCT)
- Make clean parcels available
- Speed the National Environmental Policy Act (NEPA) process
- Form a Restoration Advisory Board (RAB)



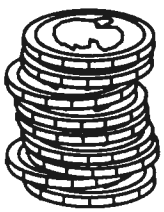
DoD Base Transition Field Office -- Seneca, August 1995

Larger Economic Adjustment Planning Grants

- Jump start the process
- Approve grants within 7 days
- Larger planning grants
- Average $1 million per community over 5 years
- Beyond planning

BEFORE

AFTER



DoD Base Transition Field Office -- Seneca, August 1995

Easy Access to Transition and Development Help

- Coordinate worker transition assistance
- Give communities easier access to federal assistance

DoD Base Transition Field Office -- Seneca, August 1995

Base Transition Coordinator

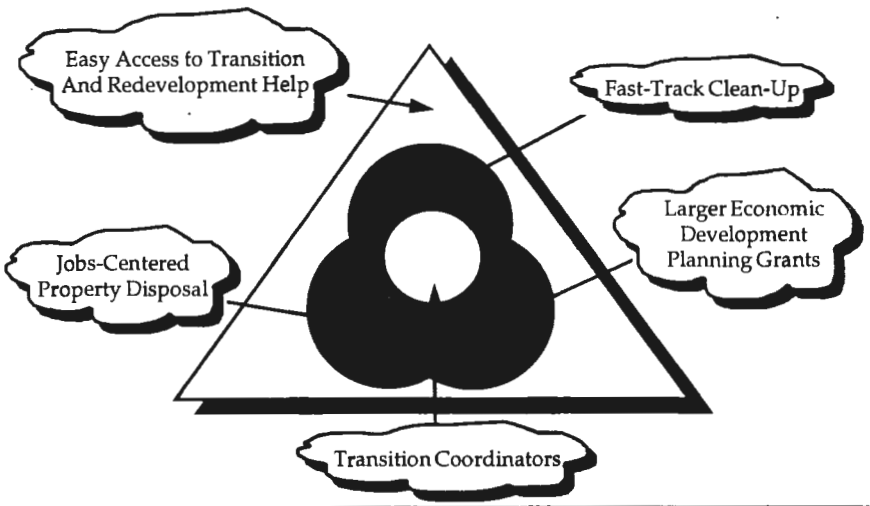
BTC

Installation

Community

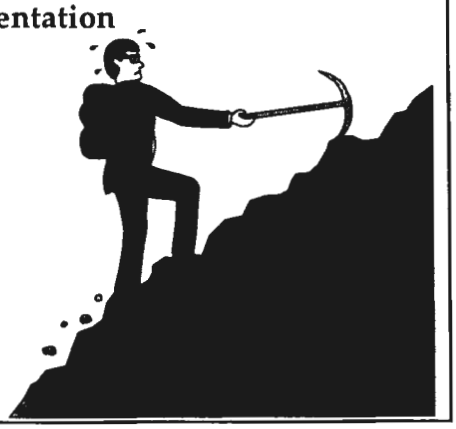
DoD Base Transition Field Office -- Seneca, August 1995

