

DEFENSE ENVIRONMENTAL RESTORATION PROGRAM
FINDINGS OF FACT AND DETERMINATION OF
DEPARTMENT OF DEFENSE RESPONSIBILITY
PLATTSBURGH ATLAS MISSILE COMPLEX SITE S-1,
CHAMPLAIN, NEW YORK

RECEIVED

APR 29 1986

COE KC DIST
SUPERFUND BRANCH

PROJECT NO. C02NY020600

Findings of Fact

1. This project involves the demolition and removal of unwanted improvements located on land formerly used by the Department of Defense (DOD) for an Atlas missile site. The project will encompass the following:

- A. Silo Demolition - Demolish top 5 feet of subsurface silo, 70 foot diameter reinforced concrete pad on ground surface over silo. Collapse two 50 ton (23'x20'x4') silo doors and demolish above and below ground level structures associated with the missile silo, including one 40'x100' concrete foundation for a previously demolished igloo, eight 12" diameter cast iron vent pipes, intake and exhaust vents for silo, fuel tanks, one escape hatch, and one 8'x10'x6' reinforced concrete launch control center entrance as shown in Figure 1 and attached photographs. Debris from demolition may be used to fill the 187 foot deep silo. Additional fill necessary for completing

the backfill of the silo can be obtained from areas adjacent to the silo. Prior to demolition and selection of disposal method, sampling of the 5 million gallons of ground water flooding the silo is necessary to determine the presence of contamination.

- B. Site Grading and Seeding - Site grade and seed 10,500 square yards of area disturbed by demolition.

The structures proposed for demolition are considered to be unsightly and a hazard to the safety of the general public within the context of the property's designated use. The Anachemia Chemical Company is presently using and plans to continue to use the site for storage of chemical materials and equipment.

2. Atlas Missile Site S-1 which contains approximately 8.95 acres is located in the Town of Champlain, approximately one-half mile from the Canadian-United States border and 6 miles from the Vermont-New York border, as shown on the attached site maps. The subject site was acquired by the Department of Air Force between 1960 and 1962 by various deeds.
3. By Quitclaim Deed dated 15 August 1967, 8.95 acres fee was conveyed from the Department of the Air Force to the Town of Champlain. Subsequently, in the early 1970's the Town of Champlain sold the 8.95 acres to the Anachemia Chemical Company.

4. During the subject site's activation sump pumps were used to drain ground water seepage into the silo. However, after the Atlas Missile Site was inactivated, the pumping operation ceased and the silo filled with a combination of ground water and rainwater. Tanks located underground and within the silo were originally used for fuel storage for activities associated with the silo operation. Their presence and current condition is unknown due to the water level. Therefore, there is a possibility that the water in the silo and the ground water in the area of the silo could be contaminated by residual fuel left behind.

No significant environmental impact is anticipated by project implementation. This will be determined through the preparation of an Environmental Assessment prior to commencement of work.

5. The potential exists for a two-phase project at this site. A resolution of that question will depend upon subsequent investigation to determine if the ground water within the silo and adjacent to the silo is contaminated.

A determination has been made that the Missile Facilities themselves do not qualify as eligible to the National Register. The construction associated with building the base has also so disturbed the surrounding soils that any archaeological sites which predated the bases would have been severely damaged or destroyed. If any such site had existed, it would no longer be eligible to the National Register.

Future cultural resources efforts should be limited to coordination with the State Historical Preservation Office to determine if any known cultural resources sites are known to exist in the project vicinity. If such sites exist, it may be necessary to avoid them and utilize a different access.

DETERMINATION

Based on the foregoing findings of fact, the present condition of the site as described above has been determined to be the result of a prior DOD ownership, utilization, or activity in connection therewith. Moreover, it is determined that an environmental restoration project, to the extent proposed or set out herein is an appropriate undertaking within the purview of the Defense Environmental Restoration Account for the reasons stated above.

Date

LLOYD A. DUSCHA, P.E.
Deputy Director
Directorate of Engineering
and Construction

SITE SURVEY SUMMARY SHEET

FOR

PLATTSBURGH ATLAS MISSILE COMPLEX SITE S-1

PROJECT NO. C02NY020600

SITE NAME: Plattsburgh Atlas Missile Site S-1,
Project No. C02NY020600

LOCATION: Town of Champlain, Clinton County, New York

SITE HISTORY: Plattsburgh Atlas Missile Complex Site S-1 contains approximately 8.95 acres fee of land. The land was purchased for military purposes in the early 1960's along with 252.43 acres easement. Site S-1 was one of twelve sites scattered about the area known as the Plattsburgh Atlas Missile Complex which was designated as auxiliary sites of the Plattsburgh Air Force Base. All twelve sites were standardly equipped with one subsurface concrete and steel missile silo 187 feet deep with 12 foot thick walls, one subsurface concrete Launch Control Center, two 20'x40'x100' corrugated steel igloos and two smaller steel pumphouses. Their construction was a National defense effort to store, maintain and to potentially launch an Atlas Intercontinental Ballistic Missile (ICBM). By 23 September 1965 all Atlas ICBM sites were deactivated in the Plattsburgh Complex. The Town of Champlain obtained ownership of Site S-1 by Quitclaim Deed dated 15 August 1967. The Town subsequently sold the 8.95 acre site to the Anachemia Chemical Company in the early 1970's. The Anachemia Chemical

Company has used the igloos for storage. The actual missile silo and associated underground structures have not been used.

DESCRIPTION OF THE PROBLEM: As a result of prior DOD activity, the condition of Plattsburgh Atlas Missile Complex Site S-1 exists such that it creates a hazard. Former DOD structures exist on the site and due to their accessibility and dilapidated condition, a hazardous condition exists. The silo proposed for demolition is readily accessible and flooded. Since fuels were known to be on the site during its activation, there is a possibility that the water in the silo may be contaminated from residual fuels or from the corrosion of the submerged metals.

BASIS FOR DETERMINATION OF DOD RESPONSIBILITY: The facilities were constructed by the United States Air Force and vacated thereafter. Items recommended for removal were used by the Department of Defense and have not been of beneficial use to subsequent owners.

POC/DISTRICT: John E. Tunnell, P.E., NAPEN-P, FTS 597-4714/
Philadelphia

*AJB: (45 for Atlas & Nike
for drawings ASB*

STATUS: On 16 July 1985, the following personnel from O'Brien & Gere Engineers, Inc. working under contract with the U.S. Army Engineer District Philadelphia performed an on-site investigation of the subject property: William K. Dingman, P.E. and Catherine A. Sitko.

