Final

Environmental Assessment for BRAC 95 Disposal and Reuse of the Bellmore Logistics Activity, Long Island, New York

Prepared for

US Army Military District of Washington

by

US Army Corps of Engineers
Mobile District

with Technical Assistance from

Tetra Tech, Inc.
Fairfax, VA 22030

June 1998

ENVIRONMENTAL ASSESSMENT ORGANIZATION

This Environmental Assessment (EA) evaluates the environmental and socioeconomic effects of the Army's proposed action of disposal and the secondary action of reuse by others of Bellmore Logistics Activity, Long Island, New York. The potential environmental and socioeconomic effects of implementing the proposed action are analyzed in accordance with Army Regulation 200-2, *Environmental Effects of Army Actions*, and the National Environmental Policy Act.

An ***EXECUTIVE SUMMARY*** briefly describes the proposed action and the environmental and socioeconomic consequences of the proposed action.

SECTION 1.0 PURPOSE, NEED, AND SCOPE summarizes the purpose and need for the proposed action and describes the scope of the environmental effects analysis process.

SECTION 2.0 DESCRIPTION OF THE PROPOSED ACTION describes the proposed action of disposal of the entire installation at Bellmore Logistics Activity.

SECTION 3.0 ALTERNATIVES examines alternatives for implementing the proposed action.

SECTION 4.0 AFFECTED ENVIRONMENT describes the existing environmental and socio-economic setting of Bellmore Logistics Activity, Long Island, New York.

SECTION 5.0 ENVIRONMENTAL AND SOCIOECONOMIC CONSEQUENCES identifies potential environmental and socioeconomic effects of disposal and reuse.

SECTION 6.0 FINDINGS AND CONCLUSIONS identifies potential effects associated with the alternatives for implementing the proposed action and draws a conclusion as to which alternative should be implemented.

SECTION 7.0 LIST OF PREPARERS identifies persons who prepared the document and their areas of expertise.

SECTION 8.0 DISTRIBUTION LIST indicates recipients of this EA.

SECTION 9.0 REFERENCES provides bibliographical information for cited sources.

SECTION 10.0 PERSONS CONSULTED provides a listing of persons and agencies consulted during preparation of this EA.

APPENDICES

- ***A*** Economic Impact Forecast System (EIFS) Model and Output
- ***B*** BRPG Reuse Plan
- ***C*** Agency Correspondence
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An ***ACRONYMS AND ABBREVIATIONS*** list (foldout) is provided immediately following the appendices.

Finding of No Significant Impact
for the Disposal and Reuse of
Bellmore Logistics Activity, Long Island, New York

Pursuant to the Council on Environmental Quality (CEQ) Regulations (40 CFR Parts 1500-1508) for implementing the procedural provisions of the National Environmental Policy Act (42 U.S.C. 4321 et seq.) and Army Regulation 200-2 (Environmental Effects of Army Actions), an Environmental Assessment (EA) was conducted to assess the potential environmental and socioeconomic effects associated with disposal and reuse of property made available by the closure of Bellmore Logistics Activity.

PROPOSED ACTION

The proposed action is the disposal and reuse of all surplus property at Bellmore Logistics Activity, as required by the recommendations of the 1995 Base Closure and Realignment Commission. The property will be transferred to the Bellmore Reuse Planning Group (BRPG) or entities it identifies. The BRPG is responsible for reuse planning for Bellmore Logistics Activity. Such reuse is also part of the proposed action being analyzed in this EA. Because all the details of the reuse plan were not available, the EA looks at a range of possible reuse scenarios. The Bellmore Logistics Activity is about 17 acres with five buildings.

ALTERNATIVES CONSIDERED

The Army considered two disposal alternatives, encumbered and unencumbered. Encumbered disposal involves transfer of the property to others with constraints on future use. Encumbrances promote continued protection of sensitive resources and foster environmentally sustainable redevelopment. At Bellmore Logistics Activity, the possible presence of lead-based paint and asbestos-containing material, as well as the requirement for a right of reentry for environmental clean-up, were identified as encumbrances. Unencumbered disposal involves transfer of the property without any Army-imposed constraints on the future use or development of the property. Since encumbrances are required at Bellmore Logistics Activity, only the encumbered disposal alternative was evaluated in the EA. As prescribed by CEQ regulations, the EA also evaluated the no action alternative which would consist of the Army's not disposing of the Bellmore Logistics Activity property. This no action alternative provides a baseline against which the impacts of the alternatives can be evaluated.

RESOURCE CONCERNS AND FACTORS CONSIDERED IN DETERMINING THAT NO ENVIRONMENTAL IMPACT STATEMENT IS REQUIRED

The EA, which is incorporated by reference into the Finding of No Significant Impact, examined potential impacts of the proposed action and the no action alternative on 13 resource areas and areas of environmental and socioeconomic concern: land use, air quality, noise, geology, water resources, infrastructure, hazardous and toxic substances, permits and regulatory authorizations, biological resources, cultural resources, economic development, socioeconomics (including environmental justice and protection of children), and quality of life.

Because of the small size of the parcel, its location in a medium-densely populated suburban residential area, and the BRPG plan to develop the property with 34 single family homes, 40 senior citizen units, and a small park area, implementation of the proposed action would not result in significant adverse effects to any of the resource areas examined, or in significant individual or cumulative environmental impacts. Encumbered disposal would result in long term minor beneficial effects to geology as a result of environmental

remediation of contaminated soil. Other resource areas would not be affected by the encumbered disposal alternative.

Reuse alternatives were examined in terms of intensity-based probable reuse scenarios, based on the BRPG's planned reuse. For Bellmore Logistics Activity, these scenarios were Medium-Intensity reuse, Medium-Low Intensity reuse, and Low-Intensity reuse.

In all the reuse scenarios, there were no significant impacts. Generally, minor long-term beneficial effects would be expected to result in the following resource areas: land use, water resources, biological resources, and economic development. Minor long-term adverse effects would occur in air quality, noise, geology, and infrastructure. Both long-term minor, beneficial and adverse sociological effects would be expected. There would be no effect on hazardous and toxic substances, permits and regulatory authorizations, cultural resources or quality of life.

Overall cumulative effects of the Medium Intensity reuse scenario would be expected to be positive. Reuse or redevelopment of the property would involve some minor adverse effects, such as noise generation and increased auto emissions, but the primary effect of reuse would be a generation of economic activity and increased tax revenues. Reuse of the property would halt deterioration of existing vacant facilities and would have positive aesthetic effects as well. Overall cumulative effects under the Medium-Low Intensity and Low Intensity reuse scenarios would be similar to those in the Medium Intensity reuse scenario, but would be expected to be on a smaller scale. If facilities on the property were demolished to develop open space, which would be a Low-Intensity reuse scenario, positive cumulative effects would be expected as a result of improved aesthetics and recreational opportunities for the surrounding community.

Bellmore Logistics Activity is located within an area classified pursuant to the Clean Air Act as a severe nonattainment area for ozone and a moderate nonattainment area for carbon monoxide. The EA includes a Record of Non-Applicability which explains why a Clean Air Act conformity determination was not required.

CONCLUSION

Based on the EA, it has been determined that implementation of the proposed action would have no significant direct, indirect, or cumulative impacts on the quality of the natural or human environment. Because no significant environmental impacts would result from implementation of the proposed action, an Environmental Impact Statement is not required and will not be prepared.

PUBLIC COMMENT

Interested parties are invited to review and comment on this Finding of No Significant Impact within 30 days of publication of the Notice of Availability in the Federal Register. Comments and requests for copies of the EA/Finding of No Significant Impact should be addressed to Mr. Carl Burgamy, Jr., U.S. Army engineer District, Mobile, ATTN: CESAM-PD-ER (Mr. Carl Burgamy, Jr.), 109 St. Joseph Street, Mobile, AL 36602. This EA is available for review at the North Bellmore Public Library, 1551 Newbridge Road, North Bellmore, NY 11710.

Date: _____

_____
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Environmental Assessment
for BRAC 95 Disposal and Reuse of the
Bellmore Logistics Activity, Long Island, New York

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ENVIRONMENTAL ASSESSMENT

LEAD AGENCY: U.S. Army Military District of Washington (MDW)

TITLE OF PROPOSED ACTION: Disposal and Reuse of Bellmore Logistics Activity, Long Island, New York

AFFECTED JURISDICTION: Nassau County and the Town of Hempstead, Long Island, New York

PREPARED BY: Timothy K. Reddy, Lieutenant Colonel, U.S. Army Corps of Engineers, Mobile District, Commanding

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ABSTRACT: This Environmental Assessment considers actions required as a result of the 1995 Defense Base Closure and Realignment Commission's recommendation to dispose of the Bellmore Logistics Activity, Long Island, New York. The proposed action (Army primary action) is to dispose of the Bellmore Logistics Activity property. The secondary action, reuse of the Bellmore Logistics Activity property, is also considered. The installation area consists of 16.79 acres with 139,636 square feet of facilities and approximately 4 acres of open space. The encumbered disposal alternative is evaluated in this environmental analysis, as well as three reuse scenarios representing medium, medium-low, and low intensity reuses. A no action alternative, with the property remaining in indefinite caretaker status, is also evaluated. Implementation of the proposed action would not result in significant environmental effects, so preparation of an Environmental Impact Statement is not required and a Finding of No Significant Impact will be published in accordance with Army Regulation 200-2, *Environmental Effects of Army Actions*, and the National Environmental Policy Act.

REVIEW COMMENT DEADLINE: Comments may be provided to Mr. Carl Burgamy, Jr., at the Corps of Engineers, Mobile District (ATTN: CESAM-PD-ER), 109 St. Joseph Street, Mobile, Alabama 36602, or by facsimile at (334) 690-2721. Comments on this Environmental Assessment must be received within 30 days of the date of publication.

EXECUTIVE SUMMARY

INTRODUCTION

The 1995 Base Closure and Realignment Commission (BRAC 95) made recommendations for realignment and closure of military installations. On July 13, 1995, the President of the United States approved the BRAC 95 Commission's recommendations. The United States Congress reviewed the recommendations, and they became law on September 28, 1995. Closure of Bellmore Logistics Activity, Long Island, New York was one of the actions recommended by the BRAC 95 Commission. All units and equipment had been relocated to other installations by October 1, 1994. Disposal of Bellmore Logistics Activity must occur not later than July 2001. This Environmental Assessment (EA) analyzes the effects of disposal and reuse of the Bellmore Logistics Activity property.

BACKGROUND

Bellmore Logistics Activity is located in Bellmore, Town of Hempstead, Nassau County, on Long Island, New York. The installation consists of 16.79 acres with 139,636 square feet of facilities in five buildings. Approximately 4 acres of open space are located on the property. The area surrounding the Bellmore Logistics Activity is residential. The entire Bellmore Logistics Activity property has been identified through the BRAC process as surplus to the Army's needs and will be disposed of accordingly.

PROPOSED ACTION

The proposed action is disposal of property made available by closure of the Bellmore Logistics Activity. Redevelopment by others is a secondary action resulting from disposal. Redevelopment of the property will occur as determined through reuse planning by the Bellmore Reuse Planning Group (BRPG).

DISPOSAL PROCESS

The disposal process consists of predisposal actions and the steps required to accomplish disposal. Predisposal actions include caretaker operations to maintain the property after closure but prior to transfer or conveyance, and cleanup of hazardous waste contamination sites.

Steps to dispose of the BRAC property include a screening process to determine whether federal, state, or local agencies or homeless assistance providers might have interest in use of the property. Property may be transferred to another federal agency, or to another entity by means of public benefit discount conveyance, economic development conveyance, negotiated sale, or competitive sale. As a result of federal screening, no other federal agency requested transfer of the property; accordingly, the facility is surplus to the government's needs and may be made available to the BRPG.

ALTERNATIVES

Alternatives for the proposed action are encumbered disposal, unencumbered disposal, and no action. Encumbrances are any Army-imposed constraints on the future use or development of property. The Army's preferred alternative for the Bellmore Logistics Activity is encumbered disposal.
The Army considers the BPRG's reuse plan as the primary factor in defining the reuse scenarios to be considered. Reuse alternatives for the Bellmore Logistics Activity property are examined in terms of intensity-based probable reuse scenarios. For use of the Bellmore Logistics Activity property, low intensity reuse, medium-low intensity reuse, and medium intensity reuse scenarios are evaluated. The Army expresses no preference with respect to reuse scenarios since that decision will be made by others.

ENVIRONMENTAL CONSEQUENCES

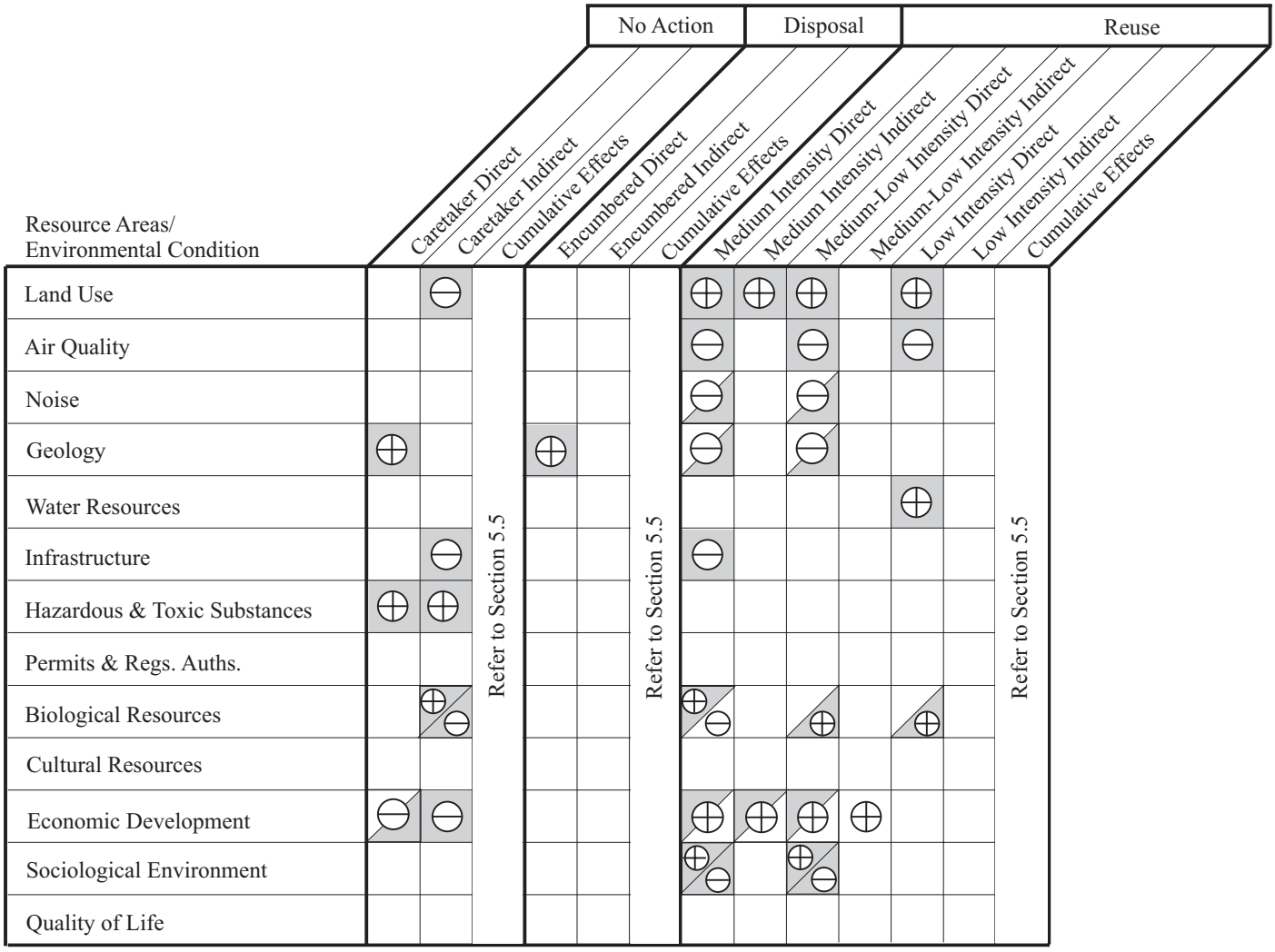
Resource areas evaluated include land use, climate, air quality, noise, geology, water resources, infrastructure, hazardous and toxic materials, permits and regulatory authorizations, biological resources, cultural resources, economic development, sociological environment, and quality of life.