President's Five-Part Community Reinvestment Plan

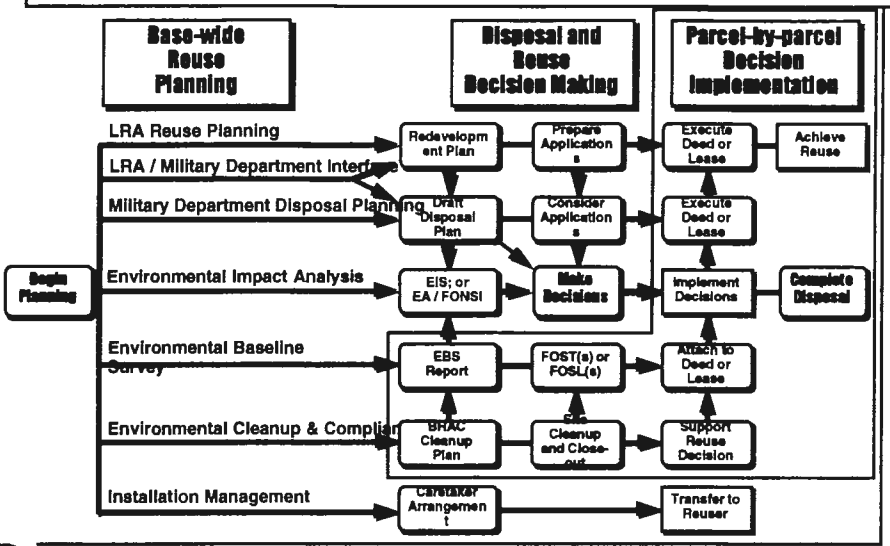


The Base Redevelopment Process

- Reuse Planning
- Reuse Decision Making
- Reuse Decision Implementation

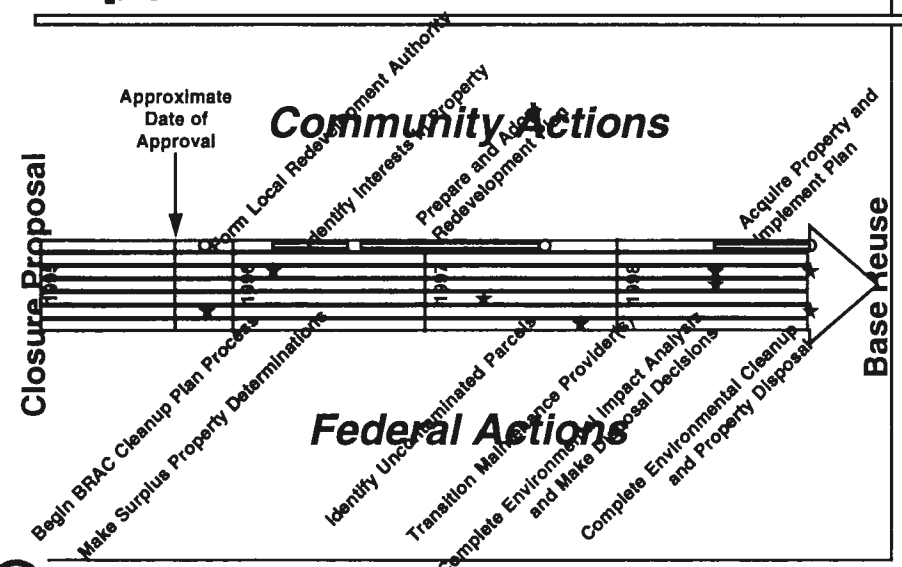


Phases of Base Reuse Implementation



DoD Base Transition Field Office -- Seneca, August 1995

General Timeline for Base Reuse Implementation (BRAC 95)

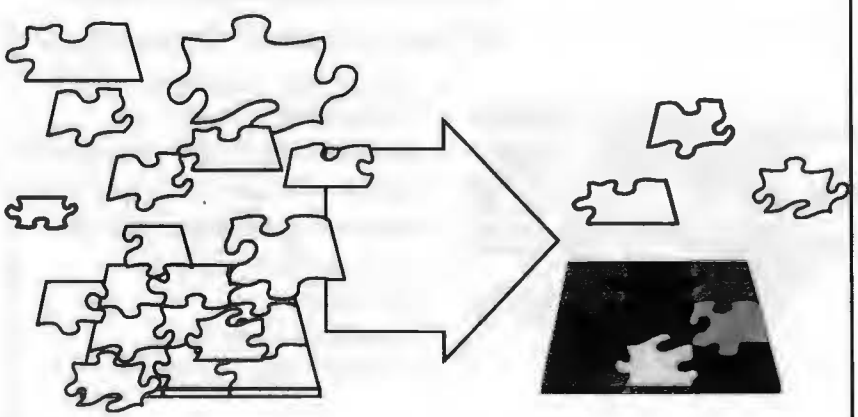


DoD Base Transition Field Office -- Seneca, August 1995

Phase One: LRA Reuse Planning

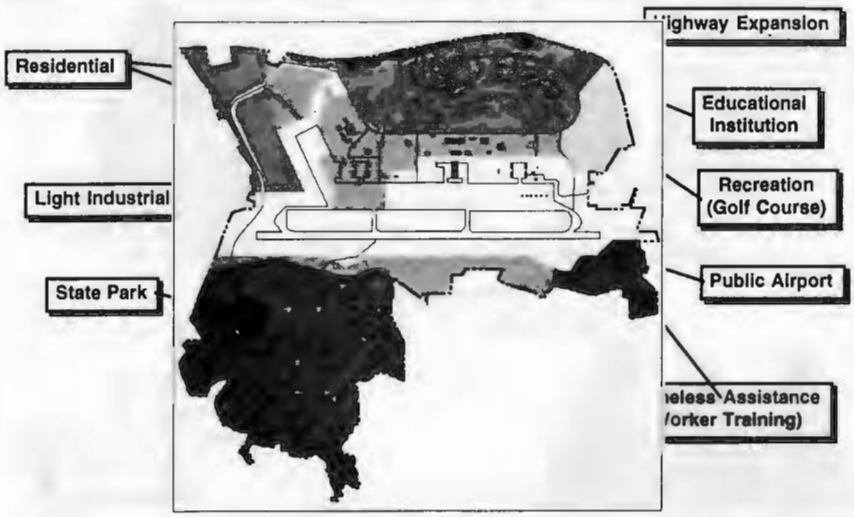
DoD Base Transition Field Office -- Seneca, August 1995

Phase One: LRA Reuse Planning— Reconcile Notices of Interest



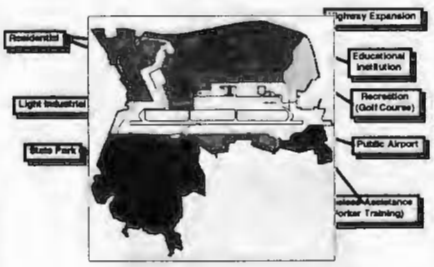
DoD Base Transition Field Office -- Seneca, August 1995