The Anachemia Chemical Company owns all 8.95 acres in question. Since the one remaining igloo and pumphouse are storage facilities, they are not eligible for any work under this program. The silo, launch control center, one igloo foundation, vents and tanks have been abandoned by the Department of Defense (DOD) and have not been utilized. The Anachemia Chemical Company has requested in the attached letter that the silo, launch control center, one igloo foundation and associated vents and tanks be demolished and/or backfilled to eliminate safety hazards.

Site S-1 is located in a mixed industrial/residential neighborhood. There are no immediate future plans for any portion of the site, other than the continued use of the property as a storage facility.

RIGHT-OF-ENTRY: For the purpose of this site survey, approval to review the site was arranged by Mr. Don Lawrentz of the Anachemia Chemical Company.

AVAILABLE STUDIES AND REPORTS: As-built site plans, specifications, complete site histories, operation and maintenance manuals, and all additional information concerning the Plattsburgh Complex are on file at the Plattsburgh Air Force Base, Wing Historian Office, under the command of Colonel Raymond O'Mara at telephone number 518/565-5959.

CATEGORY OF HAZARDS: A safety hazard exists at the site due to a the accessibility and dilapidated condition of the silo. A potential for

drowning exists. Gratings and caps on top of vents, hatches and tanks are either loose or missing, therefore permitting entrance to the subsurface flooded structures. All subsurface structures are flooded. The potential exists for the water within the silo and ground water adjacent to the silo to be contaminated due to the potential presence of fuel stored within the silo.

DESCRIPTION OF REMEDIAL ACTION: The remedial actions to be taken, based on available information, are described in the paragraphs below.

A. Silo Demolition - Demolish top 5 feet of subsurface silo and 70 foot diameter reinforced concrete pad on ground surface over silo. Collapse two 50 ton (23'x20'x4') silo doors and demolish above and below ground level structures associated with the missile silo, including one 40' x 100' concrete foundation for a previously demolished igloo, eight 12" diameter cast iron vent pipes, intake and exhaust vents for silo, fuel tanks, one escape hatch, one 8'x10'x6' reinforced concrete launch control center entrance as shown in Figure 1 and attached photographs. Debris from demolition may be used to fill the 187 foot deep silo. Additional fill necessary for completing the backfill of the silo can be obtained from areas adjacent to the silo. Prior to demolition and selection of disposal method, sampling of the 5 million gallons of ground water flooding the silo and ground water adjacent to the silo is necessary to determine the presence of contamination.

B. Site Grading and Seeding - Site grade and seed 10,500 square yards of area disturbed by demolition.

ESTIMATED COST: Total estimated cost of the proposed remedial action, Plattsburgh Atlas Missile Complex Site S-1 is \$419,000.