Disposal would result in a variety of direct and indirect minor adverse and beneficial effects on resource areas. Depending on the resource, these would be of short- or long-term duration. Implementation of the BRPG's reuse plan would also result in a variety of minor adverse and beneficial effects on resource areas. These, too, would be short- and long-term. Individually or cumulatively, none of the expected effects would be significant with respect to any resource area. Table ES-1 summarizes the potential environmental and socioeconomic effects of implementation of the proposed action, as well as the no action alternative and reuse alternatives, on Bellmore Logistics Activity and its region of influence.

CONCLUSIONS

Analysis contained in the EA reveals that implementation of the proposed action would not result in significant environmental or socioeconomic effects. Issuance of a Finding of No Significant Impact would be appropriate, and preparation of an Environmental Impact Statement is not required prior to implementation of the proposed action.

Table ES-1. Effects Summary



Effects Legend

- Long-term beneficial effect (minor)
- Short-term beneficial effect (minor)
- Long-term beneficial and adverse effect (minor)
- No effects or long-term beneficial effects (minor)
- Short-term and long-term adverse effects (minor)
- Long-term and short-term beneficial effects (minor)
- Long-term beneficial or short-term adverse effects (minor)
- Short-term beneficial effects (minor)
- No effects

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FIGURES

SECTION 1.0: PURPOSE, NEED, AND SCOPE

1.1 PURPOSE AND NEED

The Department of the Army is reducing its force structure in response to changing security requirements, resulting in fewer installations being needed. As the Army reduces, activities are being closed, or realigned and consolidated with maximum readiness to the most efficient installations capable of projecting and sustaining combat power in support of national military objectives.

Recommendations of the 1995 Defense Base Closure and Realignment Commission (BRAC 95), made in conformance with the provisions of the Defense Base Closure and Realignment Act of 1990, Public Law 101-510 (1990 Base Closure Act), require the closure of the Bellmore Logistics Activity, Long Island, New York. The property to be closed is excess to Army and other military needs and will be disposed of according to applicable laws, regulations, and national policy. Pursuant to the National Environmental Policy Act of 1969 (NEPA) and its implementing regulations, the Army has prepared this Environmental Assessment (EA), which addresses the environmental and socioeconomic effects of disposal and reasonable, foreseeable reuse alternatives.

To recommend closure and realignment actions, the military services used criteria established by the Secretary of Defense and approved by Congress, as well as a force structure plan provided by the Joint Chiefs of Staff. The evaluation criteria were military value, return on investment from savings, and environmental and socioeconomic effects. A consolidated Department of Defense (DoD) list of recommended actions was submitted by the Secretary of Defense to an independent commission appointed by the President and confirmed by the Senate. The 1995 BRAC Commission evaluated the recommendations and sent the findings to the President, who forwarded the recommendations to Congress on July 13, 1995. The 1990 Base Closure Act stipulated that the recommendations would be implemented unless Congress disapproved them within a specified period of time. No disapproval was issued, and the Commission's recommendations became binding on September 28, 1995. These recommendations are being implemented as required by the 1990 Base Closure Act.

The Commission recommended the following action for Bellmore Logistics Activity: AClose Bellmore Logistics Activity.@ The Army proposes to dispose of all of the 16.79 acres comprising Bellmore Logistics Activity. The 1990 Base Closure Act requires the initiation of closure actions within 2 years of the date on which the President transmitted the BRAC report to Congress (by July 14, 1997) and completion of the closure within 6 years (by July 14, 2001). All Army missions at Bellmore Logistics Activity ceased on October 1, 1994. In 1997 Bellmore Logistics Activity was transferred from U.S. Army Forces Command (FORSCOM) to U.S. Army Military District of Washington (MDW). Disposal and reuse can occur upon completion of this NEPA analysis, any required environmental restoration, and preparation of a Finding of Suitability to Transfer (FOST).

1.2 SCOPE

The 1990 Base Closure Act specifies that NEPA does not apply to actions of the President, the Commission, or the Department of Defense (DoD), except A(i) during the process of property disposal, and (ii) during the process of relocating functions from a military installation being closed or realigned to another military installation after the receiving installation has been selected but before the functions are relocated@ (Public Law 101-510, Sec. 2905(c)(2)(A)).

The 1990 Base Closure Act further specifies that, in applying the provisions of NEPA to the process, the Secretary of Defense and the secretaries of the military departments concerned do not have to consider A(i) the need for closing or realigning the military installation which has been recommended for closure or realignment by the Commission, (ii) the need for transferring functions to any military installation, or (iii) military installations alternative to those recommended or selected@ (Public Law 101-510, Sec. 2905(c)(2)(B)).

Since the Commission=s deliberation and decision, as well as the need for closing or realigning a military installation, are exempt from the NEPA provisions, this EA does not address the need for closure or realignment. NEPA does, however, apply to disposal of excess property as a direct Army action and to reuse of such property as an indirect effect of disposal. The Army addresses those actions in this document.

Usually, the Army considers two disposal alternatives, encumbered and unencumbered disposal. Encumbered disposal involves transfer of the property to others with reuse conditions (i.e., encumbrances) imposed by the Army. Because there are encumbrances applicable to the Bellmore Logistics Activity property, the encumbered disposal alternative is addressed in this EA. Section 3.2.2 provides information on the Army=s procedures for identifying encumbrances.

The Army also analyzes the secondary action of reuse of real property conveyed through the disposal process by evaluating reuse intensity scenarios. The Army recognizes five reuse intensity scenarios, ranging from low intensity reuse through high intensity reuse, which are designed to be broad enough to encompass reuse plans developed by community reuse planning authorities. Three of these reuse levels (low, medium-low, and medium intensity reuse) have been determined to be applicable to reuse analysis for the Bellmore Logistics Activity property and are analyzed in this EA. The environmental effects of Ano action,@ with the surplus property remaining in indefinite caretaker status, are also evaluated. These alternatives and reuse scenarios are further described in Section 3.0.

1.3 PUBLIC INVOLVEMENT

The Army provides full public participation in the NEPA process to promote open communication and better decision making. Public participation is invited throughout the process. Formal opportunities to comment include the Notice of Intent (NOI) and consideration of public comments received during a 30-day waiting period after publication of the final EA.

The NOI declaring the Army=s intent to prepare an EA for the disposal and reuse of Bellmore Logistics Activity was published in the *Federal Register* on September 22, 1995. The NOI identified the proposed action and an agency contact person.

A Notice of Availability of the final EA will be announced in appropriate media (e.g., local and regional newspapers and other appropriate media) to ensure notification of persons and organizations thought to have a potential interest, including minority and low income groups. In addition, copies of the final EA will be mailed to individuals and organizations that requested copies during preparation of the document.

Based on the analyses in this EA, the Army will issue a Finding of No Significant Impact (FNSI) with respect to the disposal of the Bellmore Logistics Activity property. Publication of the FNSI will be followed by a 30-day waiting period, during which time the Army will consider any comments on the FNSI or EA submitted by agencies, organizations, or members of the public.

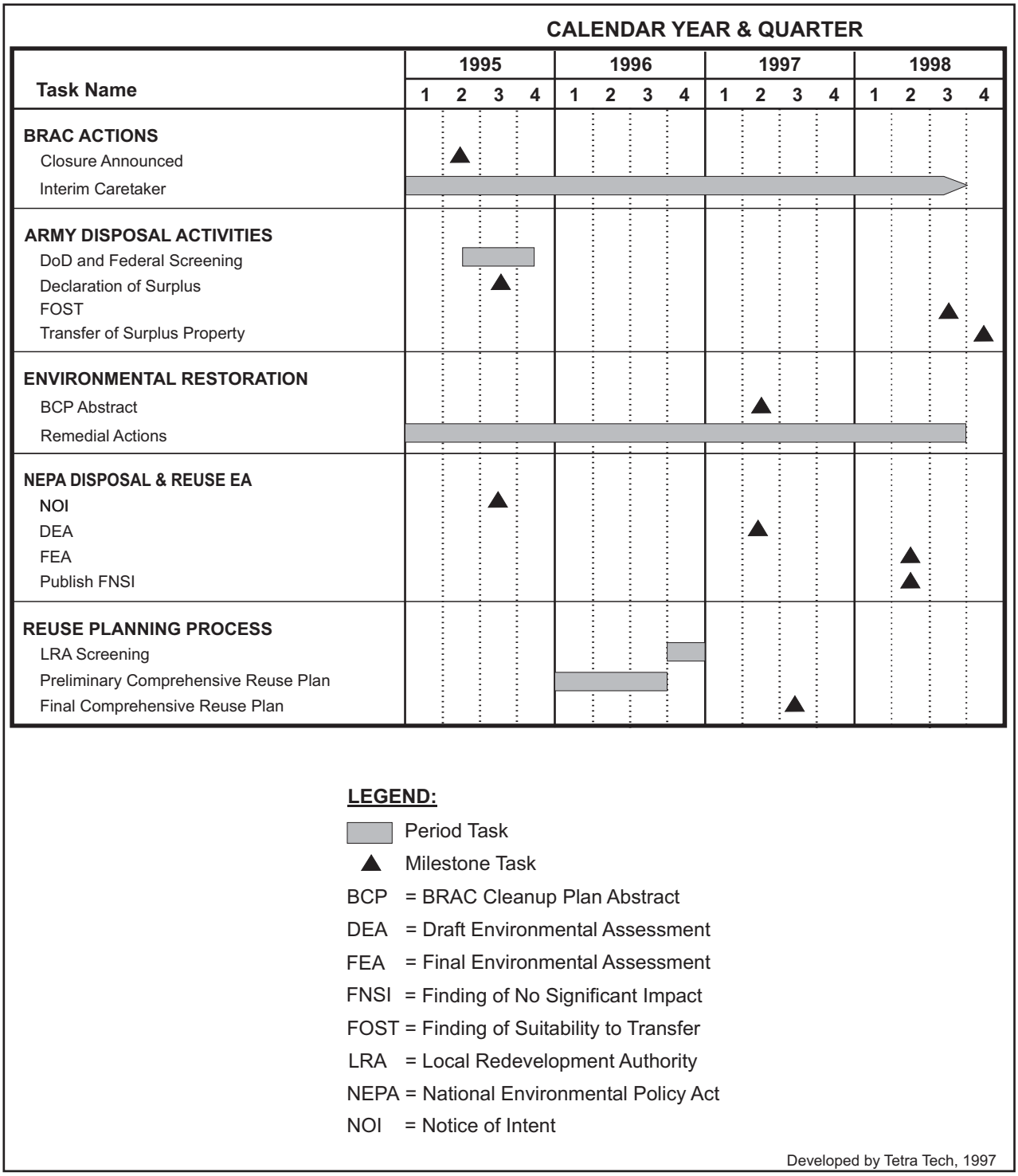
In addition to the NEPA process, other opportunities for public involvement are provided for the BRAC disposal and subsequent reuse of the Bellmore Logistics Activity property. Remediation or cleanup of contaminated sites on closing installations under the Army=s Installation Restoration Program (IRP) and the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) includes a public involvement process separate from the NEPA process.

Under the provisions of the Base Closure Community Redevelopment and Homeless Act of 1994, the Bellmore Reuse Planning Group (BRPG), the local redevelopment authority for the Bellmore Logistics Activity property, will provide an opportunity for public comment before submitting the local redevelopment plan to the federal Department of Housing and Urban Development.

1.4 IMPACT ANALYSIS PERFORMED

This EA identifies, evaluates, and documents the effects of disposal and reuse of the Bellmore Logistics Activity property. Several other related processes occur in conjunction with the Army=s preparation of the property for disposal. The processes and their time frames are shown in Figure 1-1.

An interdisciplinary team of environmental scientists, biologists, planners, economists, engineers, archeologists, historians, and military technicians were involved in preparing the EA. The team identified the affected resources and topical areas, analyzed the proposed action against the existing conditions, and determined the relevant beneficial and adverse effects associated with the action. Section 4.0, Affected Environment, describes the conditions of the affected resources and other areas of special interest at Bellmore Logistics Activity as of October 1994. (Note that all operational activities ceased at Bellmore Logistics Activity on October 1, 1994 and conditions had not changed at the time of the BRAC Commission's recommendation in July 1995.) Along with information presented in the no action alternative, these conditions constitute the baseline for the analysis of effects of disposal and reuse. These effects are described in Section 5.0, Environmental and Socioeconomic Consequences. Findings and conclusions regarding the potential environmental and socioeconomic effects of the proposed action are presented in Section 6.0.



LEGEND:

Period Task

Milestone Task

BCP = BRAC Cleanup Plan Abstract

DEA = Draft Environmental Assessment

FEA = Final Environmental Assessment

FNSI = Finding of No Significant Impact

FOST = Finding of Suitability to Transfer

LRA = Local Redevelopment Authority

NEPA = National Environmental Policy Act

NOI = Notice of Intent

Developed by Tetra Tech, 1997

Concurrent actions leading to property disposal and reuse include environmental restoration, reuse planning, and environmental documentation.

Schedule of BRAC Actions

Bellmore Logistics Activity
Long Island, New York
Figure 1-1

This document analyzes direct effects (those caused by disposal of Bellmore Logistics Activity property and occurring at the same time and place) and indirect effects (those resulting from disposal but occurring later in time as a result of the reuse of the Bellmore Logistics Activity property or farther removed in distance but still reasonably foreseeable). Cumulative effects are also addressed, and mitigation measures are identified where appropriate.

The socioeconomic effects of disposal and reuse of the Bellmore Logistics Activity property are assessed by use of the Economic Impact Forecast System (EIFS), developed by the U.S. Army Construction Engineering Research Laboratory. The region of influence (ROI) consists of Nassau County, New York. The rationale for selection of the ROI is provided in Section 4.12. A description of the EIFS model and the specific outputs are provided as Appendix A.

1.5 FRAMEWORK FOR DISPOSAL

Numerous factors contribute to Army decisions relating to disposal of installation property. The 1990 Base Closure Act triggers reference to several other statutes and directives. In addition to adherence to the 1990 Base closure Act's requirements, the Army must abide by rules pertaining to transfer of federal property, as well as executive branch policies. There are also practical concerns such as identifying base assets to allow for disposal in a manner most consistent with statutory and regulatory guidance.

The disposal process is governed by several procedural requirements including BRAC legislation, federal real property laws and regulations and the President's Five Point Program to Revitalize Base Closure Communities, enacted as the Pryor Amendment, Title XXIX, Public Law 103-160.

In addition, the Army must comply with several statues, regulations and executive orders pertaining to environmental restoration and protection of cultural and natural resources which bear specifically on the disposal and reuse of the Bellmore property. Environmental restoration and conservation legislation includes the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), the Community Environmental Response Facilitation Act (CERFA), the Resource Conservation and recovery Act, the Clean Air Act and the Clean Water Act. The Army also conducts survey and reports to document and protect cultural and natural resources in compliance with the National Historical Preservation Act, the Archeological Resources Protection Act, American Indian Religious Freedom Act and the Endangered Species Act.

Directives and guidance contained in these procedural and legislative requirements provide a framework for defining the baseline conditions outlined in Section 4, Affected Environment, and for determining the environmental effects described in Section 5, Environmental and Socioeconomic Consequences.

SECTION 2.0: DESCRIPTION OF THE PROPOSED ACTION

2.1 INTRODUCTION

The BRAC 95 Commission recommendations direct the closure of Bellmore Logistics Activity. As indicated in Section 1.2, the 1990 Base Closure Act exempted the closure decision and action from NEPA analysis. The proposed action analyzed in this EA is the disposal of all excess property made available by the closure of Bellmore Logistics Activity. Redevelopment of the Bellmore Logistics Activity property, conducted by the BRPG, is analyzed as a secondary action resulting from disposal.