Phase One: LRA Reuse Planning–Prepare Redevelopment Plan, Including Land Use

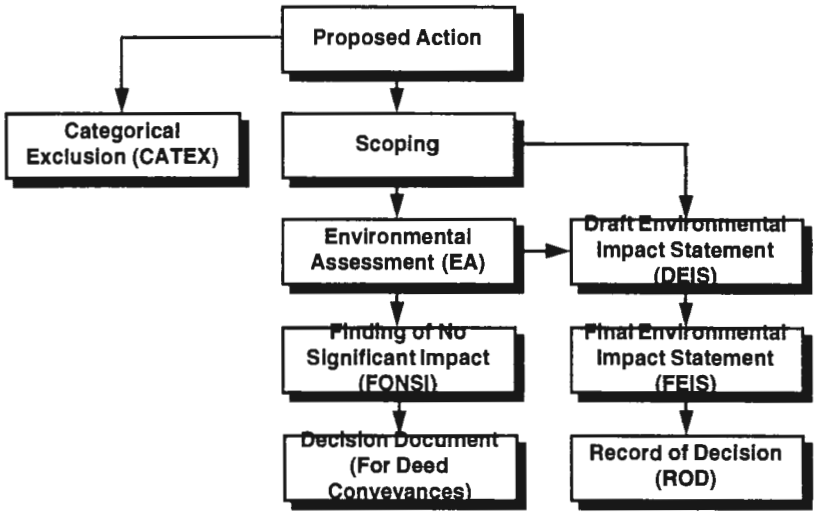


Phase One: Identify Conveyance Methods Compatible With Land-use Plan

- Within Federal Government
- Outside Federal Government
  - Approved or sponsored public-purpose conveyances
  - Homeless assistance conveyances
  - Sales (negotiated and public bid)
  - Depository institution facilities
  - Economic Development Conveyances
  - Conveyance for cost of environmental remediation

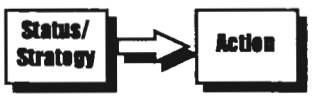


Phase One: Complete NEPA Analysis

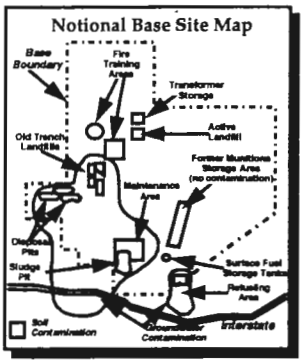


Phase One: Prepare and Implement "Reuse Roadmap" Version of the BCP

- A tool used by BCT to:
  - Agree on future land use (as identified in redevelopment plan) in order to focus cleanup efforts
  - Acknowledge reuse priorities
  - Agree on environmental risk
  - Reconcile reuse priorities with environmental risk
  - Develop comprehensive strategies and action plan for completion of all environmental activities
  - Agree on projects and schedules

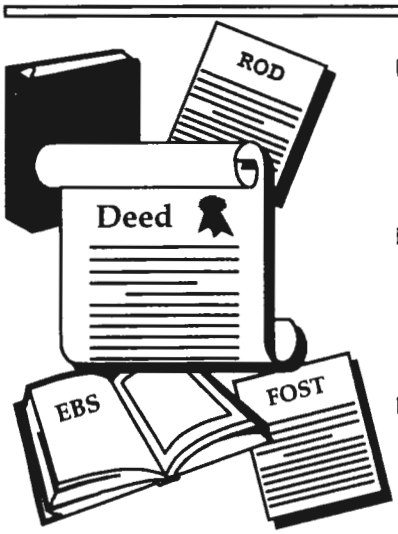


Phase One: Conduct Environmental Baseline Survey to support decisions



- Survey Activities Include:
  - Records Search and Review, including Chain-of-title documents
  - Aerial Photography Analysis
  - Interviews
  - Visual Inspections
  - Contamination Source Identification
  - Ongoing Response Actions
  - Adjacent Facility Records Search and Review
  - Visual/Physical Inspection of Adjacent Property
- EBS Report Documents Findings

Phases Two and Three: Make and Implement Disposal Decisions



- EIS and Record of Decision or EA/FONSI and NEPA decision document
- Environmental Baseline Survey and Finding of Suitability to Transfer
- Deed Instrument (with CERCLA covenant and notifications, as applicable)

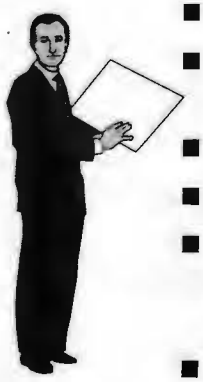
Phase One: Prepare Homeless Assistance Application