(4) ATLAS SITES

Scope 1 (2) ATLAS sites PLATTSBURG N.Y.
S-1, S-2

PM - CLARK GUNION

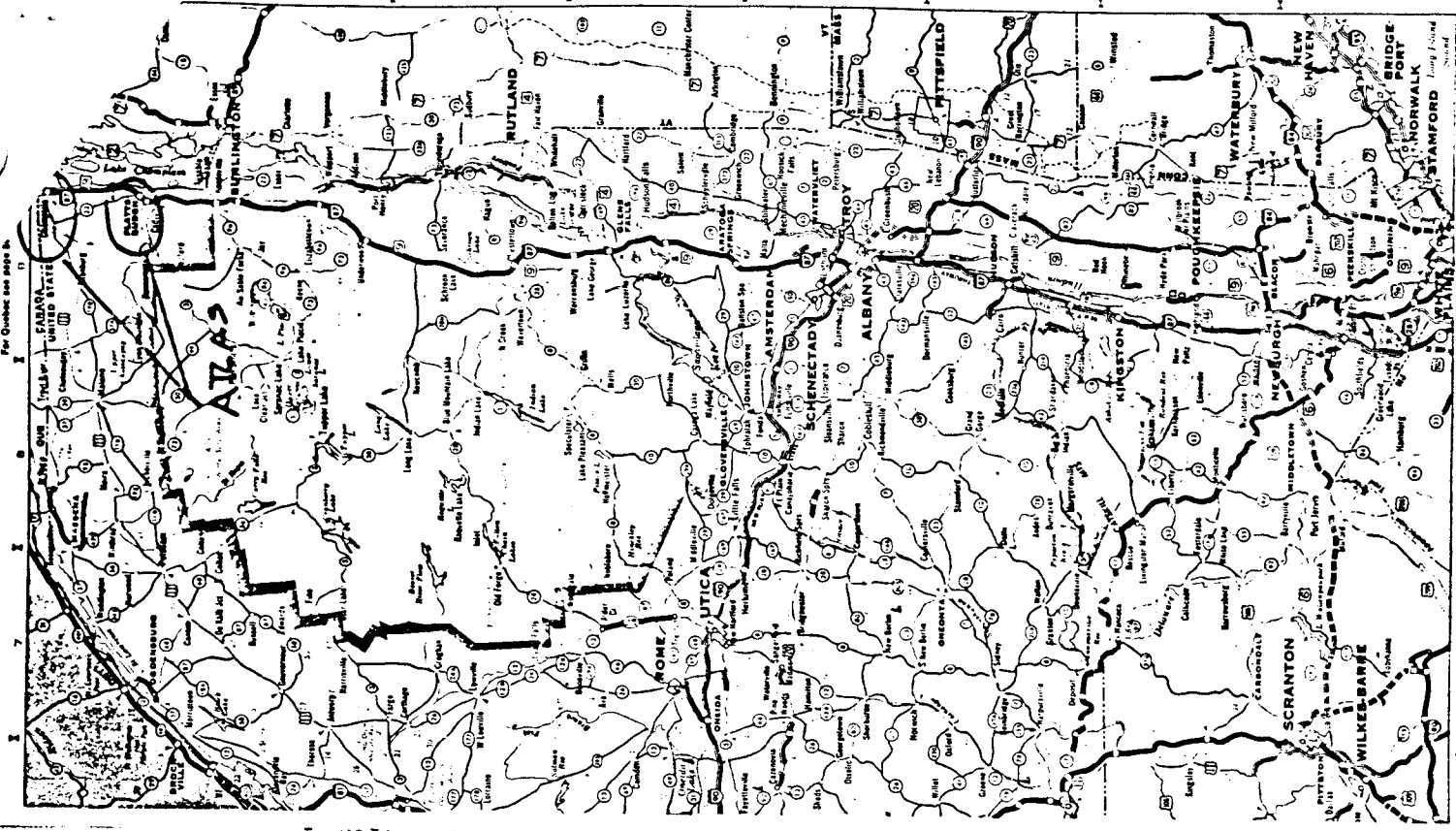
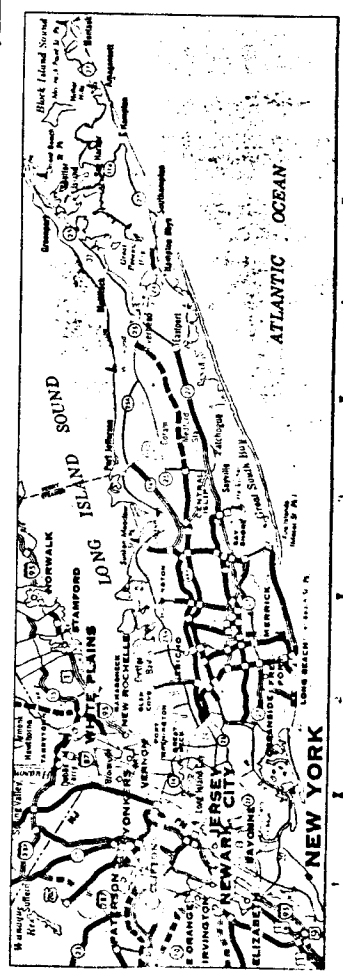
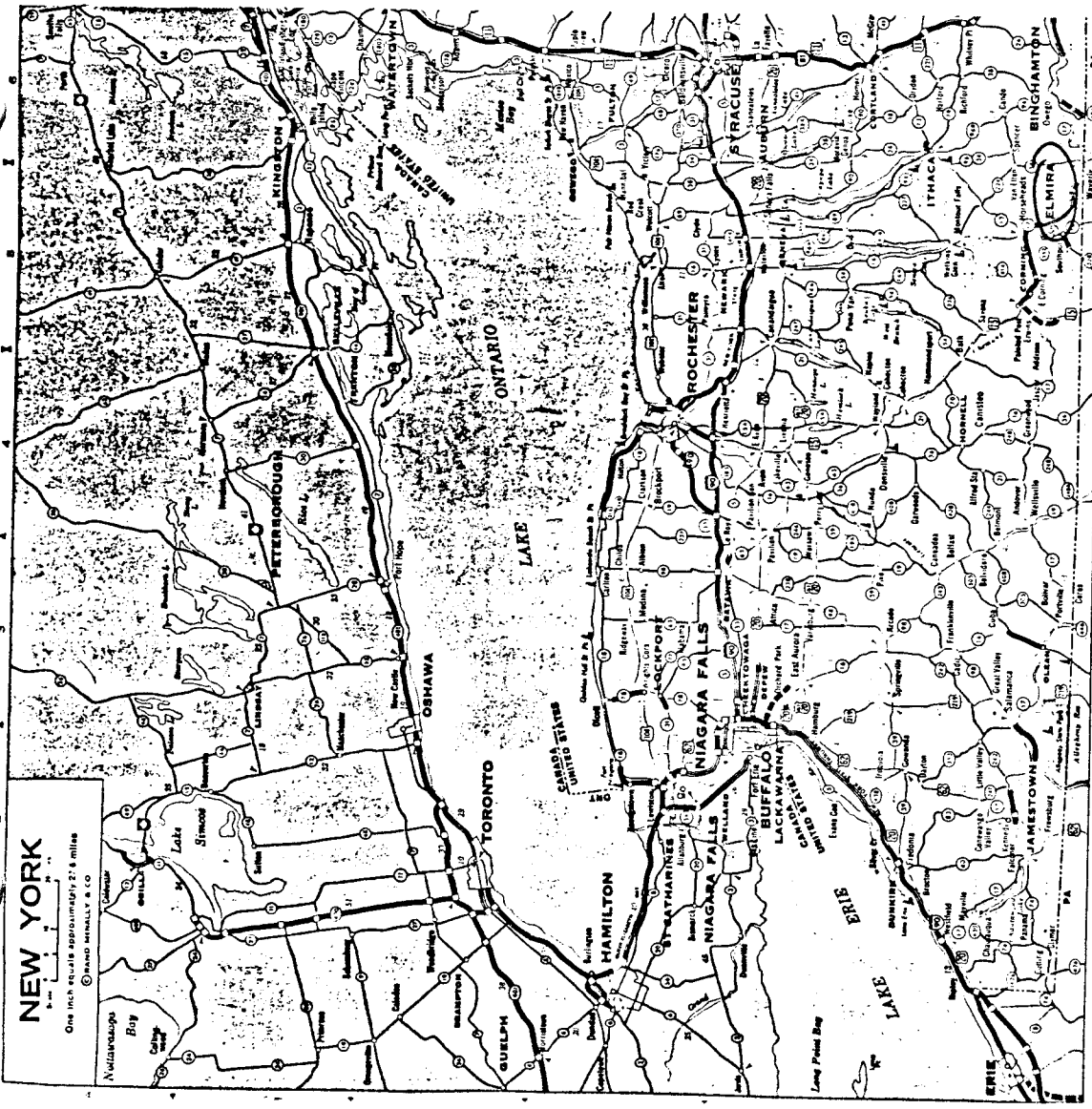
Scope 2 (2) ATLAS sites
CITAMPAIN, PLATTSBURG

PM - Ed RAY

Site visit
SEPT 8

NEW YORK

One inch equals approximately 2 1/2 miles
© RAND McNALLY & CO



For Quebec see page 14

ATLAS

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DEFENSE ENVIRONMENTAL RESTORATION PROGRAM

FINDINGS OF FACT AND DETERMINATION OF DEPARTMENT OF DEFENSE
COE KC DIST
SUPERFUND BRANCH RESPONSIBILITY PLATTSBURGH ATLAS MISSILE COMPLEX

SITE S-4, ESSEX, NEW YORK

PROJECT NO. C02NY020900

FINDINGS OF FACT

1. A building and debris removal project is not proposed at this site formerly used by the Department of Defense (DOD) for storing, maintaining and launching of Atlas Intercontinental Ballistic Missile.
2. Atlas Missile Site S-4 is located in the Town of Essex, County of Essex, approximately 48 miles south of the Canadian/United States border and 2 miles east of the New York/Vermont border as indicated on the attached site maps. Audited records of the New York District indicate that this installation originally consisted of 8.95 acres of land in fee and was part of the former Plattsburgh Atlas Missile Complex. The site was acquired between 1960 and 1961. By July of 1965, the missile site was inactivated. There was no housing located at this site. The installation was not subject to other than Department of the Air Force use and control during its activation.
3. By Quitclaim Deed dated 11 July 1967, 8.95 acres fee were conveyed from the Department of the Air Force to the Town of Willsboro, New York. Subsequently, the Township sold Missile Site No. 4 to Lyle Mason sometime during 1967. By deed dated 31 January 1983 Lyle Mason conveyed subject site to Leader Sports, Inc. Structures on this site include two 20' x 40' x 100' corrugated steel igloos which are utilized as office space for Leader Sports and a typical 70' diameter subsurface concrete and steel missile silo 187' deep with approximately 12' thick walls. The silo is sealed and most probably flooded. Paving covers a 150' square around the missile silo concrete pad and continues at a 20' width down the $\frac{1}{4}$ mile access road to Lake Shore Road. Photos included in Appendix A show the missile silo doors, steel igloos, and associated facilities.