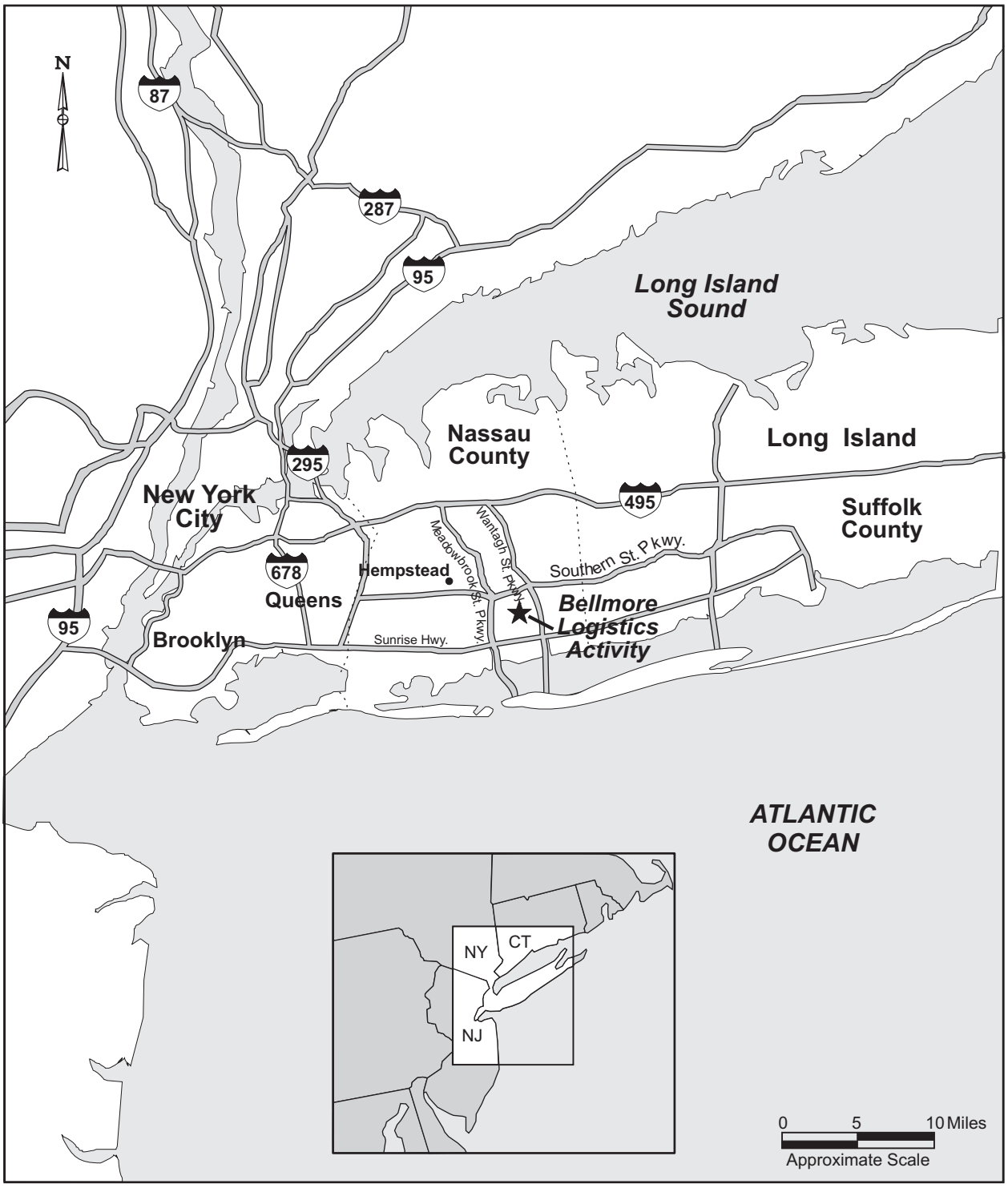
Bellmore Logistics Activity is located in Bellmore, Town of Hempstead, Nassau County, on Long Island, New York. The regional location of Bellmore Logistics Activity is shown in Figure 2-1. The installation consists of 16.79 acres with five buildings totaling 139,636 square feet. Approximately 4 acres of open space are located on the property. The area surrounding Bellmore Logistics Activity is residential. Figure 2-2 is a site map of Bellmore Logistics Activity.

The property was originally used as a radio broadcasting station for the National Broadcasting Company. The U.S. Navy acquired it during World War II for use as a listening station. The property was transferred to the U.S. Army in 1956 to be used as a NIKE-AJAX and NIKE-Hercules air defense missile system maintenance facility. The missile mission was terminated in 1974. Bellmore Logistics Activity then increased its maintenance activity, and U.S. Army Reserve units were moved from various locations. The major tenants of Bellmore Logistics Activity were the Bellmore Maintenance Shop (FORSCOM area support) and Reserve units. The primary mission of Bellmore Logistics Activity was to provide direct support/general support maintenance and logistics services to support the Reserve Components. Bellmore Logistics Activity missions and personnel, both Active Army and Army Reserves, were terminated on October 1, 1994. All operational activities were relocated to Forts Totten and Dix. Therefore, the Army does not have any mission related activities to relocate as a result of the closure. In 1997 Bellmore Logistics Activity was transferred from U.S. Army Forces Command (FORSCOM) to U.S. Army Military District of Washington (MDW). The facility is currently in a caretaker status.

2.2 PROPOSAL IMPLEMENTATION

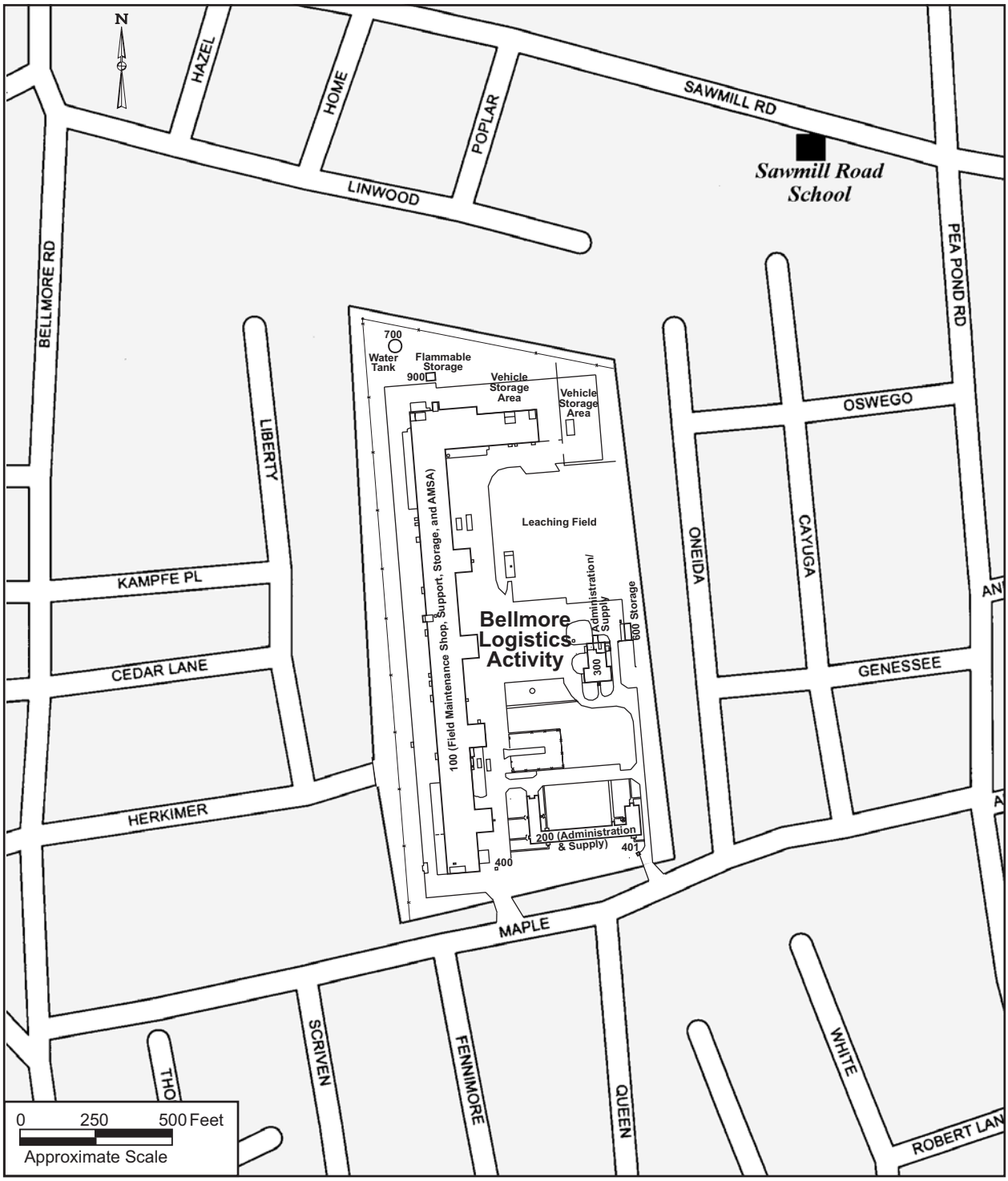
The Army plans to dispose of 16.79 acres, the entire installation property. No construction activities would occur under the proposed action.

The Army considers two disposal alternatives, encumbered and unencumbered disposal. Encumbered disposal involves transfer of the property to others with reuse conditions imposed by the Army. This might be done because of statutory requirements of a regulatory agency or to protect an Army interest (e.g., use restrictions due to continuing remediation activities). Encumbrances can recognize and sustain protected resources; preserve rights of access for necessary ingress and egress, hastening the availability of property; and facilitate mitigation of disposal related effects. Section 3.2.1 provides information on the Army's procedures for identifying encumbrances. Unencumbered disposal



Location Map

Bellmore Logistics Activity
Long Island, New York
Figure 2-1



Site Map

Bellmore Logistics Activity
Long Island, New York
Figure 2-2

involves transferring the property with no conditions imposed by the Army or other agencies. Because encumbrances have been identified as applicable to the Bellmore Logistics Activity property, disposal and reuse of the property are analyzed under the encumbered disposal alternative only.

The method of disposal is determined, in part, by a two-step screening procedure that assesses the demand for the facilities by DoD, other federal agencies, and state and local agencies and organizations. Under the 1994 Defense Authorization Act, DoD and other federal screening was to have been completed within 6 months after September 28, 1995, the date of approval of the BRAC Commission=s recommendations. The screening process was completed and resulted in no requests for transfer of the property to any other federal agencies.

Property not transferred to another federal agency becomes available for local redevelopment. Pursuant to the Base Closure Community Redevelopment and Homeless Assistance Act of 1994, which amended the 1990 Base Closure Act, property that is surplus to the federal government=s needs is to be screened via the local redevelopment authority=s soliciting notices of interest from state and local governments, representatives of the homeless, and other interested parties. In the case of Bellmore Logistics Activity, redevelopment will be guided by the Bellmore Logistics Activity reuse plan developed by the BRPG. The Army fully supports community-planned reuse of the facilities but recognizes that determining specific reuses is beyond its direct responsibility or control. The Army=s process for disposal of properties made available by BRAC recommendations is further described in Section 2.3.4.

2.3 DISPOSAL PROCESS

2.3.1 Care of Property Until Disposal

Prior to disposal, the Army retains responsibility for protecting and maintaining the installation. Predisposal maintenance of the vacated facilities at Bellmore Logistics Activity has consisted of grass cutting and winterization and securing of the facilities. No further maintenance activity at the property is currently required. The Army=s responsibility to maintain the property will terminate once the surplus property has been transferred.

2.3.2 Cleanup of Contaminated Sites

Activity prior to disposal also includes cleanup of contaminated sites. The Army followed the requirements of CERCLA Section 120(h) to determine if remedial action would be required to protect human health and the environment before transfer of the property.

Under the Community Environmental Response Facilitation Act (CERFA), federal agencies expeditiously identify real property offering the greatest opportunity for immediate reuse and redevelopment. The first step in satisfying this objective is to identify real property where CERCLA-regulated hazardous substances or petroleum products were not released or disposed of. To this end, the Army has prepared an Environmental Baseline Survey (EBS) to identify areas at Bellmore Logistics Activity where release or disposal of hazardous substances or petroleum products or their derivatives has occurred. The EBS also identifies any non-CERCLA-related environmental or safety issues (i.e., asbestos, lead-based paint (LBP), radon, polychlorinated biphenyls (PCBs), radiological hazards, and unexploded ordnance (UXO)) that, if present, could limit or preclude the transfer of

property for unrestricted use; completed or ongoing hazardous waste removal or remedial actions taken at the installation; and possible sources of contamination on adjacent properties that could migrate to Bellmore Logistics Activity real property.

Investigations conducted at Bellmore Logistics Activity identified 35 previously known sources of potential contamination and 1 previously unknown source of potential contamination. These sources are located on 23 parcels, into which the property was subdivided based on the environmental condition of the property. (Refer to Figure 4-1 for a detailed description of the environmental condition of the property.) Of the 16.79 total acres that compose the property, 1.02 acres are designated as environmental condition categories 1 through 4 and therefore do not need remediation. The remaining 15.77 acres are designated as environmental condition categories 5 through 7, requiring remediation or additional investigation. Additionally, slightly less than 3.1 acres of the categorized parcels have been designated qualified for asbestos, LBP, and/or PCBs. (Refer to Figure 4-1 for an explanation of these categories and an illustration of the parcel locations.) The Army prepared a BRAC Cleanup Plan (BCP) abstract that provides details of remedial actions to be completed on the property. These remedial actions are discussed further in Section 4.8.4. Restoration activities thus far have included soil sampling and remediation and ground water monitoring. Results from these activities have indicated that most of the property is free of contamination. Additional soil remediation is necessary in two places, but ground water monitoring has indicated that ground water remediation will not be necessary. Restoration is estimated to be completed by September 1998.

2.3.3 Interim Uses

The property may be leased or licensed to the BPRG (or other interested parties with the concurrence of the BPRG) on an interim basis until property disposal has been completed. The BPRG is not considering any interim uses or interim leases of Bellmore Logistics Activity property at this time.

2.3.4 Real Estate Disposal Process

Disposal as a Package or in Parcels. Army policy provides that, upon completion of all required hazardous waste cleanup activities, property subject to disposal under BRAC should generally be disposed of as a single entity. Alternatively, the Army may dispose of the property in parcels. Based on identified reuse proposals, potential for tax revenue generation, and potential for job creation, disposal of the Bellmore Logistics Activity property as a whole upon completion of site-specific hazardous waste cleanup activities would likely be found to be most appropriate.

Disposal Process. Methods available to the Army for property disposal include transfer to another federal agency, public benefit discount conveyance, economic development conveyance, negotiated sale, and competitive sale. The screening process for Bellmore Logistics Activity did not result in any requests for transfers to other federal agencies. Property disposal methods other than transfer to another federal agency are summarized in the following paragraphs:

- *Public benefit discount conveyance*. State or local government entities may obtain property at less than fair market value when sponsored by a federal agency for uses that would benefit the public such as education, parks and recreation, wildlife conservation, or public health.

- *Economic development conveyance (EDC)*. The 1994 Defense Authorization Act provides for conveyance of property to the BPRG at or below fair market value using flexible payment terms. The EDC is intended to promote economic development and job creation in the local community. To qualify for an EDC, the BPRG must submit a request to the Department of the Army describing its proposed economic development and job creation program.

- *Negotiated sale*. The Army may negotiate the sale of the property to state or local agencies or private parties at fair market value.

- *Competitive sale*. Sale to the public may occur through either an invitation for bids or an auction.

SECTION 3.0: ALTERNATIVES

3.1 INTRODUCTION

This section addresses alternatives for the Army=s primary action (property disposal) and for the secondary action (property reuse) by other parties.

Encumbered and unencumbered disposal alternatives, as well as a no action alternative, are described in the following sections. Future reuse of surplus Bellmore Logistics Activity property is described in the context of land use intensity levels as described in Section 3.4.2. The intensity-based land use scenarios are used to inform Army decision makers and the public of environmental effects expected to occur within the range of reuses that future property owners might implement. Figure 3-1 is a diagram of the evaluation process for the property. The Army considers the BRPG's reuse plan as the primary factor in defining the intensity-based probable reuse scenarios to be considered. Details of the reuse plan are in Section 3.4.4.

The Army=s preferred disposal alternative is encumbered disposal, as described in Section 2.0. The Army expresses no preferred alternative with respect to reuse alternatives since that decision will be made by others.