- LRA applies to HUD for certification of homeless assistance elements of redevelopment plan
- LRA's application to HUD must contain:
  - Redevelopment plan and summary of public comments
  - Information about homelessness in vicinity
  - Description of proposed activities
  - Homeless expressions of interest and how addressed
  - Impact of plan on community
  - Copies of proposed agreements with homeless providers
  - Description of property to be used
  - LRA's assessment of balance of needs for homeless and economic development
  - Summary of LRA homeless outreach

Phases One & Two: Apply for Public-Purpose Conveyances

- Notices sent to Federal sponsoring/approving agencies
- Agencies solicit requests
- Eligible public/non-profit requesters apply to Federal agencies
- Federal agencies review applications and:
  - Recommend suitability of proposed use; or
  - Recommend conveyance
- Army has final disposal authority

Phases One and Two: Apply for EDC, if applicable

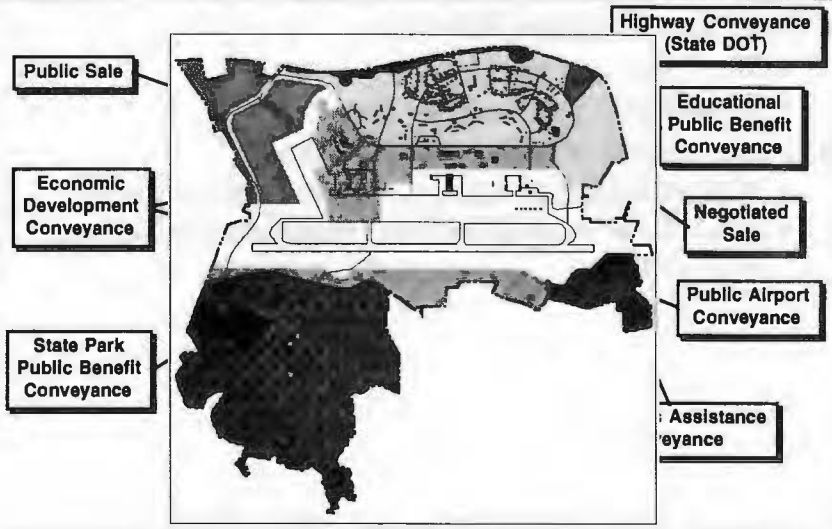


- Include adopted redevelopment plan
- Parcel size and intended uses
- Impact of closure on community and financial conditions
- Job creation strategy
- Market analysis and business plan
- Statement of why conveyance is needed and why other disposal authorities cannot be used
- Justification for discount, if appropriate
- Statement of authority to acquire property

Phase Three: Complete FOST Process For Each Parcel

1. Notify State and Federal regulators
2. Evaluate the property for transfer
3. Determine property's suitability for transfer and prepare draft FOST
4. Notify regulators of intent to sign FOST
5. Complete and sign FOST
6. Notify public

Phase Three: Decision Implementation; Convey Property



Seneca and the BRAC Process

Where we are now

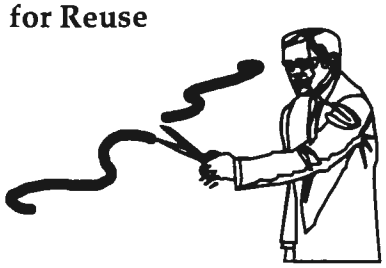
- DoD recommended closure, Feb. 28, 1995
- BRAC Commission accepted DoD recommendation, June 23, 1995
- President signed recommendations, July 13, 1995
- Congress must accept or reject list within 45 legislative days

Where we are headed

- "Fast Track" closure directed
  - Plan closes out military mission in two years
  - Environmental cleanup in six years
- Community to develop "Reuse Plan"
  - Seneca County forming Local Redevelopment Authority
  - LRA will be the recognized body responsible for the reuse of the depot

What is Fast Track Cleanup?

- Eliminate Needless Delays
- Protect Human Health & the Environment
- Make Property Available for Reuse



What Fast Track is NOT

- Do Everything Faster
- Ignore Environment to Get on with Reuse
- Endless Pot of Money

Summary

- The President's Base Reinvestment Plan
  - ➤ Assists, empowers the community
- The Base Redevelopment Process
  - ➤ Do it faster, smarter, better
- Seneca Closure on "Fast Track"
- Environmental Process
  - ➤ Eliminate Needless Delays
  - ➤ Protect Human Health & the Environment
  - ➤ Make Property Available for Reuse