Based on coordination with Leader Sports, Inc., no demolition work or debris removal is desired on their site as confirmed in the enclosed letter.

4. Hazardous or toxic conditions may exist at this site. A resolution of that question will depend upon subsequent investigation to determine if the ground water within the silo and adjacent to the silo is contaminated.

DETERMINATION

Based on the foregoing findings of fact, the portion of site not owned by DOD has been improved and put to a commercially valuable and beneficial use. Due also, in part, to the current owner's lack of interest in building demolition and debris removal, it is determined that an environmental restoration project is not an appropriate undertaking within the purview of Public Law 98-473, Continuing Appropriation, 1985 (Conference Report (ER 98-1159)), for the reasons stated above.

Date

LLOYD A. DUSCHA, P.E.
Deputy Director
Directorate of Engineering and
Construction

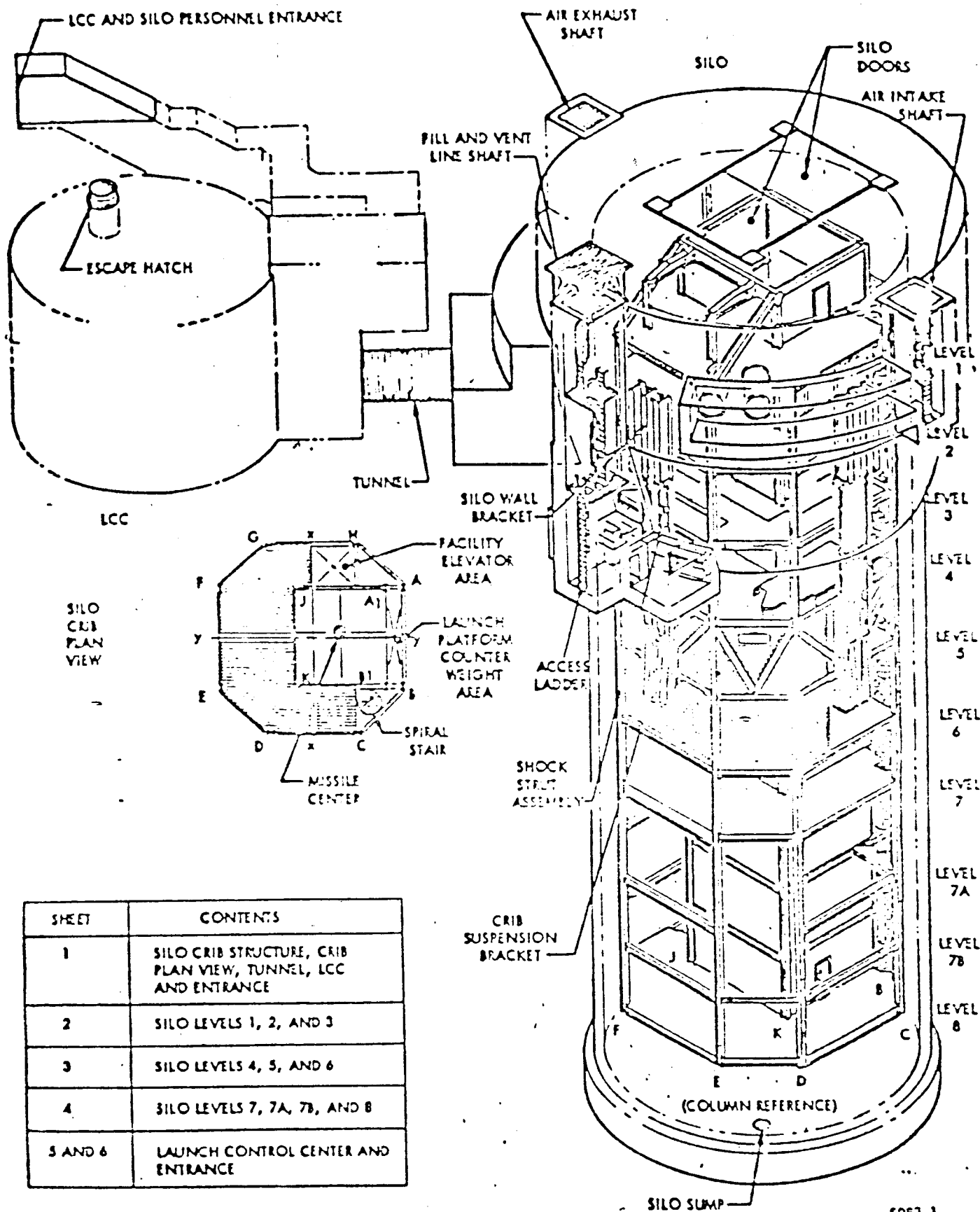
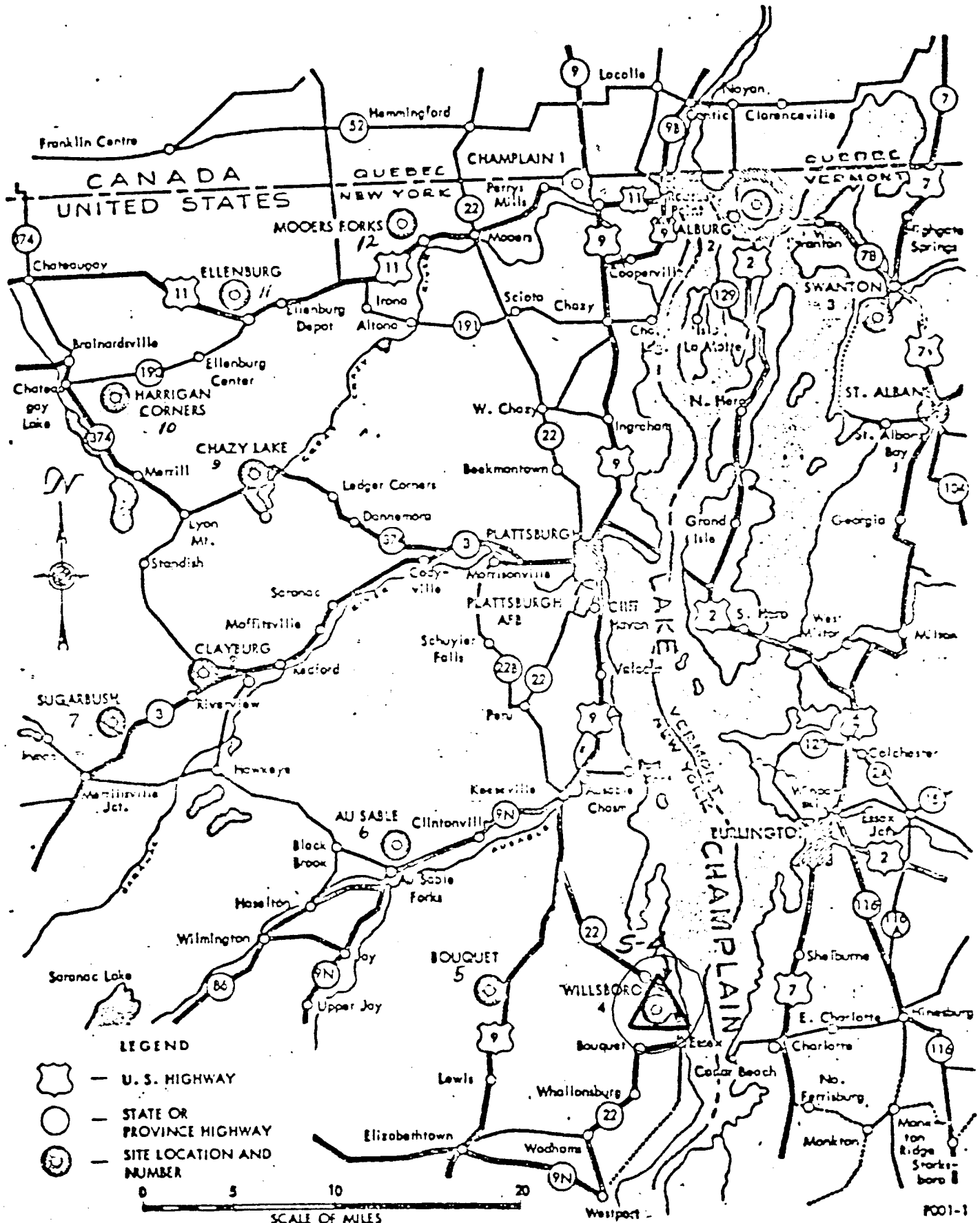
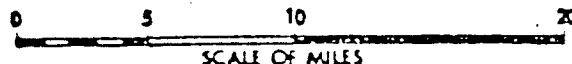