3.2 DISPOSAL ALTERNATIVES

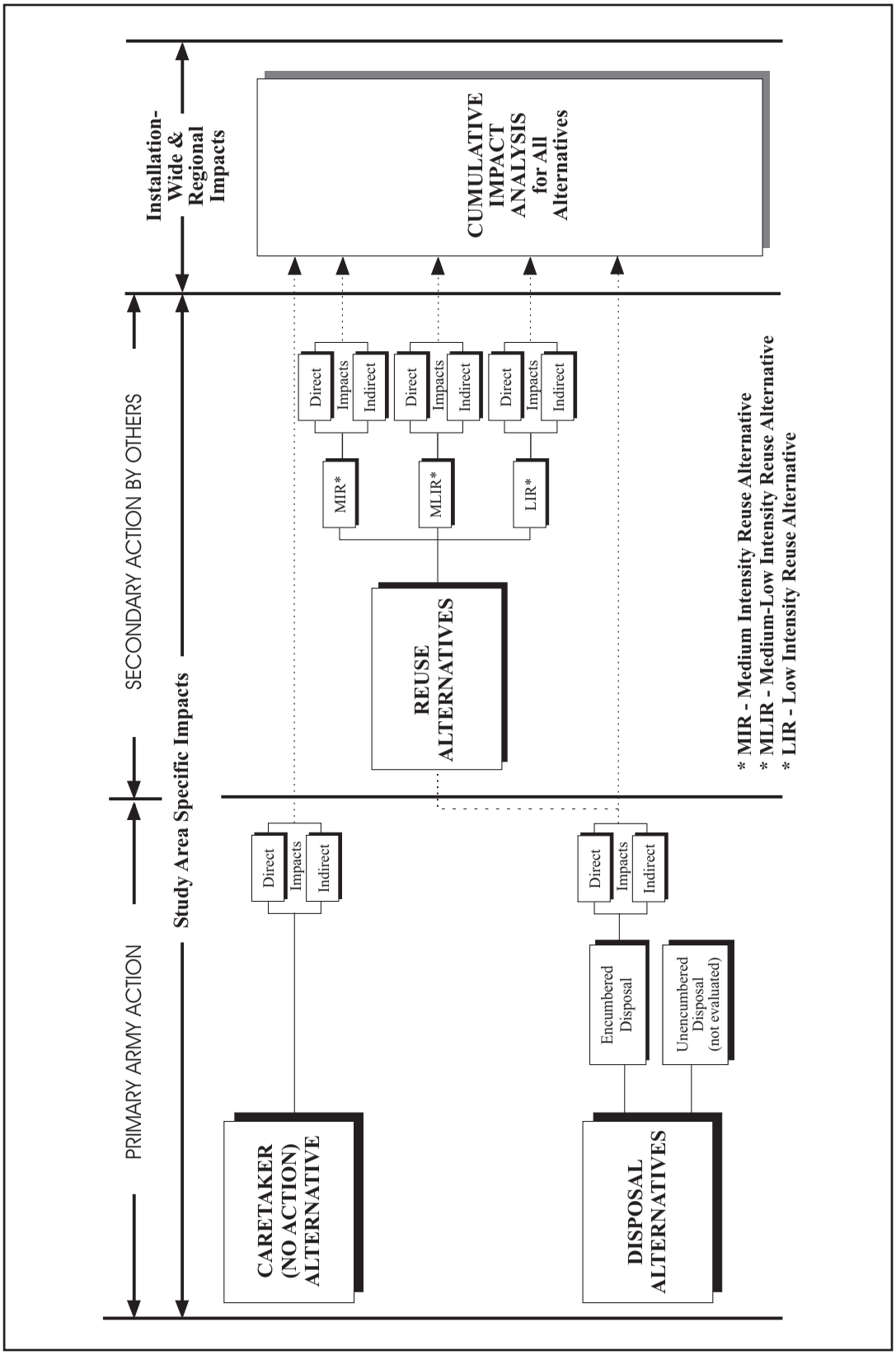
Pursuant to the 1990 Base Closure Act and the 1995 BRAC Commission recommendation, there is no alternative to disposal without further legislative direction.

3.2.1 Encumbered Disposal

The Army methodology to ensure environmentally sustainable redevelopment of BRAC disposal property identifies natural and manmade resources that must be used wisely or protected after ownership transfers out of federal control. This information is developed by the Army from the environmental baseline information early in the NEPA process and provided to the local redevelopment authority with the recommendation that the reuse plan consider protecting these resources. In this way, an environmentally sustainable plan is achieved. This process is endorsed by regulatory and environmental agencies.

This methodology describes these valuable resources plus any other constraints that influence reuse, such as retention of real estate easements or an extended cleanup process. Using this methodology, the LRA develops a reuse plan that satisfies community redevelopment goals and objectives, while achieving a high environmental standard.

Typical encumbrances, which the Army might place on disposal, include the protection and preservation of threatened and endangered species, jurisdictional wetlands, critical habitat, historic properties and sites, archeological sites, and legacy resources; access to remediation sites; and retention of easements and utility/infrastructure rights-of-way. Other types of constraints that may be identified to the LRA are excessive slope areas, poor construction soil conditions, a high water



Alternatives Evaluation Process
Bellmore Logistics Activity
Long Island, New York
Figure 3-1

table, overflow easements, heavy rock outcrops, zoning ordinances, and the need to consider the homeless in the plan.

For Bellmore Logistics Activity, a deed restriction is required by CERCLA, Section 120(h)(3) because hazardous substances have been stored for more than one year or disposed of at various places on the installation. A restriction related to lead-based paint will also be imposed. For these reasons, the disposal will be encumbered.

The locations in installation sites containing special hazardous substances such as asbestos containing materials (ACMs), radon, lead-based paints (LBPs), and polychlorinated biphenyls (PCBs) are discussed in Section 4.8.5. These conditions will be documented in the real estate ownership transfer documents and in the Finding of Suitability for Transfer (FOST) to notify the new owner(s) of their presence.

3.2.2 Unencumbered Disposal

Unencumbered disposal involves the transfer or conveyance of the property without the creation of any new encumbrances and the removal of any existing encumbrances. Because encumbrances and other restrictions must be imposed, the unencumbered disposal alternative is not further evaluated in this EA.

3.3 NO ACTION ALTERNATIVE

Inclusion of the no action alternative is prescribed by the President=s Council on Environmental Quality regulations. NEPA documents refer to continuation of baseline conditions, without implementation of the proposed action of property disposal, as the no action alternative. All operations ceased and the Army vacated Bellmore Logistics Activity on October 1, 1994. At that time, the facilities on the property were winterized and secured. Implementation of the no action alternative, therefore, would mean an indefinite continuation of the vacant status of the property that has existed since October 1994.

3.4 REUSE ALTERNATIVES

CEQ regulations require evaluation of reasonably foreseeable actions, without limitation on the party conducting them, and evaluation of consequent environmental effects. Accordingly, reuse of the property is evaluated as a secondary action that follows the Army=s primary action of disposal. The following subsections discuss the methodology used to define the reuse scenarios to be considered. This EA analyzes the reasonably foreseeable reuses of Bellmore Logistics Activity that might be expected to occur.

3.4.1 Development of Reuse Alternatives

The reuse planning process is dynamic and often dependent on market and general economic conditions beyond the control of the reuse planning authority. In recognition of these dynamics, the Army uses intensity-based probable reuse scenarios to identify the range of reasonable reuse alternatives required by NEPA and by DoD implementing directives. That is, instead of attempting to predict exactly what will occur at a site, the Army establishes ranges or levels of activity that might occur. These levels of activity, referred to as intensities, enable analysis of a range of different

kinds of uses that could result at a location. Intensity reuse levels also can take into account the effects that encumbrances can exert on reuse. A primary factor in development of reuse alternatives is the BPRG's reuse plan.

3.4.2 Land Use Intensity Categories Described

The Army has established five intensity-based levels for evaluating the potential environmental and socioeconomic effects of redevelopment. These are low intensity reuse (LIR), medium-low intensity reuse (MLIR), medium intensity reuse (MIR), medium-high intensity reuse (MHIR), and high intensity reuse (HIR). At any given site, analysis of all five levels of intensity might not be appropriate due to historical usage, physical limitations, or for other cogent reasons. As described below and in Section 3.4.3, only LIR, MLIR, and MIR are analyzed in depth for Bellmore Logistics Activity.

Indicators of levels of intensity may be quantified by counting the number of people at a location (employees or residents), the potential number of vehicle trips generated as a result of the nature of the activity, or the number of dwelling units. Other indicators of the intensity of use are the rates of resource consumption (electricity, natural gas, water) and the amount of building floor space on the property (identified as the floor area ratio (FAR), expressed as the total floor area on a zoning lot divided by the area of that zoning lot). The Army uses residential density, employee density (general spaces), employee density (warehouse spaces), FAR, and development ratio as representative and illustrative quantifying parameters of intensity of use. The parameters used in defining these intensity levels at Bellmore Logistics Activity are depicted in Table 3-1.

Table 3-1
Land Use Intensity Parameters

Intensity Level	Residential Density [1]	Employee Density [2] (General)	Employee Density [2] (Warehouse)	Floor Area Ratio	Development Ratio
Low	< 2	>800	> 15,000	< 0.05	< 0.2
Medium-Low	2 - 6	601-800	8,001-15,000	0.05 - 0.10	0.2 - 0.4
Medium	6 - 12	401-600	4,001-8,000	0.10 - 0.30	0.4 - 0.6
Medium-High	12 - 20	200-400	1,000-4,000	0.30 - 0.70	0.6 - 0.8
High	> 20	<200	< 1,000	> 0.70	0.8 - 1.0

[1] Dwelling units per acre.
[2] Square feet per employee.
Sources: New York Department of City Planning, 1990; HQDA, 1993; Lynch and Hack, 1994; Thomkins and White, 1984; ULI, 1987, 1988, 1994; USACE, 1993.

The five levels of reuse intensity can be viewed as a continuum. At the Bellmore Logistics Activity property, LIR could represent a level of activity that might be found in uses requiring few buildings or minimal infrastructure improvements, or conversion to less developed land, such as a park or recreation area. An MLIR would represent a next greater level of use intensity. In the context of the Bellmore Logistics Activity property, a mixture of single-family homes, apartments, and open space would typically represent a medium-low intensity use. An MIR would represent the approximate highest reuse intensity level that might occur at this site. At the Bellmore Logistics Activity property, construction of single-family homes on small lots and apartments over the entire property, leaving no open space, or reuse of the property for a light-industrial purpose similar to that for which it was used prior to its closure would be representative of an MIR reuse intensity. An MHIR would represent even greater intensity use. This intensity often involves multi-storied structures, resulting in greater FAR (built space to land ratios of 0.3 to 0.7), and more environmental resource intensive activities such as commercial or industrial functions having substantial water or electricity demands and involving higher numbers of vehicle trips by employees or customers. The HIR portion of the continuum involves generally maximum demands placed on land areas and infrastructure. At a single site, a high-rise apartment building would represent a high intensity use when there were more than 20 dwelling units per acre. Due to site-specific constraints, the MHIR and HIR reuse intensity scenarios are not feasible for the Bellmore Logistics Activity property.

3.4.3 Application of Intensity Categories

Bellmore Logistics Activity was vacant when the BRAC Commission made its recommendation. Therefore, the baseline level of intensity of use at the installation is characterized as low. To define the intensity levels that would serve as the basis for analysis of reuse, all the parameters described in Table 3-1 were considered. For Bellmore Logistics Activity, the residential density and FAR parameters were considered most appropriate. The installation is surrounded by single-family homes built on lots that generally measure 60 by 100 feet, or 6,000 square feet (approximately 0.14 acre). The property has been provisionally zoned Aresidence B@ by the Town of Hempstead, which is typical of the area surrounding the installation (Stallone, personal communication, 1996). Due to this zoning, reuse of the property that would involve a change of facilities (i.e., demolition of the existing facilities and construction of new ones) would have to be for residential purposes. AResidence B@ zoning equates to 7.26 residences per acre if maximum build-out were to occur on the property, which is within the parameters of medium intensity use in Table 3-1. The BRPG=s preliminary reuse plan calls for 34 single-family homes, 40 units of senior housing, and a small park area. The residential density under this scenario would be approximately 4.5 residences per acre, which is within the parameters of medium-low intensity use in Table 3-1.

The FAR is applicable to commercial or industrial land uses and is determined by dividing the total floor area of all facilities by the total land area of the installation. Since the area is zoned Aresidence B,@ the construction of new industrial facilities on the Bellmore Logistics Activity property is not feasible and analysis of reuse for industrial purposes is limited to reuse of the existing facilities. There are 139,636 square feet of facilities spread over 16.79 acres (731,372 square feet) at the installation. This results in a FAR of 0.19, which is within the parameters of medium intensity use in Table 3-1. The total developed area on the installation is approximately 13 acres, resulting in a development ratio of 0.78, which corresponds to a medium-high intensity. However, the facilities at Bellmore Logistics Activity are principally of a maintenance type, which typically would correspond to warehouse employee density, not general activity employee density. It is estimated that

approximately 181 employees would be the most effective group size given the existing facilities. One-hundred eighty-one employees would result in 4,665 square feet per employee, which would correspond to a medium intensity reuse using the warehouse employee density category. Analysis of reuse of the property for industrial purposes, therefore, is limited to the MIR reuse intensity level.

Based on the rationale described above, it is appropriate to analyze reuse at Bellmore Logistics Activity at the LIR, MLIR, and MIR levels. Table 3-2 depicts the attributes of the respective intensity levels.

Table 3-2
Reuse Attributes

Reuse Intensity	Residential Development[1]	Employee Density (Warehouse)[2]
Low Intensity Reuse	< 2	N/A[3]
Medium-Low Intensity Reuse	4 - 5[4]	N/A
Medium Intensity Reuse	7 - 8[5]	4,665[6]

[1] Dwelling units per acre.
[2] Square feet per employee.
[3] N/A = not applicable
[4] Based on the BRPG preliminary reuse plan.
[5] Maximum build-out would be 120 single-family homes on 0.14-acre lots.
[6] Based on reuse of existing facilities.

3.4.4 Local Reuse Plan

The BRPG has developed a reuse plan for the Bellmore Logistics Activity property, and the plan is under review. The plan calls for 34 three-bedroom, single-family homes on 6500 ft^2 (approximately 0.15 acre) lots; 40 units of semi-detatched senior housing, with each unit occupying 3500 ft^2; and a small park area. This would represent a medium-low intensity of reuse.

3.5 ALTERNATIVES NOT TO BE ADDRESSED IN DETAIL

3.5.1 Unencumbered Disposal

Unencumbered disposal would involve transfer or conveyance of the property without any existing or created encumbrances on the property to be disposed of. Since encumbrances have been identified at Bellmore Logistics Activity, unencumbered disposal is not evaluated in this EA.

3.5.2 Medium-High and High Intensity Reuse

Medium-high intensity reuse of Bellmore Logistics Activity property for light industrial purposes would involve an FAR of between 0.3 and 0.7, which would involve use of 216,928 to 506,167 square feet of floor space. This scenario involves approximately 1.6 to 3.6 times the amount of floor space presently available on the property and would involve construction of new facilities in addition to those already on the property, which is not anticipated. This scenario also would be a use intensity inconsistent with the surrounding residential land use. Medium-high intensity reuse of the property for residential purposes would involve a residential density of between 12 and 20 residences per acre. The Bellmore Logistics Activity property is provisionally zoned Aresidence B@ by the Town of Hempstead, which permits approximately 7 residences per acre. Accordingly, an MHIR is not feasible and is not further evaluated. For similar reasons, based on an even more unlikely FAR and residential density, the HIR scenario is not feasible and is not evaluated further.

SECTION 4.0: AFFECTED ENVIRONMENT

4.1 INTRODUCTION

This section describes the environmental and socioeconomic conditions at Bellmore Logistics Activity as they were in October 1994. Resource areas applicable to the Bellmore Logistics Activity or identified as likely to be affected should the proposed action, or a reuse alternative, be implemented are described in this section and carried forward throughout this EA. Resource and topical areas commonly found in Army BRAC NEPA documents, but not included in this EA, were excluded for the reasons listed in Table 4-1. Note that the Army vacated the Bellmore Logistics Activity on October 1, 1994, when its missions and personnel were transferred to Fort Totten and Fort Dix (FORSCOM, 1995).

Table 4-1
Resource and Topical Areas Not Considered

Resource/Topical Area	Reason for Exclusion
Training Areas	There are no training areas on the installation.
Climate	Not relevant to disposal/reuse.
Wetlands	No wetlands exist at the installation.
Legacy Resources	There are no Legacy Resources associated with the installation.
Installation Agreements	There are no installation agreements associated with the installation.

4.2 LAND USE

4.2.1 Regional Geographic Setting and Location

Bellmore Logistics Activity is located on Long Island, New York, in the Village of Bellmore, Town of Hempstead, Nassau County. The installation is situated approximately 45 miles east of New York City. Nassau County is divided into 3 towns, containing 2 cities and 64 villages. Bellmore lies within the political jurisdiction of the Town of Hempstead (USACE, 1997b). Bellmore Logistics Activity's 16.79 acres lie within a medium-densely populated suburban residential area. The surrounding community is bounded on the north by the Southern State Parkway, to the east by the Wantagh State Parkway, to the west by the Meadowbrook State Parkway, and to the south by Sunrise Highway (USACE, 1997b). (See Figure 2-1.)

4.2.2 Installation Land Use

Prior to the termination of military activity at Bellmore Logistics Activity, the major tenants of the facility were the Bellmore Maintenance Shop (U.S. Army Forces Command area support) and various Army Reserve units. The primary mission of the facility was to provide direct support/general support maintenance and logistics services to the Reserve Components. All activities have since been relocated to other installations. The Bellmore Logistics Activity property is under the control of Fort Dix, New Jersey (FORSCOM, 1995). In 1997 Bellmore Logistics Activity was transferred from U.S. Army Forces Command (FORSCOM) to U.S. Army Military District of Washington (MDW).