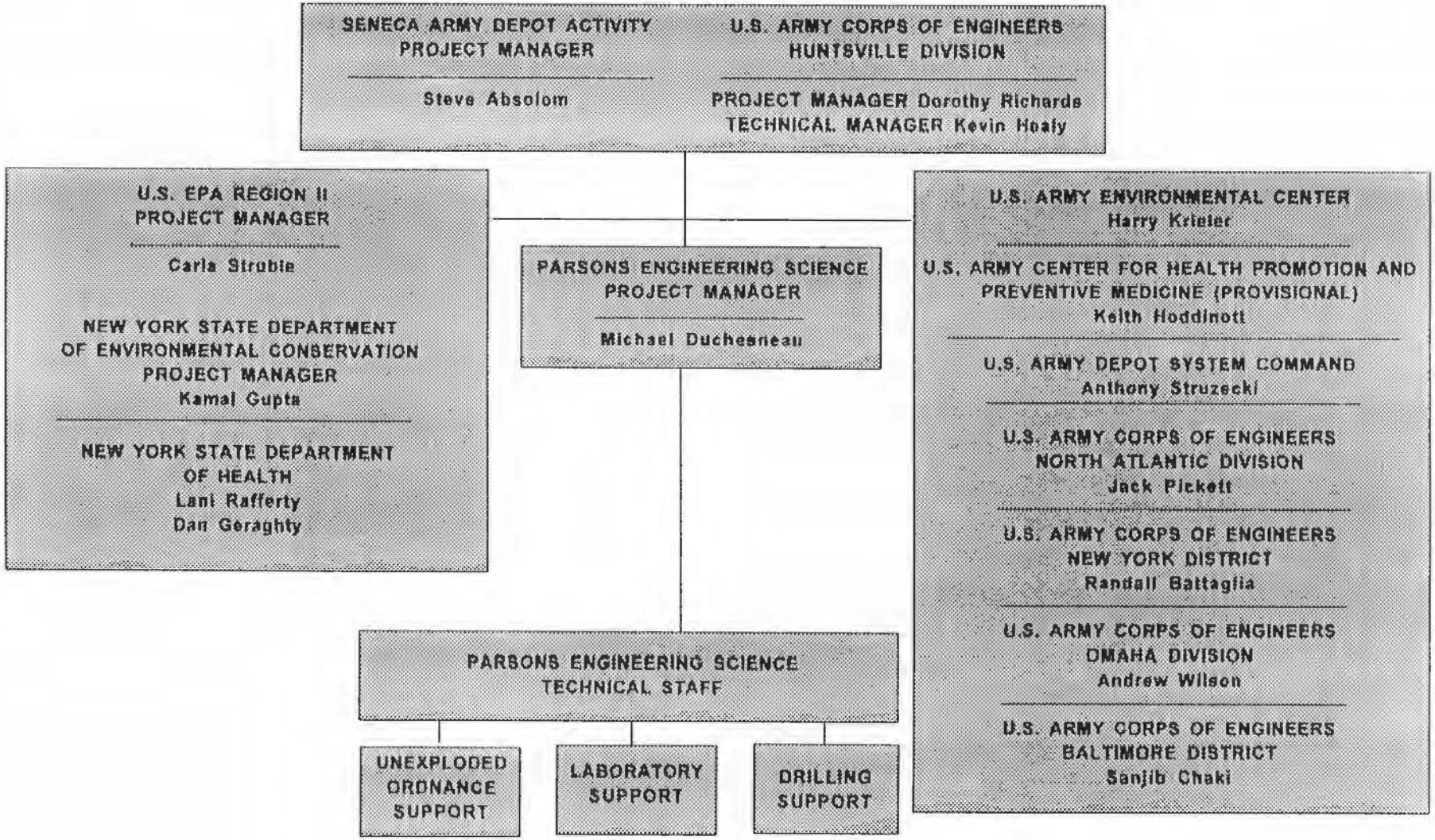
PRESENTATION
TO THE
TECHNICAL REVIEW COMMITTEE

AUGUST 16, 1995

PARSONS ENGINEERING SCIENCE, INC.