Figure 1 Typical Atlas Missile Silo and Launch Control Center



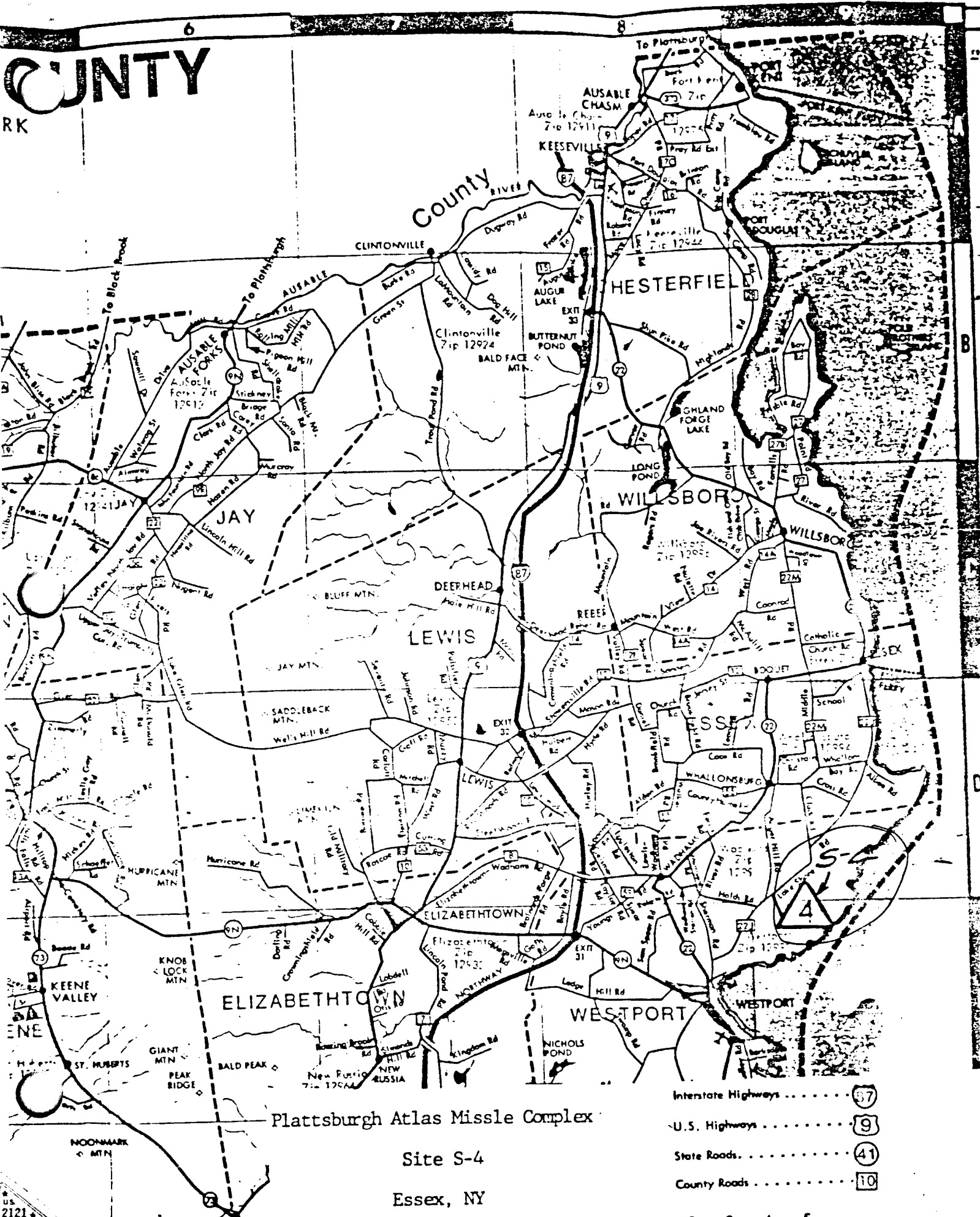
- LEGEND**
- U. S. HIGHWAY
 - STATE OR PROVINCE HIGHWAY
 - SITE LOCATION AND NUMBER