Facilities at Bellmore Logistics Activity include five permanent structures totaling 139,636 square feet of administrative, maintenance, and supply and storage facilities (see Figure 2-2). Approximately 4 of the 16.79 acres are landscaped in grass.

Table 4-2 lists information about the structures on the installation, including their primary uses. Activities that occurred in Building 100 included repair of NIKE-AJAX and NIKE-Hercules missile systems and repair of other specialized mechanical, electronic, and electrical equipment, including artillery, small arms, radar, photographic equipment, power generators, and construction equipment.

Table 4-2
Existing Buildings at Bellmore Logistics Activity

Building Number	Construction Type	Year Built	Uses
100	Concrete-reinforced footings, steel and block	1959	Automotive shop Equipment repair Maintenance facility
200	Concrete-reinforced footings, steel and block	1959	Administration
300	Poured concrete footing foundation, wood frame structure	1927	Post Headquarters Original location of radio station
600	Concrete footings, concrete structure	1962	Warehouse, garage
900	Concrete footings, metal siding	1967	Flammable liquids storage

In addition to its primary function of administration, Building 200 might have been the site of dental and medical activity in the past, but records are unclear. Building 300 was also used for storage of Army Reserve medical/dental equipment and storage of Army Reserve unit field equipment and supplies (USACE, 1997b).

4.3 AIR QUALITY

4.3.1 Ambient Air Quality Conditions

National Ambient Air Quality Standards (NAAQS) have been set for six "criteria" pollutants (sulfur dioxide, carbon monoxide, ozone, nitrogen oxides, lead, and inhalable particulate matter). States are required by the Clean Air Act to monitor ambient levels of these pollutants and to develop air quality management plans to ensure that federal air quality standards are achieved and maintained. The New York State Department of Environmental Conservation monitors ambient air quality and has developed a State Implementation Plan to address the requirements of the Clean Air Act. Areas within the state that fail to meet the NAAQS are designated as "nonattainment areas" and are potentially subject to federal penalties.

Nassau County is in an air quality control region that is classified as being a severe nonattainment area for ozone (O_3) and a moderate nonattainment area for carbon monoxide (CO). Ozone is the major component of smog and is formed through chemical reactions between volatile organic compounds (VOCs) and oxides of nitrogen (NO_x) in the presence of sunlight. The major source of carbon monoxide in urban areas is motor vehicles. Estimated values for emission rates of these pollutants from passenger motor vehicles in Nassau County for 1996 are 1.95 gram/mile for VOCs, 15 gram/mile for CO, and 1.91 gram/mile for NO_x (Keenan, personal communication, 1997).

4.3.2 Installation Emissions

Due to its inactive status, there are presently no sources of air emissions at Bellmore Logistics Activity other than occasional vehicular traffic.

4.4 NOISE

There are no sources of noise attributable to the installation. The area surrounding Bellmore Logistics Activity is predominantly medium-intensity residential (i.e., 6-12 residences per acre). Noise levels from off-site sources are typical of those associated with residential areas that are predominantly composed of single-family homes.

4.5 GEOLOGY

4.5.1 Soils

Bellmore Logistics Activity is situated within the Coastal Plain Physiographic Province of the mid-Atlantic region in an area underlain by a thick sequence of marine and continental sedimentary deposits. The sedimentary deposits in the region of Bellmore Logistics Activity consist of interlayered sand and silty clay with lesser amounts of gravel. Coarse to medium sands interspersed with gravel in the region extend to a depth of approximately 150 feet. The topography near Bellmore Logistics Activity is relatively flat, and the area's overall topography is characteristic of glacial moraines and outwashes. Bellmore Logistics Activity has an elevation of approximately 40 feet above mean sea level (USACE, 1997b).

Based on the Nassau County Soil Survey (USDA, 1987), there are two soil types that occur on Bellmore. The Riverhead sandy loam, 0 to 3 percent slopes, occurs along the northern boundary and northeast section of the installation in the open grassy area, and in the southeast section of the property. This soil type occurs on approximately 4 acres of the property. Urban land occurs along the western boundary and in the east-central section of the installation and covers the remaining 12-13 acres of the property.

The Riverhead sandy loam is a well drained soil with moderately rapid to very rapid permeability that occurs on the tops of benches and ridges and on broad plains. The water table in this series typically occurs at depths of more than six feet. The soil has a slight potential for erosion and there are few limitations for dwellings, with or without basements.

Urban land includes areas where at least 85% of the surface is covered with asphalt, concrete, or other impervious building materials. Small areas of soil that have not been appreciably altered or that are not under an impervious cover may be included in the unit. These areas are typically maintained as lawns or landscaped areas. Rapid to very rapid runoff following intense storms can be a problem in the Urban land unit.

The Riverhead sandy loam, 0 to 3 percent slopes, is considered to be prime farmland soil. Prime farmland soils are defined as land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops, and is also available for these uses. The soil qualities, growing season, and moisture supply are those needed for a well managed soil to produce a sustained high yield of crops in an economic manner (the land could be cropland, pasture, rangeland, or other land, but not urban built up land or water). Criteria for defining and delineating this land are determined by the appropriate state agency or agencies.

The grassy area in the northeast section of the property, which covers approximately 2 acres and which is classified as prime farmland soil, was disturbed in the past for installation of an underground septic leach field. Of the other 2 acres of the property that are classified as prime farmland soil, the portion along the northern boundary forms a narrow strip behind Building 100 and next to the fence along the installation boundary, and the portion in the southeast section of the property is fragmented by Building 200 and roads. Soil sampling conducted on the grassy area in fiscal year (FY) 97 as part of remediation activities revealed an isolated, small quantity of contaminated soil near a fill pipe for an underground storage tank formerly located in this area. Soil sampling conducted along the western boundary of the installation, classified as urban land, revealed small quantities of contaminated soil associated with a drainage ditch, oil/water separators, and dry wells. Remedial activities have included and will include removal of contaminated soils from all of these locations on the property.

Prime farmland soils are protected under the Farmland Protection Policy Act (FPPA) of 1981. The intent of the Act is to minimize the extent to which federal programs contribute to the unnecessary or irreversible conversion of farmland soils to nonagricultural uses. The Act also ensures that federal programs are administered in a manner that, to the extent practicable, will be compatible with private, state, and local government programs and policies to protect farmland. The National Resources Conservation Service is responsible for overseeing compliance with the FPPA, and has developed the rules and regulations for implementation of the Act (see 7 CFR 658, July 5, 1984).

4.5.2 Seismicity

New York State is divided into four seismic zones—A, B, C, and D—where A is the least seismically active and D is the most seismically active. The southeastern portion of the state, including Long Island and Nassau County, is in a seismic zone C, which is considered to have a moderate level of seismicity and seismic hazard (Jacob, 1993). Presently, in the state of New York seismic building codes are in effect only for New York City (Mitronovas, personal communication, 1997).

4.6 WATER RESOURCES

4.6.1 Surface Water

There are no surface waters on Bellmore Logistics Activity. Recreational freshwater lakes and streams are located about 0.5 mile to the east (Seaman and Wantagh ponds, along the Wantagh State Parkway) and 1.25 miles to the west (Smith and East Meadow ponds, along the Meadowbrook State Parkway) (USACE, 1997b). The Atlantic Ocean lies approximately 3 miles to the south.

Stormwater runoff is generated from the approximately 12 acres of impervious surfaces (76 percent of total installation land area), including paved areas and building roofs, at Bellmore Logistics Activity. Stormwater on the site infiltrates into the surrounding ground. A long drainage ditch runs along the western property boundary behind Building 100. Two short drainage ditches are located near the southwest corner of the property and just south of the vehicle wash area.

4.6.2 Hydrogeology/Groundwater

The primary groundwater flow direction in the vicinity of Bellmore Logistics Activity is from north to south toward the Atlantic Ocean. Relative to the direction of groundwater flow in the area, nearby lakes and streams are located upgradient from Bellmore Logistics Activity (USACE, 1997b).

Groundwater is reached at a depth of approximately 18 feet at the site. The western end of Long Island is overlain by glacial deposits that form the Glacial Aquifer, which has a thickness of from 80 to 400 feet (average 150 feet). The Glacial Aquifer is used only as a source of water for industrial use and lawn sprinkling due to its declining water quality. The Magothy Sand Aquifer, which lies underneath the Glacial Aquifer, is approximately 1,000 feet thick and is a major source of drinking water for the northeastern United States, including municipal supplies on Long Island (USACE, 1997b).

4.7 INFRASTRUCTURE

4.7.1 Potable Water Supply

Water Supply System. In 1957, a municipal water line was installed by the New York Water Service Company (NYWSC). The connection enters Bellmore Logistics Activity from Maple Avenue. NYWSC pumps and treats water from the Magothy Sand Aquifer prior to distribution (Berger, personal communication, 1997).

In 1959, a 250,000-gallon elevated water tower was installed to provide reserve water supply and pressure to the on-site water system. The water tower was an integral part of the Bellmore Logistics Activity water system until 1987, when an additional water supply line that bypassed the water tower and provided a flow loop around Building 100 was installed. Declining water needs of the installation led to the removal of the water tower in 1991. Due to the small number of personnel on the site between 1991 and October 1994, municipal water was used very little and the resulting low flow in the pipes made the municipal water on the installation unpotable. Installation personnel relied on bottled water during that period (USACE, 1997b).

Usage. The main use of water at Bellmore Logistics Activity was limited to vehicle and equipment repair and maintenance support activities. Minor water usage for personnel also occurred during work hours. In the absence of on-site housing at the installation, there was no requirement for water for domestic uses. NYWSC also provides water for the 13 fire hydrants on the property and is responsible for maintenance of the hydrants (Berger, personal communication, 1997). There has been no water usage at Bellmore Logistics Activity since October 1994 (USACE, 1997b).

4.7.2 Wastewater Treatment

Main System. Bellmore Logistics Activity has been connected to the Nassau County sewer system since 1982. Buildings 100, 200, and 300 have direct connections to the sewer system. Other structures on the installation do not require sewer connections. The Nassau County sewer system's capacity is twice its current flow (Immerso, personal communication, 1997a).

Industrial Wastewater Treatment. Numerous dry wells were used for the disposal of operational effluents at Bellmore Logistics Activity. Building 100 had floor drains that discharged to dry wells, and these were removed (along with oil/water separators associated with three of them) in 1996 as part of environmental remediation efforts. Drains in Building 300 discharged to the old 1920s septic tank and leach field. Dry wells might have received paints, solvents, petroleum products, hydraulic fluids, acid crock, detergents, battery acid, and heavy metals. The former wash rack/vehicle storage area discharged to a dry well and oil/water separator. The oil/water separator was removed and the dry well presently serves for storm water drainage.

A sewer use ordinance for discharges of an industrial nature is in effect for Nassau County (Immerso, personal communication, 1997b). Under the ordinance, Nassau County generally requires that light industrial facilities (e.g., vehicle maintenance facilities) seal floor drains or, if that is not practical, connect floor drains to grid interceptors and/or oil/water separators and provide a waste oil holding facility. Discharges of a purely sanitary nature (domestic wastewater) are not governed by the ordinance (Osman, personal communication, 1997).

Septic Systems. The only major structure on site before 1956 was Building 300. At that time, the building's sanitary sewage was handled by cesspools located in the open areas west of the building. In the early 1920s, a septic tank and leaching field were constructed in the area north of Building 300. When Buildings 100 and 200 were constructed in 1957 and 1958, their sanitary lines were connected to a sewer line that discharged to a newly installed septic tank with an underground pump chamber located east of Building 100. The underground pump chamber discharged sewage via a forced main to a leaching field that stretched east beneath the open area known as the Main Parade Ground. In the early 1970s, Nassau County extended the municipal sewer system lines to the vicinity of the installation; however, no connection between Bellmore Logistics Activity and the county sewer was

made at the time. In 1982, new sewer lines were installed on the site when Buildings 100, 200, and 300 were connected to the Nassau County sewer system (USACE, 1997b).

4.7.3 Solid Waste Disposal/Landfills

Solid waste disposal was provided by the Town of Hempstead Refuse and Garbage District, Sanitation Department. Solid waste was either recycled or disposed of at the American Ref-fuel incinerator plant in Nassau County (Berger, personal communication, 1997).

Based on currently available environmental investigation reports and other records, no solid waste disposal site or landfill exists at Bellmore Logistics Activity. One area within the installation (near the north end of Building 100 and west of grassed open space), however, was found to contain a substantial amount of construction debris. This debris was encountered during a subsurface soil sampling program conducted in March 1995. The apparent construction debris is buried beneath an asphalt/stone/concrete slab surface approximately 20 inches thick and was apparently placed there to serve as an underlayer for the slab (Koutroubis, personal communication, 1997). No documentation was found during a records search to indicate the types of materials or the dates on which the material was placed in this area. It is assumed that the materials are construction debris from the period 1957 through 1959 when Buildings 100 and 200 were built. The concrete and asphalt slab was installed over one of two large underground storage tanks (USTs), dating from about 1957, that supplied heating oil to the two boilers in Building 100. These USTs were closed in place and filled with sand. Subsurface soil sampling was conducted on both USTs and no evidence of contamination was found.

4.7.4 Incineration

Correspondence between the Army and the Navy indicates that some incineration occurred prior to 1956 near Building 300 at Bellmore Logistics Activity. No records are available that indicate the type(s) or quantity of material incinerated, but environmental sampling at the property has not indicated the presence of any contamination associated with the activity (Koutroubis, personal communication, 1997). Based on currently available environmental investigation reports and other records, no other incineration site ever existed at Bellmore Logistics Activity (USACE, 1997b).

4.7.5 Traffic and Transportation

Roadways. The Bellmore Logistics Activity can be accessed through two entrances from Maple Avenue, along the southern border of the installation. The installation is completely surrounded by residential roadways and development. Surrounding roads are all two-lane with on-street parking on both sides. They are in good condition. Bellmore Road to the west is a nearby four-lane thoroughfare with on-street parking. The major highways within the immediate vicinity are the Southern State Parkway to the north, Wantagh State Parkway to the east, Sunrise Highway to the south, and the Meadowbrook State Parkway to the west (see Figure 2-1).

Roads and parking lots on Bellmore Logistics Activity are asphalt and are in good condition. A small parking area on the north side of Building 200 is gravel-surfaced.

Existing Traffic Conditions. Bellmore Logistics Activity has not contributed to local area traffic since the property was vacated in October 1994. Traffic counts and level of service information for

the roads immediately surrounding Bellmore Logistics Activity are not available (Katz, personal communication, 1996).

Public Transportation. The Long Island Bus System, operated by the Metropolitan Transportation Authority, serves all of Nassau County. A bus stop for the N46 bus is located approximately two city blocks from Bellmore Logistics Activity, and from this stop bus riders are able to transfer to other buses within the system. A passenger rail station on the Babylon Branch is located 1.5 miles to the south. This rail system provides service to New York City and eastern Long Island. The nearest New York City subway system station is located approximately 12 miles west of the site.

Runways and Helipads. There are no runways or helipads within the boundaries of Bellmore Logistics Activity. The nearest major airports are John F. Kennedy International and LaGuardia International Airports in New York City and Newark International Airport in Newark, New Jersey, approximately 45 miles west of Bellmore Logistics Activity.

Railways. No railways serve the installation directly. The Long Island railway passes approximately 1.5 miles to the south. Amtrak passenger service is available from New York City.

4.7.6 Energy

Electricity. Electrical power for Bellmore Logistics Activity is supplied by Nassau County and the Long Island Lighting Company (LILCO). The Fort Dix Directorate of Public Works owns and is responsible for maintaining installation fixtures associated with the electrical system, except for the electric meter, which is owned by LILCO.

Fuel Oil and Coal. Fuel oil was used for heat and stored in aboveground storage tanks (ASTs) and USTs at Bellmore Logistics Activity. See Section 4.8.7 for further information on USTs and ASTs.

Natural Gas. Natural gas service was installed at Bellmore Logistics Activity in 1957. Two lines enter the facility: one enters from the south (Maple Avenue) and serves Building 200, and the other enters from the west and serves Building 100. A 275-gallon AST located in Building 200 was modified to operate as part of its natural gas heating system (USACE, 1997b). LILCO provides natural gas to the installation and owns the two gas meters located on it.

4.7.7 Communications Systems

Telephone. Telephone service was installed in Buildings 100, 200, and 300, and in the two sentry stations in 1957. New York Telephone provides telephone service through one aerial line and one underground cable that enter the installation from the south.