PARSONS

SENECA ARMY DEPOT ACTIVITY
PROJECT ORGANIZATION

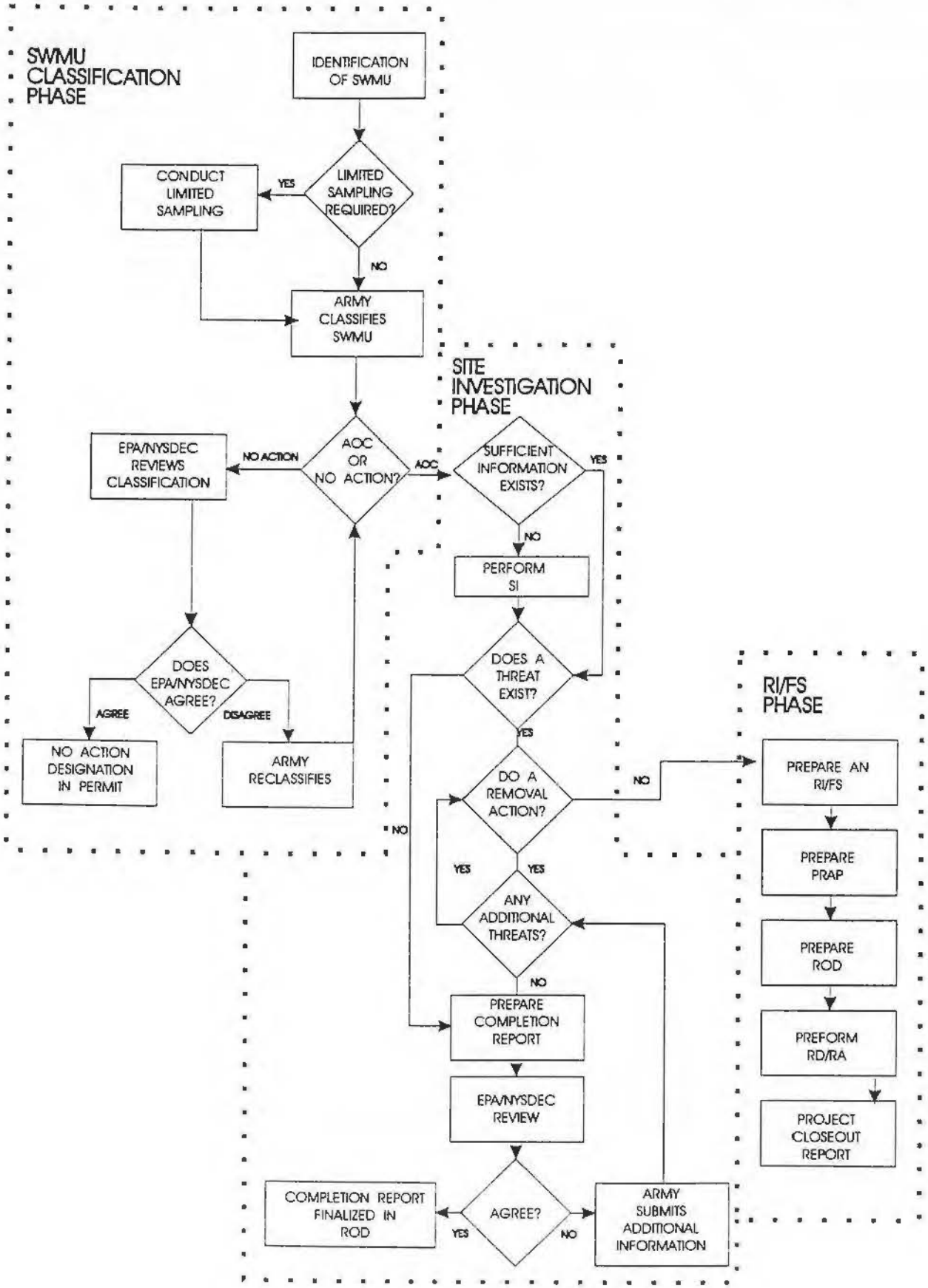


UPDATE ON AOC AND CERCLA PROCESS

- ☑ SWMU Investigation/Classification Status Update
- ☑ RI/FS's Status Update
- ☑ Removal Action/Completion Report/ ROD Status Report
- ☑ Interim Remedial Measure (IRM) Status Report

SWMU INVESTIGATION/CLASSIFICATION PROCESS STATUS UPDATE

SWMU CLASSIFICATION FLOWCHART



SWMU CLASSIFICATION REPORT

- ☑ All 72 SWMUs Have Been Classified as Either No Action or Areas of Concern (AOC)
- ☑ Final SWMU Classification Report Issued on September 16, 1994
- ☑ First Primary Document Finalized Under IAG

SWMU CLASSIFICATION SUMMARY

Federal Facilities Agreement (FFA) Status	Number of SWMUs or AOCs
No-Action	24
Completion Report/ROD	12
Removal Action/Completion Report/ROD	8
RI/FS/PRAP/ROD	28
TOTAL	72

ROD - Record of Decision
RI/FS - Remedial Investigation/Feasibility Study
PRAP - Proposed Remedial Action Plan
SWMU - Solid Waste Management Unit
AOC - Area of Concern

SWMU'S REQUIRING NO FURTHER ACTION ROD'S

SWMU NUMBER	SWMU NAME
SEAD-1	Building 307 - Hazardous Waste Container Storage Facility
SEAD-2	Building 301 - PCB Transformer Storage Facility
SEAD-7	Shale Pit
SEAD-10	Present Scrap Wood Site
SEAD-18	Building 709 - Classified Document Incinerator
SEAD-19	Building 801 - Classified Document Incinerator
SEAD-20	Sewage Treatment Plant No. 4
SEAD-21	Sewage Treatment Plant No. 715
SEAD-22	Sewage Treatment Plant No. 314
SEAD-29	Building 732 - Underground Waste Oil Tank
SEAD-30	Building 118 - Underground Waste Oil Tank
SEAD-31	Building 117 - Underground Waste Oil Tank
SEAD-35	Building 718 - Waste Oil - Burning Boilers (3 units)
SEAD-36	Building 121 - Waste Oil - Burning Boilers (2 units)
SEAD-37	Building 319 - Waste Oil - Burning Boilers (2 units)
SEAD-42	Building 106 - Preventive Medicine Laboratory
SEAD-47	Buildings 321 and 806 - Radiation Calibration Source Storage
SEAD-49	Building 356 - Columbite Ore Storage
SEAD-51	Herbicide Usage - Perimeter of High Security Area
SEAD-53	Munitions Storage Igloos