Champlain Area Atlas Missile Site Locations

COUNTY

ARK



Plattsburgh Atlas Missile Complex

Site S-4

Essex, NY

- Interstate Highways 87
- U.S. Highways 9
- State Roads 41
- County Roads 10

0 1 2 3 4 5

U.S. 2121
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DEFENSE ENVIRONMENTAL RESTORATION PROGRAM
FINDINGS OF FACT AND DETERMINATION OF
DEPARTMENT OF DEFENSE RESPONSIBILITY
PLATTSBURGH ATLAS MISSILE COMPLEX SITE S-5,
LEWIS, NEW YORK

PROJECT NO. C02NY021000

Findings of Fact

1. This project involves the demolition and removal of unwanted improvements located on land formerly used by the Department of Defense (DOD) for an Atlas missile site. The project will encompass the following:
 - A. Silo Demolition - Demolish top 5 feet of subsurface silo, 70 foot diameter reinforced concrete pad on ground surface over silo, burned out 40' x 100' igloo, and igloo foundation. Also collapse two 50 ton (23'x20'x4') silo doors and demolish above and below ground level structures associated with the missile silo, including eight 12" diameter cast iron vent pipes, intake and exhaust vents for silo, fuel tanks, one escape hatch, and one 8'x10'x6' reinforced concrete launch control center entrance as shown in Figure 1 and attached photographs. Debris from demolition may be used to fill the 187 foot deep silo. Additional fill necessary for completing the backfill of

the silo can be obtained from areas adjacent to the silo. Prior to demolition and selection of disposal method, sampling of the 5 million gallons of water flooding the silo and ground water adjacent to the silo is necessary to determine the presence of contamination.

- B. Site Grading and Seeding - Site grade and seed 10,500 square yards of area disturbed by demolition.

The structures proposed for demolition are considered to be unsightly and a hazard to the safety of the general public within the context of the property's designated use. The owner is presently using the remaining igloo for storage.

2. Atlas Missile Site S-5 which contains approximately 12.26 acres is situated on the south side of Hale Hill Road, one-half mile west of Route 9 in the Town of Lewis, as shown on the attached site maps. The subject site was acquired by the Department of Air Force between 1960 and 1962 by various deeds.
3. By Quitclaim Deed dated 27 October 1967, 12.26 acres fee were conveyed by General Services Administration (GSA) to the State University of New York. The subject site was then reverted back to GSA and purchased by the Town of Lewis. As per recorded deed dated 16 July 1982, the Town of Lewis sold Missile Site No. 5 to Michael McKenna.

4. During the subject site's activation sump pumps were used to drain ground water seepage into the silo. However, after the Atlas Missile Complex was inactivated, the pumping operation ceased and the silo filled with a combination of ground water and rainwater. Tanks located underground and within the silo were originally used for fuel storage for activities associated with the silo operation. Their presence and current condition is unknown due to the water level. Therefore, there is a possibility that the water in the silo and the ground water in the area of the silo could be contaminated by residual fuel left behind. During the period that the State University of New York controlled the site it utilized the steel igloos for storage of University furniture. One of the steel igloos burned to the ground while in use for storage. The burned steel frame and debris remains on the site.

No significant environmental impact is anticipated by project implementation. This will be determined through the preparation of an Environmental Assessment prior to commencement of work.

5. The potential exists for a two-phase project at this site. A resolution of that question will depend upon subsequent investigation to determine if the ground water within the silo and adjacent to the silo is contaminated.

A determination has been made that the Missile Facilities themselves do not qualify as eligible to the National Register. The construction associated with building the base has also so

disturbed the surrounding soils that any archaeological sites which predated the bases would have been severely damaged or destroyed. If any such site had existed, it would no longer be eligible to the National Register.

Future cultural resources efforts should be limited to coordination with the State Historical Preservation Office to determine if any known cultural resources sites are known to exist in the project vicinity. If such sites exist, it may be necessary to avoid them and utilize a different access.

DETERMINATION

Based on the foregoing findings of fact, the present condition of the site as described above has been determined to be the result of a prior DOD ownership, utilization, or activity in connection therewith. Moreover, it is determined that an environmental restoration project, to the extent proposed or set out herein is an appropriate undertaking within the purview of the Defense Environmental Restoration Account for the reasons stated above.