4.8 HAZARDOUS AND TOXIC SUBSTANCES

Several source areas of hazardous and toxic substances on Bellmore Logistics Activity property were identified during an installation assessment conducted in 1994 and a preliminary site investigation conducted in 1995. The 1994 installation assessment consisted of an examination of existing environmental investigation reports and an exhaustive search through environmental files related to the installation. The 1995 preliminary assessment included limited soil and groundwater sampling at

sites of potential contamination (USACE, 1997b). The Army followed the requirements of CERCLA Section 120(h) to determine if remedial action would be required to protect human health and the environment before transfer of the property. Restoration activities thus far have included soil sampling and remediation and ground water monitoring. Results from these activities have indicated that all property investigated to this point is in a condition acceptable for transfer. Additional soil testing is necessary only at 10 drywells that received storm water runoff. If contamination is found at these drywells, soil will be excavated until acceptable soil is found. The drywells will then be backfilled with clean soil. Ground water monitoring has indicated that ground water remediation will not be necessary. Restoration is estimated to be completed by September 1998.

4.8.1 Storage and Handling Areas

Building 900, the Flammable Materials Storage Building, was used for the storage of flammable and corrosive liquids, lead-based and other paints, paint solvents, and other chemicals. The concrete slab flooring of the building deteriorated to the point that some containers at one time were resting on bare soil. The 1994 *Spill Prevention, Control, and Countermeasures Plan* for Bellmore Logistics Activity noted that hazardous chemicals and petroleum products were stored behind and around Building 900 in deteriorated containers (USACE, 1997b).

4.8.2 Uses

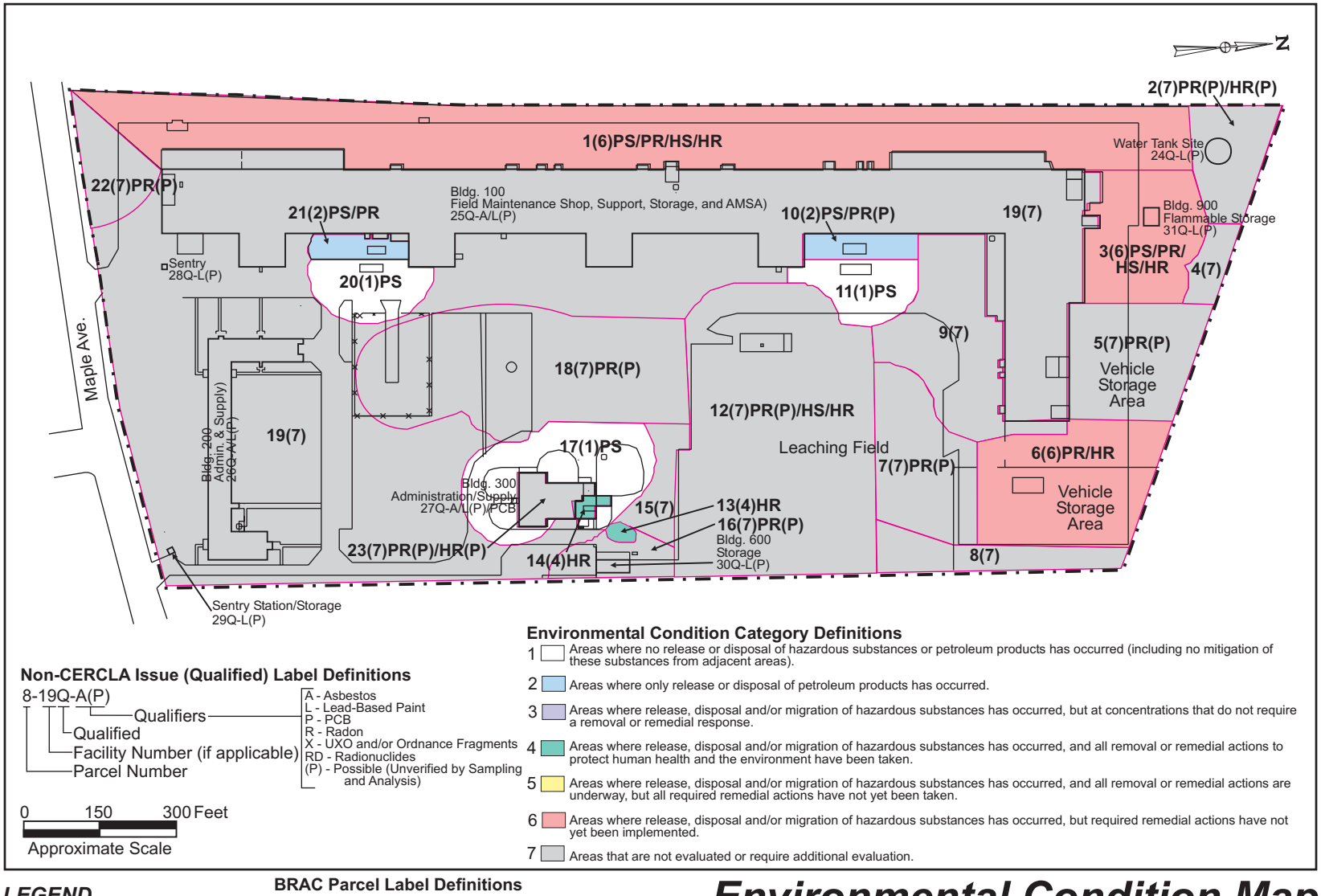
Activities at Bellmore Logistics Activity that might have involved the use of hazardous substances included the operation of paint booths, two hydraulic lift areas in Building 100, an in-ground oil reservoir, an acid crock and drain, battery charging/storage rooms, a photographic dark room, and an arms storage area. Maintenance of light and heavy motor vehicles and repair of ordnance and small arms also occurred at the installation (USACE, 1997b). Building 100 served as an automotive shop and equipment repair and maintenance facility for ordnance, including repair of NIKE-AJAX and NIKE-Hercules missile systems.

4.8.3 Disposal

Hazardous wastes were not disposed of at Bellmore Logistics Activity.

4.8.4 Contaminated Sites, Soils, and Groundwater

An environmental survey of the property identified all 16.79 acres as belonging to environmental condition categories 1 through 7 (USACE, 1997b). Figure 4-1 shows the locations of the parcels and contains definitions of these categories. The environmental condition category designations, acres affected, and facilities or activities associated with the parcels are shown in Table 4-3. Environmental condition categories indicate the potential for transfer of Army property. Property in environmental condition categories 1 through 4 is suited for property transfer, whereas property in categories 5 through 7 must be investigated and, where appropriate, remediated prior to transfer.



Non-CERCLA Issue (Qualified) Label Definitions

8-19Q-A(P)

- Parcel Number
- Facility Number (if applicable)
- Qualified
- Qualifiers
  - A - Asbestos
  - L - Lead-Based Paint
  - P - PCB
  - R - Radon
  - X - UXO and/or Ordnance Fragments
  - RD - Radionuclides
  - (P) - Possible (Unverified by Sampling and Analysis)

0 150 300 Feet

Approximate Scale

Environmental Condition Category Definitions

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

LEGEND

- Installation Boundary
- BRAC Parcel Boundary
- Non-CERCLA Issue (Facility Outline)

BRAC Parcel Label Definitions

8(2)PS

- Parcel Number
- Environmental Condition Category Number
- Contamination Description
  - HR - Hazardous Release/Disposal
  - HS - Hazardous Storage
  - PR - Petroleum Release/Disposal
  - PS - Petroleum Storage

Environmental Condition Map

Bellmore Logistics Activity
Long Island, New York
Figure 4-1

Sources: Koutroubis, 1998; USACE, 1996; USDOD, 1996.

Table 4-3
Summary of Environmental Condition Parcels on Bellmore Logistics Activity Property

Environmental Condition Category	Acres	Associated Fixture or Activity
1	0.84	3 fuel oil USTs, 1 suspected UST that held unknown type of oil, a gasoline distribution point
2	0.16	2 closed-in-place fuel oil USTs
4	0.04	PCB spill inside and outside Building 300
6	3.12	Leaching trench, dry wells, USTs and ASTs, drum storage area, flammable materials storage building (Building 900), vehicle wash rack
7	12.63	Dry wells, dry wells/catch basins, stormwater runoff, drainage ditches, leaching field system, gasoline dispensing station, ASTs, potential off-site groundwater contamination
Qualified	<3.10*	2.82 acres - asbestos 3.10 acres - lead-based paint 0.10 acres - polychlorinated biphenyls

*Total of qualified acres. Areas might be qualified for more than one contaminant. Acres that are qualified for individual contaminants are subsets of the total of qualified acres.
Note: No parcels on the installation are classified as environmental condition categories 3 or 5.
Note: Parcels or portions thereof may also be qualified for asbestos, LBP, and/or PCBs.
Source: USACE, 1997b; USDOD, 1996; Koutroubis, 1998.

Remediation investigations and activities at Bellmore Logistics Activity included the installation of eight groundwater monitoring wells, facility-wide soil sampling, a lead-based paint survey, an unexploded ordnance (UXO) archives search, and a radiological records search. The groundwater monitoring indicated that groundwater remediation will not be necessary, and a second round of sampling confirmed these results. Soil sampling indicated that remediation was not necessary in most instances. Where contamination was found, remedial activities have been completed. Remedial activities included the removal of three oil/water separators; eight dry wells; the drainage section of a vehicle wash rack and its associated oil/water separator; a gasoline UST; lead-contaminated soil around Building 900 and the concrete slab from the building's interior; chipping and flaking paint from the exterior of Building 900; petroleum, oils, and lubricants from the inside of Building 100, including the two hydraulic lift areas in the building; additional soil from the drainage ditch along the western boundary of the installation; soil from around the fill pipe location of the gasoline UST that was removed; two USTs from Building 100; a UST just south of Building 300; and two ASTs from Building 300; sampling in the battery room of Building 100; and sampling of a drain outside of Building 300 that could have been affected by a PCB-contaminated fluid spill that occurred in 1986. Additional soil sampling will be conducted at 10 dry wells that received storm water runoff. If contamination is found, all contaminated soil will be excavated and the dry wells will be backfilled with clean soil.

Note that while Figure 4-1 indicates that much of the property is in environmental condition category 7, these parcels have been investigated and the only additional evaluation that is necessary is at the dry wells mentioned above.

4.8.5 Special Hazards

Asbestos. Asbestos materials assessment surveys were conducted at the facility in 1989 and 1994. Asbestos-containing materials (ACM) are presently or were previously located in Buildings 100,200, and 300. Thermal insulation and floor tiles in Buildings 100, 200, and 300 were found to contain ACM in the 1989 survey. The 1994 survey did not locate ACM in Building 300, and it is suspected that it has been removed (USACE, 1997b). Areas not yet surveyed for ACM will be surveyed as part of site remediation activities.

Radon. Radon testing in Buildings 100, 200, and 300 in 1993 and 1994 revealed no radon values in excess of 4 picocuries per liter (pCi/L), the U.S. Environmental Protection Agency (EPA) action level for radon (USACE, 1997b). A search of records relating to radiological materials revealed that there were no incidents of radioactive materials use or storage at Bellmore Logistics Activity (Koutroubis, personal communication, 1997). A memorandum issued by the U.S. Army Center for Health Promotion and Preventive Medicine indicated that Bellmore Logistics Activity is exempt from conducting a radiological survey as part of the environmental baseline survey process under BRAC 95.

Lead-Based Paint. Lead-based paint (LBP) was used on the former Building 700 (a 250,000-gallon water tower, removed in 1991), and all lead contamination in the soil surrounding the site of the former water tower was removed in FY 94 prior to closure of the installation. A LBP survey was conducted at Bellmore Logistics Activity in 1997 as part of site remediation activities. LBP was found to be present on Buildings 100, 200, and 300, and in the sentry station at the southeast corner of the property. In addition, LBP was used on Building 900 (the flammable materials storage shed). All LBP was removed from the exterior surfaces of Building 900 and the building was repainted. Concrete slabs from the building interior were removed and lead-contaminated soil surrounding the building was removed. Post-cleanup soil sampling revealed lead levels in the soil ranging from 6.3 to 210 Fg/g. NYSDEC cleanup objectives for lead in soil is the soil background level, or that level typically found in the soil naturally. In suburban and roadside areas, typical soil background levels range from 200-500 Fg/g. Therefore, no further remediation in the soil surrounding Building 900 is necessary (USACE, 1997a).

Polychlorinated Biphenyls. No transformers presently on Bellmore Logistics Activity property contain oils with PCB concentrations in excess of the regulatory limit of 50 ppm. In 1986 a spill of PCB-containing oil occurred inside and outside Building 300. Cleanup actions were taken shortly after the spill and in 1989. Some PCBs might remain in the concrete flooring of the building (USACE, 1997b). Sampling outside the building indicated that levels of PCBs in the soil were below regulatory limits. This site is contained in parcel 12(7).

4.8.6 Unexploded Ordnance

Bellmore Logistics Activity's mission providing repair and maintenance support to missile systems and armament involved primarily mechanical and electronic repairs. Based on a review of records, neither ammunition nor weapons were tested at Bellmore Logistics Activity. All arms stored at Bellmore Logistics Activity have been removed. Therefore, no UXO is suspected to be located on

the installation and no further action with respect to ordnance and explosives is scheduled to occur (Koutroubis, personal communication, 1997).

4.8.7 Storage Tanks

Storage tanks on Bellmore Logistics Activity property are permitted by and registered with Nassau County under Toxic or Hazardous Materials Storage Facilities Permit No. 55929. The locations, former or present contents, and status of storage tanks presently at Bellmore Logistics Activity are listed in Table 4-4. All active ASTs and USTs at Bellmore Logistics Activity are registered with Nassau County (USACE, 1997b). All known USTs and ASTs are in good condition. One potential UST at Building 300 has not been located. Investigation of the site will continue until the UST is found or a determination is made that it does not exist.

Table 4-4
ASTs and USTs Presently at Bellmore Logistics Activity

Type/Location	Capacity (gallons)	Contents	Status
AST/Building 200	275	Part of building's natural gas heating system	Active
AST/Building 200	275	#2 fuel oil	Inactive
AST/Building 300	275	#2 fuel oil	Active, to be removed
AST/Building 300	275	#2 fuel oil	Active, to be removed
UST/Building 100	Unknown	Hydraulic oil	Inactive
UST/Building 100	10,000	#2 fuel oil	Closed in place (sand)
UST/Building 100	25,000	#2 fuel oil	Active, to be removed
UST/Building 100	15,000	#2 fuel oil	Closed in place (sand)
UST/Building 100	25,000	#2 fuel oil	Active, to be removed
UST/Building 300	1,080	#2 fuel oil	Active, to be removed
UST/Building 300	Unknown	Oil (unknown type)	Suspected to be present - location unknown

Source: USACE, 1997b; Koutroubis, personal communication, 1997.

4.9 PERMITS AND REGULATORY AUTHORIZATIONS

Bellmore Logistics Activity holds the following permits (USACE, 1997b):

- RCRA Hazardous Waste Generator, NY1210090022
- RCRA Hazardous Waste Generator, NY9210021839
- Toxic or Hazardous Materials Storage Facilities Permit, No. 55929

The Toxic or Hazardous Materials Storage Facilities Permit applies to active USTs and ASTs registered to the installation. The permit was issued by Nassau County and expired on May 1, 1997. The Hazardous Waste Generator permits applied to the use of automotive oil, antifreeze, and other maintenance-related substances.

4.10 BIOLOGICAL RESOURCES AND ECOSYSTEMS

4.10.1 Vegetation

The Bellmore Logistics Activity property has approximately 4 acres of open space that is vegetated primarily with grasses. Trees are intermittently scattered across the property and include silver maple (*Acer saccharinum*), Norway maple (*Acer platanoides*), black cherry (*Prunus serotina*), and arbor vitae (*Thuja occidentalis*). The vegetation is characteristic of urban residential areas.

4.10.2 Wildlife

Wildlife on the Bellmore Logistics Activity property and in the surrounding area is typical of that in a densely populated residential area. Species of birds and mammals that could be expected to occur on the site are listed in Table 4-5.