SWMU'S REQUIRING NO FURTHER ACTION ROD'S

SEAD-55	Building 357 - Tannin Storage
SEAD-61	Building 718 - Underground Waste Oil Tank
SEAD-65	Acid Storage Areas
SEAD-72	Building 803 - Mixed Waste Storage Facility

AOC'S REQUIRING COMPLETION REPORT/ROD'S

AOC NUMBER	AOC NAME
SEAD-9	Old Scrap Wood Site
SEAD-27	Building 360 - Steam Cleaning Waste Tank
SEAD-32	Building 718 - Underground Waste Oil Tanks (2 units)
SEAD-33	Building 121 - Underground Waste Oil Tank
SEAD-34	Building 319 - Underground Waste Oil Tanks (2 units)
SEAD-43	Building 606 - Old Missile Propellant Test Laboratory (combined with SEAD-56)
SEAD-44	Quality Assurance Test Laboratory Location A: West of Building 616 Location B: Brady Road
SEAD-56	Building 606 - Herbicide and Pesticide Storage (Combined with SEAD-43)
SEAD-58	Debris Area near Booster Station 2131
SEAD-62	Nicotine Sulfate Disposal Area near Buildings 606 or 612
SEAD-64B & C	Garbage Disposal Areas Location B: Disposal Area south of Classification Yards Location C: Proposed Landfill Site
SEAD-69	Building 606 - Disposal Area (Combined with SEAD-43)
SEAD-70	Building 2110 - Fill Area

AOC'S REQUIRING REMOVAL ACTIONS/COMPLETION REPORTS/ROD'S

AOC NUMBER	TYPE REMOVAL	AOC NAME
SEAD-24	METALS	Abandoned Powder Burning Pit
SEAD-38	BTEX/VOCS	Building 2079 - Boiler Plant Blowdown Leach Pit
SEAD-39	BTEX/VOCS	Building 121 - Boiler Plant Blowdown Leach Pit
SEAD-40	BTEX/VOCS	Building 319 - Boiler Plant Blowdown Leach Pit
SEAD-41	BTEX/VOCS	Building 718 - Boiler Plant Blowdown Leach Pit
SEAD-50	METALS	Tank Farm
SEAD-54	METALS	Asbestos Storage (Combined with SEAD-50)
SEAD-67	METALS	Dump Site east of Sewage Treatment Plant No. 4

AOC'S REQUIRING RI/FS/ROD'S

UNIT NUMBER	RI/FS AREA	AOC NUMBER	AOC NAME
1	Abandoned Ash Landfill	SEAD-6 SEAD-3 SEAD-8 SEAD-14 SEAD-15	Ash Landfill, Incinerator Cooling Pond, Non-Combustible Fill Area, Refuse Burning Pits, and Building 2207 - Abandoned Solid Waste Incinerator
2	Open Burning Ground	SEAD-23	Open Burning Ground
3	Fire Training Areas	SEAD-25 SEAD-26	Fire Demonstration Pad and Fire Training Pit
4	High Security "Q" Area-Rad Sites	SEAD-12 SEAD-48 SEAD-63	Radioactive Waste Burial Sites Location A: Northeast of Building 813 Location B: North of Building 804 Location C: Building 804, Pitchblende Storage Igloos and Miscellaneous Components Burial Site
5	Deactivation Furnaces	SEAD-16 SEAD-17	Building S-311 - Abandoned Deactivation Furnace and Building 367 - Existing Deactivation Furnace
6	Munitions Washout Facility	SEAD-4	Munitions Washout Facility Leach Field
7	Landfills	SEAD-11 SEAD-64	Old Construction Debris Landfill and Garbage Disposal Areas: Location A: Debris Landfill south of Storage Pad, Location D: Disposal Area west of Building 2203
8	IRFNA Disposal Site	SEAD-13	IRFNA Disposal Site
9	Ammunition Breakdown Area	SEAD-52 SEAD-60	Buildings 608 and 612 - Ammunition Breakdown Area and Oil Discharge adjacent to Building 609

AOC's REQUIRING RI/FS/ROD'S

UNIT NUMBER	RI/FS AREA	AOC NUMBER	AOC NAME
10	Sludge Pile Area	SEAD-5 SEAD-59 SEAD-71	Sewage Sludge Waste Piles, Fill Area west of Building 135 and Alleged Paint Disposal Area
11	Munition Destruction Areas	SEAD-45 SEAD-46 SEAD-57	Demolition Area Small Arms Range Explosive Ordnance Disposal Area
12	Underground Storage Tank Area	SEAD-28	Building 360-Waste Oil Underground Storage Tank Area
13	Pesticide Storage Areas	SEAD-66 SEAD-68	Pesticide Storage Area Near Buildings 5 & 6 Building S-335 - Old Pest Control Shop