Date

LLOYD A. DUSCHA, P.E.
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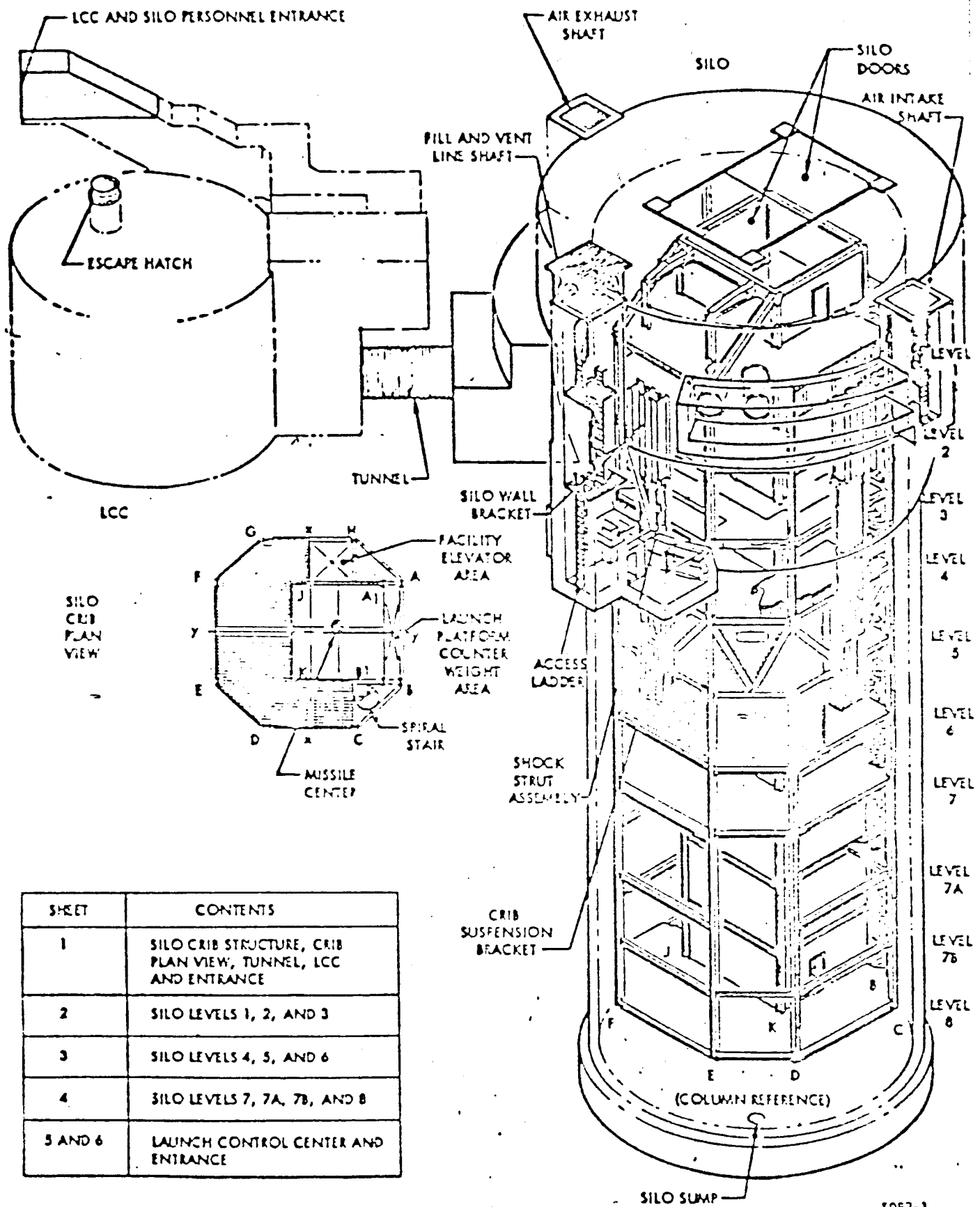
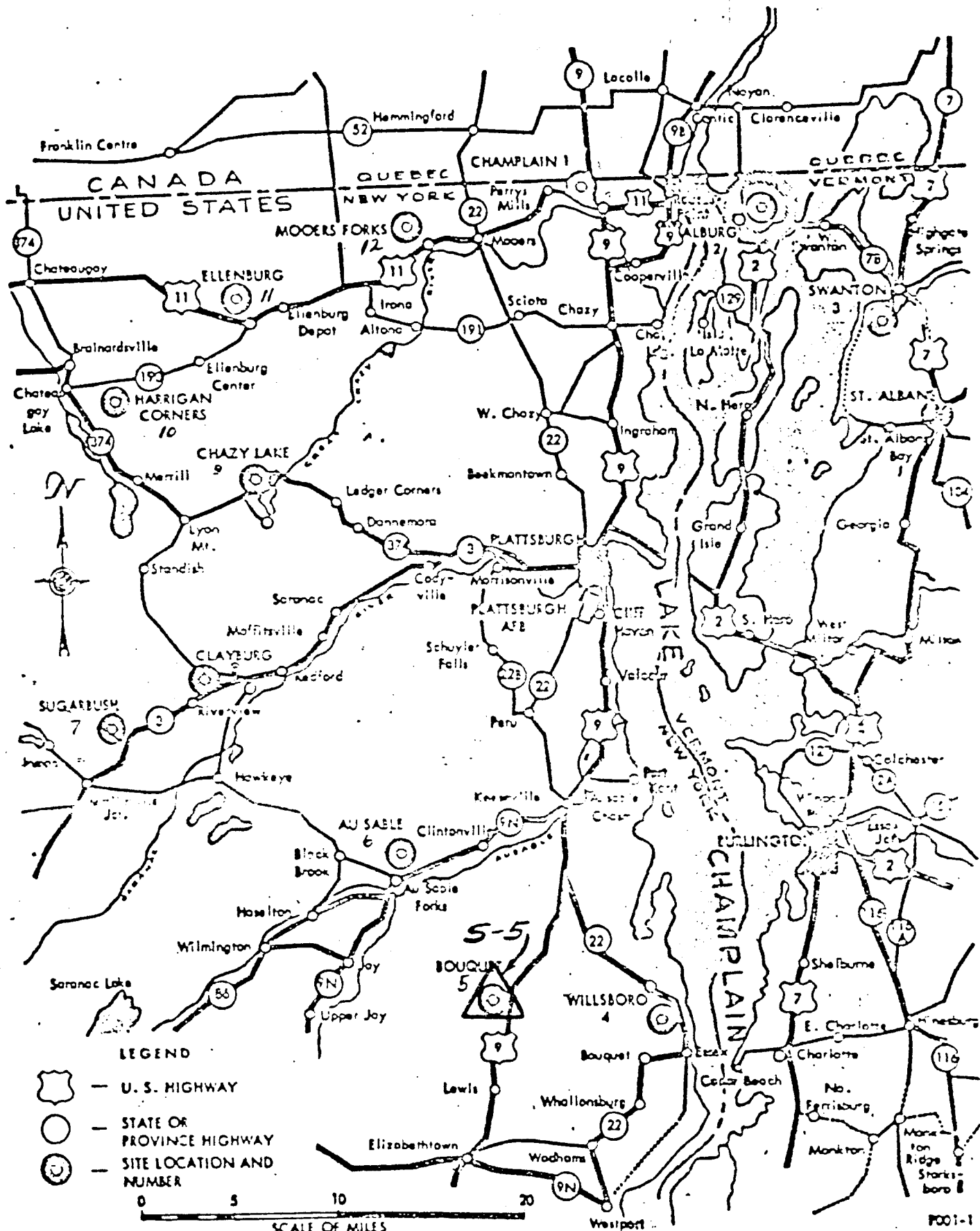