Table 4-5
Examples of Bird and Mammal Species Expected to Occur at Bellmore Logistics Activity

Birds	
American robin (*Turdus migratorius)*	Rock dove *(Columba livia)*
European starling *(Stumus vulgaris)*	Mourning dove *(Zenaida macroura)*
Brown-headed cowbird *(Molothrus ater)*	Northern mockingbird *(Mimis polyglottos)*
American crow *(Corvus brachyrhnchos)*	Woodpecker *(Picoides* spp.*)*
Common grackle *(Quiscalus quiscula)*	House finch *(Carpodacus mexicanus)*
Black-capped chickadee *(Parus atricapillus)*	Northern junco *(Junco hyernalis)*
House sparrow *(Passer domesticus)*	Blue jay *(Cyanocitta cristata)*
Northern cardinal *(Cardinalis cardinalis)*	
Mammals	
Eastern gray squirrel *(Sciurus carolinensis)*	Eastern cottontail *(Sylvilagus floridanus)*
Norway rat *(Rattus norvegicus)*	Vole *(Microtus* spp.*)*
House mouse *(Mus musculus)*	Opossum *(Didelphis marsupialis)*
Striped skunk *(Mephitis mephitis)*	Bats (various) *(Myotis* spp.*)*
Raccoon *(Procyon lotor)*	Eastern chipmunk *(Tamias striatus)*

4.10.3 Sensitive Species

No federally threatened or endangered candidate species under jurisdiction of the U.S. Fish and Wildlife Service (USFWS) are known to exist on Bellmore Logistics Activity (FORSCOM, 1995; USFWS, 1996). Copies of consultation letters received from the USFWS and the New York State Department of Conservation (NYSDEC) are provided in Appendix C.

The State of New York lists five species of vascular plants with historical occurrences in Nassau County, Town of Hempstead, but with no recent field data to determine their present status (NYSDEC, 1996). Three of the five species have unprotected status and the remaining two have threatened status in New York (see Appendix C). None of these species is known to occur on Bellmore Logistics Activity property. A natural resources survey of the Bellmore Logistics Activity property is scheduled for FY 97.

4.10.4 Sensitive Habitats

No sensitive habitats are located on Bellmore Logistics Activity property.

4.11 CULTURAL RESOURCES

4.11.1 Introduction

New York is known to have been inhabited by various Native American cultures for at least 17,000 years. Prehistoric occupation in New York is divided into three major periods—the Paleo-Indian Period, dating from circa (ca.) 15,000 B.C. to ca. 8,000 B.C.; the Archaic Period (ca. 8,000 B.C. to 1,000 B.C.); and the Woodland Period (ca. 1,000 B.C. to A.D. 1600). Paleo-Indian peoples were nomadic hunters and gatherers who lived in small groups and ate wild plants and animals. This Period is distinguished by a low population density with groups residing in seasonal or base camps. The Paleo-Indian Period is also noted for diagnostic fluted projectile points and the exploitation of Pleistocene megafauna (i.e., large terrestrial animals such as the giant sloth). During the Archaic Period the cold, dry environment that had existed during the Paleo-Indian Period changed to one that was warmer and wetter. Groups responded to this change, and archeological evidence shows an increasing use of the new forested environment. Stone axes and fishing paraphernalia appear in larger numbers. Late Archaic sites are more common, indicating an increase in population toward the end of this period. The Woodland Period is the last before Europeans arrived in the region. Domesticated plants, including corn and bean species, are found at Woodland archeological sites, and true fired ceramics also appear. Large villages, sometimes fortified with wood palisades, indicate the change from nomadic to more settled life.

Native Americans who lived in the region in which Bellmore Logistics Activity is located are known as Canarsee and Rockaway, and they spoke the Munsee language (Edwards and Kelcey, Inc. and Historical Perspectives, Inc. 1996). These people were decimated by disease and warfare associated with European contact. By the 19th century very few Native Americans lived in the region.

During the historic period, the area was composed of rural farmlands until the late 19th century when suburban growth and infilling began. In 1927 the National Broadcasting Company (NBC) purchased a 6-acre parcel of land in what is now the southeast portion of the current project area. From this

location, NBC ran a radio station until the U.S. Navy rented the facility in the late 1930s or early 1940s for use as a listening facility to support the war effort. The U.S. Army took over the property in 1955 and established a general and direct support facility for other U.S. Army installations in New York. Services performed at Bellmore Logistics Activity included maintenance and repair support for the NIKE-AJAX and NIKE-Hercules missile systems, and generalized maintenance of mechanical, electrical, and electronic equipment; armament; radar; and photographic equipment.

4.11.2 Archeological Resources

As part of the BRAC 95 action, a Phase I archeological resources inventory survey was completed for Bellmore Logistics Activity in 1996 (Bienenfeld and Leininger, 1997). No archeological resources were found to be present at the Bellmore Logistics Activity. The New York SHPO concurred with the recommendation of this report on March 13, 1997 (see Appendix C).

4.11.3 Historical Architectural Resources

Five buildings are present at Bellmore Logistics Activity. Records indicate that Building 300 was privately constructed in 1927 for use as a radio station. The Navy acquired the facility in 1942 for use as a listening post and held it until 1955 when the post was turned over to the Army. The Army constructed Buildings 100 and 200 at the site. Building 100 is a vehicle maintenance and support shop, while Building 200 is an administrative and supply center. Construction for both of these Army facilities was completed in 1959. Building 600 is a warehouse and garage that was constructed in 1962, and Building 900 is a flammable liquids storage shed that was constructed in 1967.

The Army conducted a historic architectural inventory of these facilities in 1997 in support of the BRAC 95 action. None of the Bellmore Logistics Activity buildings were recommended to meet the criteria for nomination to the National Register. The New York SHPO is currently reviewing the report of findings for the architectural inventory.

4.12 ECONOMIC DEVELOPMENT

This section describes the contribution of Bellmore Logistics Activity to the economy and the sociological environment in the region. The socioeconomic indicators used for this study include population, regional economic activity, and housing markets. In addition, recreational and community facilities, as well as public and social services, are discussed. These indicators characterize the region of influence (ROI).

An ROI is a geographic area selected as the basis on which social and economic effects of project alternatives are analyzed. The criteria used to determine the ROI are the commuting distances and times of residents in the area surrounding Bellmore Logistics Activity and the locations of businesses providing goods and services to the surrounding area. Based on these criteria, the ROI for the social and economic environment is defined as Nassau County, New York. The ROI covers an area of 287 square miles on Long Island, and is a part of the New York City metropolitan area.

The baseline year for socioeconomic data is 1995, the date of the BRAC Commission's announcement of Bellmore Logistics Activity closure. At this time, the base was vacant and had

been in caretaker status since October, 1994. Where 1995 data are not available, the most recent data available are presented.

4.12.1 Regional Economic Activity

In 1994, employment in the ROI was almost exclusively nonagricultural. The primary sources of employment were services; wholesale and retail trade; government; and finance, insurance, and real estate. Together, these industries accounted for over 84 percent of regional employment. Table 4-6 shows ROI employment by industry.

The ROI labor force totaled 669,829 in 1995. The unemployment rate in the region was 4.5 percent in 1995, an increase from 3.5 percent in 1990.

Table 4-6
Bellmore Logistics Activity ROI Employment by Industry

Employment Sector	1990 ROI Employment (Percent of Total Employment)	1994 ROI Employment (Percent of Total Employment)
Services	255,463 (34.2)	259,297 (37.1)
Wholesale and Retail Trade	176,006 (23.6)	166,829 (23.9)
Manufacturing	67,036 (9.0)	49,395 (7.1)
Construction	31,559 (4.2)	25,162 (3.6)
Finance, Insurance, and Real Estate	93,156 (12.5)	83,471 (12.0)
Transportation and Public Utilities	31,778 (4.3)	29,956 (4.3)
Mining	541 (0.1)	368 (0.1)
Other Nonfarm Private Sector	4,637 (0.6)	4,985 (0.7)
Government and Government Enterprises	85,911 (11.5)	78,802 (11.3)
Total Nonfarm Employment	746,087 (100.0)	698,265 (100.0)
Farm Employment	124 (0.0)	126 (0.0)
Total Employment	746,211	698,391

Source: BEA, 1996.

The per capita income in the ROI was $34,629 in 1994, an increase of 10.8 percent since 1990. In 1994, the average per capita income in the United States was $21,696, an increase of 16.2 percent since 1990.

4.12.2 Installation Contribution, Local Expenditures

Because Bellmore Logistics Activity has been closed since October 1994, no operational or salary expenditures are associated with the installation. However, $3.77 million or less is estimated to be expended on environmental restoration efforts, scheduled to continue into FY 98.

4.12.3 Installation Workforce Structure, Salaries, and Expenditures

There is no workforce currently associated with Bellmore Logistics Activity.

4.13 SOCIOLOGICAL ENVIRONMENT

4.13.1 Demographics

Population characteristics in the ROI are provided for the baseline year of 1994 or the most recent year for which data are available. To illustrate trends, Table 4-7 presents data for 1980 through 1995, and projections through 2020.

Table 4-7
Bellmore Logistics Activity Region of Influence Population Trends

	Population 1980	Population 1990	Population 1995	Population 2000 (projected)	Population 2010 (projected)	Population 2020 (projected)
Nassau County	1,321,582	1,287,444	1,305,772	1,318,800	1,349,800	1,433,600

Source: USDOC, 1994, 1996; NYMTC, 1996.

In 1995, the ROI population totaled 1,305,772, an increase of slightly more than 1 percent since 1990. The ROI population decreased 2.6 percent between 1980 and 1990 and is still below the 1980 level of 1,321,582. However, the population is projected to continue to increase, and reach 1,433,600 by 202, an increase of almost 10 percent from the 1995 level.

4.13.2 Housing

On-site Housing. There is no on-site housing at Bellmore Logistics Activity.

Off-site Housing. The area directly surrounding the installation is primarily residential. There were approximately 446,292 housing units in the ROI in 1990, 96.6 percent of which were occupied, as shown in Table 4-8.

4.13.3 Public Services

Law Enforcement. Law enforcement in the Bellmore Logistics Activity area is provided by the Nassau County Police Department. In addition, 21 villages and cities within Nassau County have independent police departments of varying sizes.

Fire Protection Services. Fire protection is provided by the Nassau County Fire Department, which consists of over 70 different fire districts. There is no fire station on the installation.

Table 4-8
ROI Housing Quantity and Quality

	ROI
Total housing units	446,292
Occupied housing units	431,515
Owner-occupied	347,143
Renter-occupied	84,372
Vacant housing units	14,777
Homeowner vacancy rate	1.2 %
Rental vacancy rate	4.1 %

Source: USDOC, 1992.

Medical Services. A total of 15 hospitals in the ROI provide more than 6,300 beds (AHA, 1995). In addition, there are many extended care facilities in the area. The nearest hospital is located in Hempstead, approximately 4 miles from the installation.

4.13.4 Environmental Justice

Environmental justice concerns include race and ethnicity data and the poverty status of populations within the ROI.

On February 11, 1994, President Clinton issued Executive Order 12898, *Federal Actions to Address Environmental Justice in Minority and Low-Income Populations*. The Executive Order is designed to focus the attention of federal agencies on the human health and environmental conditions in minority communities and low-income communities. Environmental justice analyses are performed to identify potential disproportionately high and adverse effects from proposed actions and identify alternatives that might mitigate these effects.

The ROI has a smaller proportion of minority residents than the state of New York as a whole. In 1990, 86.6 percent of the ROI population was white and 8.6 percent was black; New York's population was 74.4 percent white and 15.9 percent black.

Median household income in the ROI was approximately $54,283. The U.S. poverty threshold is $11,921 for a family of three (Grolier, 1995). The Census bureau bases the poverty status of families and individuals on 48 threshold variables, including income, family size, number of family members under 18 and over 65 years of age, and amount spent on food.

In 1990, approximately 3.7 percent of the ROI residents were classified by the U.S. Census Bureau as living in poverty, much lower than the percentage of the New York population living in poverty (USDOC, 1994).

Table 4-9 depicts race, ethnicity, and poverty status characteristics of the population in the Bellmore Logistics Activity ROI and the state of New York.

Table 4-9
Race, Ethnicity, and Poverty Status for the Bellmore Logistics Activity ROI and New York

	ROI	New York
White	86.6%	74.4%
Black	8.6%	15.9%
Hispanic	6.0%	12.3%
Asian Pacific Islander	3.1%	3.9%
American Indian, Eskimo, Aleut	0.1%	0.3%
Other	1.6%	5.5%
Living in Poverty	3.7%	13.0%

Source: USDOC, 1994.

4.13.5 Homeless and Other Special Programs

The area has a number of shelters and assistance programs for individuals and families in need of temporary placement due to lack of a fixed, regular, or adequate residence. These programs are supported by a mix of government and private funding.

4.14 QUALITY OF LIFE

4.14.1 Schools

The U.S. Department of Education provides federal impact aid to school districts that have federal lands within their jurisdiction. This aid is authorized under Public Law 103-382 as payment in lieu of taxes that would have been paid if the land were not held by the federal government.

School districts receive federal funding for each student whose parent or parents live on or work on federal property. The amount of federal school aid a school district receives is dependent on the number of "federal" students the district supports in relation to the total district student population. Schools receive more funding for those students whose parents both live and work on federal property. Total funding varies year by year according to congressional appropriations for the program, but in general, funding has ranged from $250 to $1,750 per pupil. However, since no students have been associated with Bellmore Logistics Activity since it was vacated in October 1994, area schools are unaffected by this federal funding.

There are a total of 57 public school districts in the ROI, with approximately 180,827 students. The average student-to-teacher ratio in the ROI is 13:1. In addition, there are three 2-year or technical colleges, and twelve 4-year colleges and universities.

4.14.2 Family Support

Because the installation is vacant with no employee workforce, no on-site support services are available. However, there are numerous public and private social service and support facilities in the area.

4.14.3 Shops and Services

Bellmore Logistics Activity is located on Long Island and is in the New York City metropolitan area, the largest metropolitan area in the United States. Numerous shopping opportunities and services are available in the area, including four major enclosed shopping malls in Nassau County.

4.14.4 Recreation

The Bellmore Logistics Activity ROI has a number of public parks and recreational facilities, including the Nassau Coliseum, home of the New York Islanders hockey team and the New York Saints lacrosse team. In addition, Long Island has a number of public and private beaches, and opportunities for sports such as fishing and golf. The proximity of the area to New York City offers many opportunities for cultural and recreational activities.

4.14.5 Visual and Aesthetic Resources

Nassau County is mostly urban in character. The area around Bellmore Logistics Activity is primarily characterized by single-family residential uses, with some small commercial facilities.

SECTION 5.0: ENVIRONMENTAL AND SOCIOECONOMIC CONSEQUENCES

5.1 INTRODUCTION

This section describes the results of the analysis of the environmental and socioeconomic consequences of implementing the primary Army action (disposal of excess property) and the secondary action to be taken by other parties (property reuse). The proposed actions are evaluated in the context of the disposal alternatives and reuse scenarios presented in Section 3.0.

The discussion of consequences is divided into five major subsections:

- ***No Action Alternative***. Analyses of effects on resource areas associated with indefinite caretaker-related activities (Section 5.2).

- ***Disposal Alternatives***. Analyses of effects on resource areas associated with implementation of the encumbered disposal alternative (Section 5.3).

- ***Reuse Scenarios***. Analyses of effects on resource areas associated with reuse scenarios (alternatives) of various levels of intensity (Section 5.4).

- ***Cumulative Effects***. Analysis of effects of each alternative action on all resource areas to evaluate the cumulative effects likely to occur given the disposal and reuse of all excess installation property and other reasonably foreseeable actions within the affected environment/ROI (Section 5.5).

- ***Mitigation.*** Summary of actions or management practices taken to avoid, reduce, or compensate for the severity of predicted effects on certain resource areas (Section 5.6).

5.2 NO ACTION ALTERNATIVE

5.2.1 Introduction

Under the no action alternative, the Army would place all installation assets into an inactive or "caretaker" status until the property disposal process is complete. All Army missions at Bellmore Logistics Activity ceased on October 1, 1994, at which time the facilities at the installation were winterized and secured. Thus, the installation was in caretaker status as of the BRAC Commission's recommendations in July 1995 and the Army's exercising the no action alternative would result in a continuation of baseline conditions. Because the disposal of Bellmore Logistics Activity has been mandated by law, the no action alternative has been defined as maintaining the installation in its current status indefinitely.

5.2.2 Land Use

Direct. No effects would be expected.

Indirect. Long-term minor adverse effects would be expected. Continuation of caretaker status by the Army would prevent the property from being used in a manner useful to the community.

5.2.3 Air Quality

Direct. No effects would be expected.

Indirect. No effects would be expected.

5.2.4 Noise

Direct. No effects would be expected.

Indirect. No effects would be expected.

5.2.5 Geology

Direct. Long-term minor beneficial effects would be expected. The quality of soils on the property would improve with the completion of remedial activities, which would still occur under the no action alternative.

Indirect. No effects would be expected.