7 HIGH PRIORITY AOCs MILESTONES

- ☑ Draft Report (for EPA/NYSDEC Review) Issued July 8, 1994
- ☑ Draft-Final Report Issued on May 11, 1995
- ☑ No Additional NYSDEC Comments will be Provided
- ☑ Awaiting EPA Comments
- ☑ Army Recommends RI/FS/PRAP/ROD at SEADs-4, 16, 17, 25, 26, and 45 and Removal Action/Completion Report/ROD at SEAD-24

3 MODERATE PRIORITY AOC MILESTONES

- ☑ Draft Submitted for EPA/NYSDEC Review on August 5, 1994
- ☑ Draft-Final Submitted on June 9, 1995
- ☑ No Additional NYSDEC Comments will be Provided
- ☑ Awaiting EPA Comments
- ☑ Army Recommends:
  - ▸ RI/FS/PRAP/ROD for SEADs-11, 13, and 57

8 MODERATELY LOW PRIORITY AOC INVESTIGATIONS

- ☑ Fieldwork Initiated in Early February 1994, Completed in Mid-July 1994
- ☑ Draft Site Investigation Report Submitted for EPA/NYSDEC Review on April 14, 1995
- ☑ Comments are Pending
- ☑ Army Recommends:
  - RI/FS/PRAP/ROD for SEADs-5, 12, and 59
  - Completion Report/ROD for SEADs-9, (43, 56, 69), 44, and 58
  - Removal Action/Completion Report/ROD for SEAD-50

7 LOW PRIORITY AOC INVESTIGATIONS

- ☑ Fieldwork Initiated in Early February Completed in Mid-July, 1994
- ☑ Draft Site Investigation Report Submitted for EPA/NYSDEC on April 6, 1995
- ☑ Comments Pending
- ☑ Army Recommends:
  - RI/FS/PRAP/ROD for SEADs-60, 63, 64, and 71
  - Completion Report/ROD for SEADs-62 and 70
  - Removal Action/Completion Report/ROD for SEAD-67

REMEDIAL INVESTIGATION/FEASIBILITY STUDY (RI/FS) STATUS UPDATE

PARSONS ENGINEERING SCIENCE

PARSONS

REMEDIAL INVESTIGATION (RI) AND FEASIBILITY STUDY (FS) OF THE FORMER OPEN BURNING GROUND (MILESTONES)

☑ **Remedial Investigation**

- Final Submitted on September 9, 1994
- Accepted as Final

☑ **Feasibility Study**

- Submitted for Regulatory Review on March 10, 1994.
- Received NYSDEC Comments on May 5, 1994.
- Received EPA Comments on September 30, 1994
- Formal Consultation Currently On-Going

REMEDIAL INVESTIGATION (RI) AND FEASIBILITY STUDY (FS) OF THE ASH LANDFILL (MILESTONES)

☑ **Remedial Investigation**

- Final Submitted on October 3, 1994

☑ **Feasibility Study**

- Draft Submitted on September 19, 1994
- NYSDEC Comments Received on December 12, 1994
- EPA Comments Received on February 6, 1995
- Resolution of Comments Currently On-Going

RI/FS WORKPLAN STATUS FOR ALL 28 AOCs

- ☑ 6 Workplans Complete and Implementation Underway at:SEADs-3, 6, 8, 14, 15 (Ash Landfill) and 23 (OB Grounds)
- ☑ Generic Workplan
  - ▸ Draft-Final Submitted on June 21, 1995
- ☑ Scoping Workplans
  - ▸ 2 Draft-Final (SEADs-25 and 26), Issued for Regulatory Review
  - ▸ 3 Draft (SEADs-11, 16, and 17), issued for Regulatory Review
  - ▸ 14 Pre-Draft (SEADs-4, 5, 12, 13, 48, 46, 52, 57, 59, 60, 64A, 64D, 68, and 71), Issued for Army Review
  - ▸ 3 Under Preparation (SEADs-28, 66, and 63)

REMOVAL ACTION/COMPLETION REPORT/ROD STATUS UPDATE

DECISION DOCUMENTS FOR REMOVAL ACTION

- [x] **Decision Document for SEADs-25, 38, 39, 40, and 41 Submitted on January 30, 1995**

- [x] **Decision Document for SEADs-24, 50/54, and 67 Submitted on April 12, 1995**

INTERIM REMEDIAL MEASURE (IRM)
STATUS UPDATE

ACTION MEMORANDUM HIGHLIGHTS

- ☑ **Objectives:**
  - ▸ Remove existing threat
  - ▸ Eliminate source of groundwater plume
  - ▸ Streamline RI/FS process
- ☑ **Treatment Goals (NYSDEC TAGM Values)**
- ☑ **Approximately 23,000 Cubic Yards (35,000 tons) of soil will be treated on-site**
- ☑ **Selected Remedial Alternative**
  - ▸ Excavation, low temperature thermal desorption, thermal oxidation of off-gas
- ☑ **Remedial Activities On-Going**