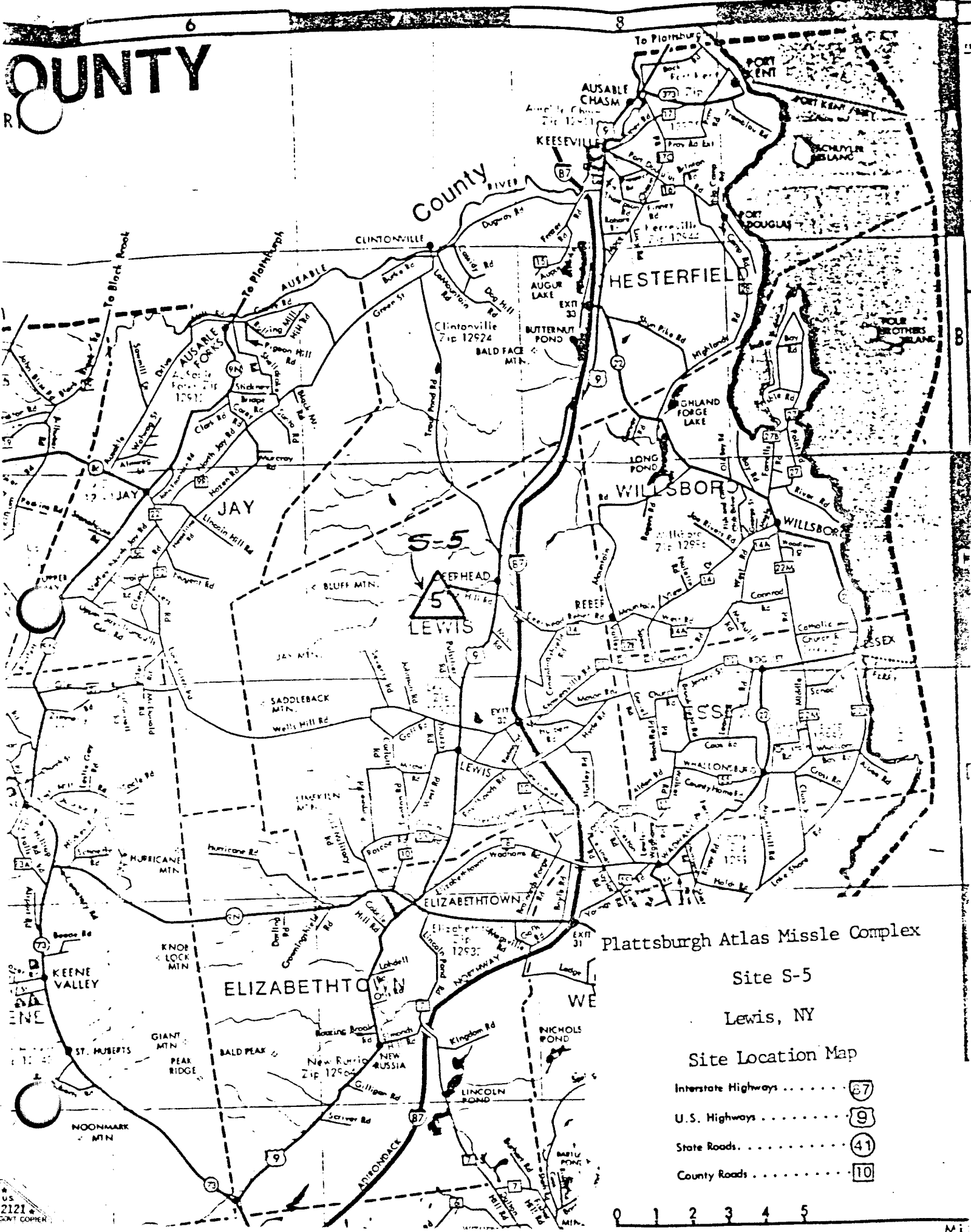
Figure 1 Typical Atlas Missile Silo and Launch Control Center

S052-1



Plattsburgh Area Atlas Missile Site Locations

COUNTY



Plattsburgh Atlas Missile Complex
 Site S-5
 Lewis, NY
 Site Location Map

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DEFENSE ENVIRONMENTAL RESTORATION PROGRAM 1986

FINDINGS OF FACT AND DETERMINATION OF DEPARTMENT OF DEFENSE
SUPERFUND BRANCH
RESPONSIBILITY PLATTSBURGH ATLAS MISSILE COMPLEX

SITE S-6, BLACK BROOK, NEW YORK

PROJECT NO. C02NY021100

FINDINGS OF FACT

1. A building and debris removal project is not proposed at this site formerly used by the Department of Defense (DOD) for storing, maintaining and launching of Atlas Intercontinental Ballistic Missile.
2. Atlas Missile Site S-6 is located in the Town of Black Brook, County of Clinton, approximately 34 miles south of the Canadian/United States border and 16 miles west of the New York/Vermont border as indicated on the attached site maps. Audited records of the New York District indicate that this installation originally consisted of 145.80 acres of land in fee and was part of the former Plattsburgh Atlas Missile Complex. The site was acquired between 1960 and 1961. By July of 1965, the missile site was inactivated. There was no housing located at this site. The installation was not subject to other than Department of the Air Force use and control during its activation.
3. By Quitclaim Deed dated 28 June 1967, 122.45 acres fee were conveyed from the Department of the Air Force to Daniel A. Tarasevich, Frank J. Borges and William E. Salmon. There are no structures on this portion of the site. By Quitclaim Deed dated 27 October 1967, 23.35 acres fee were conveyed to the State University of New York. Subsequently the 23.35 acres reverted back to General Services Administration who assigned it to the U.S. Department of Health and Human Services for conveyance to the Town of Black Brook for public utility purposes. Presently the Town of Black Brook is in the process of transferring the deed through appropriate channels to enable the Town to construct an industrial park rather than a utility. Structures on this site include a typical 70' diameter subsurface concrete and steel missile silo 187' deep with approximately 12' thick walls. All other typical structures have been demolished by the Town of Black Brook. The silo is sealed and most probably flooded. Paving covers a 150' square around the missile silo concrete pad and continues at a 20' width down the $\frac{1}{4}$ mile access road to Palmer Hill Road. Photos included in Appendix A show the missile silo doors and debris from steel igloos, and associated facilities.

Based on coordination with the Town of Black Brook, no demolition work or debris removal is desired on their site as confirmed in the enclosed letter.

4. Hazardous or toxic conditions may exist at this site. A resolution of that question will depend upon subsequent investigation to determine if the ground water within the silo and adjacent to the silo is contaminated.

DETERMINATION

Based on the foregoing findings of fact, the portion of site not owned by DOD has been improved and put to a commercially valuable and beneficial use. Due also, in part, to the current owner's lack of interest in building demolition and debris removal, it is determined that an environmental restoration project is not an appropriate undertaking within the purview of Public Law 98-473, Continuing Appropriation, 1985 (Conference Report (ER 98-1159)), for the reasons stated above.

Date

LLOYD A. DUSCHA, P.E.
Deputy Director
Directorate of Engineering and
Construction



Plattsburgh Atlas Missile Complex

Site S-6

Black Brook, NY

Site Location Map

LEGEND

- | | |
|----------------------------------|--------------------------------|
| Interstate Routes | Schools |
| U. S. & State Highways | Golf Courses |
| County Highways | Boat Launching Sites |
| Town Highways | Campsites |
| Unimproved Earth Roads | Points of Entry |
| Private Roads | Points of Interest |
| Railroads | Town Garages |

To Lake Placid 24 Miles