5.2.6 Water Resources

Direct. No effects would be expected.

Indirect. No effects would be expected.

5.2.7 Infrastructure

Direct. No effects would be expected.

Indirect. Long-term minor adverse effects would be expected. If the installation is maintained in caretaker status for an extended period of time, the condition of buildings, facilities, utility systems, roadways, and grounds could be expected to decline. This deterioration could ultimately lead to a reduction in the suitability of the facilities for a use similar to its previous use.

5.2.8 Hazardous and Toxic Substances

Direct. Long-term minor beneficial effects would be expected. The environmental condition of the property would improve with the completion of remedial activities, which would still occur under the no action alternative.

Indirect. Long-term minor beneficial effects would be expected. Beneficial effects on the environmental condition of the property would occur as a result of remedial actions taken on the property.

5.2.9 Permits and Regulatory Authorizations

Direct. No effects would be expected.

Indirect. No effects would be expected.

5.2.10 Biological Resources and Ecosystems

Direct. No effects would be expected.

Indirect. Long-term minor adverse and beneficial effects could be expected. Minor adverse effects could result from the lack of human activity on the property, possibly resulting in an increased use by nuisance animals such as rats. Minor beneficial effects could result from the property's grounds being allowed to grow more naturally, without being maintained as a typical urban lawn. This could result in an increased diversity of plants and animals on the property.

5.2.11 Cultural Resources

Direct. No effects would be expected. The Bellmore Logistics Activity has been recommended to possess no National Register-eligible historic properties (see Appendix C).

Indirect. No effects would be expected.

5.2.12 Economic Development

Direct. Short-term or long-term minor adverse effects would be expected. Continuation of caretaker status by the Army would represent a lost opportunity for the short-term creation of jobs that would result from redevelopment of the site for residential purposes or the long-term creation of jobs that would result from reuse of the existing facilities.

Indirect. Long-term minor adverse effects would be expected. Continuation of caretaker status by the Army and the lack of residences on the property or jobs associated with reuse of the existing facilities would represent a lost opportunity to collect property and/or income taxes.

5.2.13 Sociological Environment

Direct. No effects would be expected.

Indirect. No effects would be expected.

5.2.14 Quality of Life

Direct. No effects would be expected.

Indirect. No effects would be expected.

5.3 DISPOSAL ALTERNATIVES

5.3.1 Introduction

Section 3.2 discusses the rationale for the development of alternatives associated with the primary Army action of disposal of excess property at Bellmore Logistics Activity. The encumbered disposal alternative has been formulated to consider the type and degree of reuse constraints to be imposed on future owners as a condition of disposal and reuse. These encumbrances are imposed by the Army to protect future Army requirements or interests, to make the property available as soon as possible through the expedient disposal and reuse of BRAC property that is determined to be available and suitable for the intended reuse, to transfer the responsibility to protect important natural or cultural resources to future owners through the use of deed restrictions or covenants, or to meet special mitigation requirements or additional deed restrictions that are mutually agreed upon by the Army and a regulatory agency.

Sections 5.3.2 through 5.3.14 identify the potential direct and indirect environmental and socioeconomic effects of encumbered disposal of the Bellmore Logistics Activity property.

5.3.2 Land Use

Encumbered Disposal, Direct. No effects would be expected.

Encumbered Disposal, Indirect. No effects would be expected.

5.3.3 Air Quality

Encumbered Disposal, Direct. No effects would be expected.

Encumbered Disposal, Indirect. No effects would be expected.

5.3.4 Noise

Encumbered Disposal, Direct. No effects would be expected.

Encumbered Disposal, Indirect. No effects would be expected.

5.3.5 Geology

Encumbered Disposal, Direct. Long-term minor beneficial effects would be expected. Beneficial effects on soils would occur as a result of remedial actions taken on the Bellmore Logistics Activity property. Prime farmland soils on the property would not be affected by the proposed disposal action, which involves a transfer of federal property.

Encumbered Disposal, Indirect. No effects would be expected.

5.3.6 Water Resources

Encumbered Disposal, Direct. No effects would be expected.

Encumbered Disposal, Indirect. No effects would be expected.

5.3.7 Infrastructure

Encumbered Disposal, Direct. No effects would be expected.

Encumbered Disposal, Indirect. No effects would be expected.

5.3.8 Hazardous and Toxic Substances

The presence of hazardous waste is a condition that is neither directly nor indirectly affected by the disposal process. CERCLA requires that before property is transferred, necessary remedial actions must be completed or remedial action must be in place, proven to be operating effectively, and approved by the EPA Regional Administrator. If additional remediation is needed beyond the transfer date, it will be the responsibility of the government to the extent that such a remediation requirement is attributable to activities of the federal government prior to transfer. CERCLA also requires that on properties where hazardous substances were released or disposed of for more than one year, the type, quantity, and time at which release occurred must be disclosed in the deed. The deed will also include an encumbrance allowing the government to have access to the property in the future to take remedial action if Army-related contamination is found that the Army is not now aware of.

Therefore, since cleanup will proceed regardless of the type of disposal, there can be no effects on the hazardous waste condition.

Encumbered Disposal, Direct. No effects would be expected.

Encumbered Disposal, Indirect. No effects would be expected.

5.3.9 Permits and Regulatory Authorizations

Encumbered Disposal, Direct. No effects would be expected. Permits associated with the installation would not transfer to new owners. Permits and regulatory authorizations to continue activities previously conducted by the Army would be subject to the procedures and rules of the regulating agencies.

Encumbered Disposal, Indirect. No effects would be expected.

5.3.10 Biological Resources and Ecosystems

Encumbered Disposal, Direct. No effects would be expected.

Encumbered Disposal, Indirect. No effects would be expected.

5.3.11 Cultural Resources

Encumbered Disposal, Direct. No effects would be expected. A Phase I archeological inventory survey was completed for Bellmore Logistics Activity in 1996. No archeological resources were found to be present at the facility. The New York SHPO concurred with the recommendations of this report on March 13, 1997. The Army also conducted a historic architectural inventory of this facility in 1997. None of the Bellmore Logistics Activity buildings were recommended to meet the criteria for nomination to the National Register. The New York SHPO is currently reviewing the report of findings for the architectural inventory.

Encumbered Disposal, Indirect. No effects would be expected.

5.3.12 Economic Development

Encumbered Disposal, Direct. No effects would be expected.

Encumbered Disposal, Indirect. No effects would be expected.

5.3.13 Sociological Environment

Encumbered Disposal, Direct. No effects would be expected.

Encumbered Disposal, Indirect. No effects would be expected.

5.3.14 Quality of Life

Encumbered Disposal, Direct. No effects would be expected.

Encumbered Disposal, Indirect. No effects would be expected.

5.4 REUSE SCENARIOS

5.4.1 Introduction

The reuse scenarios evaluated in this document are referenced as the medium intensity reuse scenario (MIR), medium-low intensity reuse scenario (MLIR), and low intensity reuse scenario (LIR). As noted in Section 3.4.1, these reuse scenarios are planning level concepts and do not attempt to predict the exact nature or pattern of reuse activities that will ultimately occur at Bellmore Logistics Activity. Based on characteristics of the area surrounding Bellmore Logistics Activity and the BRPG reuse plan, however, likely reuse scenarios for each reuse intensity level can be identified. MIR could be respresented by construction of single-family homes on small lots and apartments over the entire property, leaving no open space, or reuse of the property for a light-industrial purpose similar to that for which it was used prior to its closure. MLIR could be represented by a mixture of single-family homes, apartments, and open space. LIR could be represented by conversion to less developed land, such as a park or recreation area.

Sections 5.4.2 through 5.4.14 identify the environmental consequences of these reuse scenarios. The reuse scenarios are evaluated based on the assumption that the Army would proceed with the encumbered disposal alternative. Reuse of the Bellmore Logistics Activity property is likely to involve redevelopment of the property for single-family homes, adult housing units, and a small parkland area.

5.4.2 Land Use

Medium Intensity, Direct. Long-term minor beneficial effects would be expected. The property is presently at a medium intensity level of development, and reuse of the property in a similar manner would have no effect on land use. Redevelopment of the property for a use more compatible with the surrounding residential area could have a beneficial effect through development of more residences and the increase in greenspace.

Medium Intensity, Indirect. Long-term minor beneficial effects would be expected. Redevelopment of the property as residential could have the potential to increase the property values of the surrounding residential neighborhood, thereby increasing the overall value of the Town of Hempstead.

Medium-Low Intensity, Direct. Long-term minor beneficial effects would be expected. Use of the Bellmore Logistics Activity property at a medium-low intensity could result in the removal of some structures and conversion to open space, or a combination of new residences and open space. Either alternative could improve the aesthetic quality of the immediately surrounding area.

Medium-Low Intensity, Indirect. No effects would be expected.

Low Intensity, Direct. Long-term minor beneficial effects would be expected for the same reasons stated in the MLIR scenario.

Low Intensity, Indirect. No effects would be expected.

5.4.3 Air Quality

The General Conformity Rule provides that actions proposed to occur within nonattainment areas must, unless otherwise exempt, be accompanied by a Conformity Determination. Among the recognized exemptions are "transfers of ownership, interests, and titles in land, facilities, and real and personal properties, regardless of the form or method of the transfer" (40 CFR Part 51.853). The disposal of Bellmore Logistics Activity is exempt from the General Conformity Rule requirement to prepare a full Conformity Determination because the proposed disposal action will involve the transfer of federal property. The reuse of Bellmore Logistics Activity is not automatically exempt from the conformity rule. The emissions related to the reuse of the property fall beneath the thresholds set out in 40 CFR 51.853(b), making the reuse exempt from the conformity rule. For purposes of making this calculation, the most intense reuse scenario was assumed. Army policy requires preparation of a Record of Non-Applicability (RONA) to support a determination that the total direct and indirect emissions caused by an action will be less than the de minimis levels established in the rule. The RONA is included in Appendix D to this document.

Medium Intensity, Direct. Long-term minor adverse effects would be expected. Reuse of the property at a medium intensity would result in increased traffic and auto emissions in the area. Any effects would be of a highly local nature (e.g., increases in carbon monoxide (CO) levels at congested roadway intersections). However, the small size of the property ensures that any air emissions associated with the property will be too limited to affect regional air quality. (See Appendix D.)

Medium Intensity, Indirect. No effects would be expected.

Medium-Low Intensity, Direct. Long-term minor adverse effects would be expected for the same reasons stated in the MIR scenario.

Medium-Low Intensity, Indirect. No effects would be expected.

Low Intensity, Direct. Long-term minor adverse effects would be expected for the same reasons stated in the MIR scenario.

Low Intensity, Indirect. No effects would be expected.

5.4.4 Noise

Medium Intensity, Direct. Long-term or short-term minor adverse effects would be expected. Reuse of the property similar to its previous use could result in the creation of new sources of noise, such as those associated with the use of equipment at the facilities. Redevelopment of the property would result in noise associated with demolition and construction, but this source of noise would be of short duration.

Medium Intensity, Indirect. No effects would be expected.

Medium-Low Intensity, Direct. Long-term or short-term minor adverse effects would be expected for the same reasons stated in the MIR scenario.

Medium-Low Intensity, Indirect. No effects would be expected.

Low Intensity, Direct. No effects would be expected.

Low Intensity, Indirect. No effects would be expected.

5.4.5 Geology

Medium Intensity, Direct. Long- and short-term minor adverse effects or no effects would be expected. Redevelopment on the property would require some demolition and construction, which would result in soil disturbance and erosion on the site. Any disturbances or construction on Bellmore Logistics Activity where riverhead sandy loam soil occurs would result in direct adverse effects to prime farmland soils in the form of lost acreage. These effects would be minor, however, because there is limited access to the prime farmland soils located on the Bellmore Logistics Activity property, the soils are only accessible by roads that are not built to carry agricultural traffic, and they are not adjacent to other prime farmland soils, which make them relatively unsuitable for agricultural use (Zimmerman, personal communication, 1997). Any erosion would be expected to be minor due

to the level terrain in the region. Reuse of the property for a use similar to its previous use would have no geological effects.

A minor increase in effects or no increase in effects associated with seismic activity would be expected as a result of the MIR scenario. Nassau County building codes do not require construction to seismic standards, and the construction of residences on the property could result in a potential increase in effects on human life associated with seismic activities. Reuse of the property for light industrial purposes would not increase these effects above what they were when the property was an active military installation.

Medium Intensity, Indirect. No effects would be expected.

Medium-Low Intensity, Direct. Long- and short-term minor adverse effects could be expected for the same reasons stated in the MIR scenario.

Medium-Low Intensity, Indirect. No effects would be expected.

Low Intensity, Direct. No effects would be expected.

Low Intensity, Indirect. No effects would be expected.

5.4.6 Water Resources

Medium Intensity, Direct. No effects would be expected. Structures presently on the property qualify it as a medium intensity use facility. Therefore, reuse at this intensity level would not result in an increase in the areal extent of impervious surfaces on the property. There would be no change in surface water runoff or groundwater infiltration.

Medium Intensity, Indirect. No effects would be expected.

Medium-Low Intensity, Direct. No effects would be expected.

Medium-Low Intensity, Indirect. No effects would be expected.

Low Intensity, Direct. Long-term minor beneficial effects would be expected. This reuse intensity could represent removal of some of the structures on the property and conversion of some presently impervious surfaces to pervious surfaces. This change could reduce the quantity of surface water runoff and increase water infiltration into the soil.

Low Intensity, Indirect. No effects would be expected.

5.4.7 Infrastructure

Medium Intensity, Direct. Long-term minor adverse effects would be expected. Reuse of the property at a medium intensity would place additional demands on the utilities and roadways in the area. Effects of this reuse are expected to be minor, however, because the size of the property limits the amount of demand that could be created. Prior to closure of the property in October 1994, the installation operated at a medium intensity and all utilities and the roadway system accommodated

the use without problems. The low demand placed on the water system before closure of the property resulted in the water's being considered nonpotable (USACE, 1997b). Supply pipes serving the property would have to be flushed and cleaned before supplying water to the facilities again.

Medium Intensity, Indirect. No effects would be expected.

Medium-Low Intensity, Direct. No effects would be expected.

Medium-Low Intensity, Indirect. No effects would be expected.

Low Intensity, Direct. No effects would be expected.

Low Intensity, Indirect. No effects would be expected.

5.4.8 Hazardous and Toxic Substances

Medium Intensity, Direct. No effects would be expected. As discussed in Section 5.3.8, the Army would take necessary remedial action to protect human health and the environment in any transfer of property. Reuse activities associated with use of the Bellmore Logistics Activity property would be in accordance with federal and state requirements pertaining to hazardous substances and hazardous wastes. Permitting and enforcement mechanisms would provide assurance against contamination of environmental media and would be protective of human health and the environment.

Medium Intensity, Indirect. No effects would be expected.

Medium-Low Intensity, Direct. No effects would be expected.

Medium-Low Intensity, Indirect. No effects would be expected.

Low Intensity, Direct. No effects would be expected.

Low Intensity, Indirect. No effects would be expected.

5.4.9 Permits and Regulatory Authorizations

Medium Intensity, Direct. No effects would be expected. Operating permits and regulatory authorizations for activities in a medium intensity reuse scenario would be required for infrastructure systems and specific activities by reuse entities.

Medium Intensity, Indirect. No effects would be expected.

Medium-Low Intensity, Direct. No effects would be expected.

Medium-Low Intensity, Indirect. No effects would be expected.

Low Intensity, Direct. No effects would be expected.

Low Intensity, Indirect. No effects would be expected.

5.4.10 Biological Resources and Ecosystems

Medium Intensity, Direct. No effects, or only short-term minor adverse effects and long-term minor beneficial effects, would be expected. Reuse of the property in a manner similar to its previous use would not result in any effects on wildlife resources or habitat in the area. Redevelopment for residential purposes would create a short-term disturbance due to construction activity. However, redevelopment could improve habitat conditions in the long term by increasing the number of trees, diversity of vegetation, and complexity of the biological environment.

Medium Intensity, Indirect. No effects would be expected.

Medium-Low Intensity, Direct. No effects or long-term minor beneficial effects would be expected for the same reasons stated in the MIR scenario.

Medium-Low Intensity, Indirect. No effects would be expected.

Low Intensity, Direct. No effects or long-term minor beneficial effects would be expected for the same reasons stated in the MIR scenario.

Low Intensity, Indirect. No effects would be expected.

5.4.11 Cultural Resources

Medium Intensity, Direct. No effects would be expected. A Phase I archeological inventory survey was completed for Bellmore Logistics Activity in 1996. No archeological resources were found to be present at the facility. The New York SHPO concurred with the recommendations of this report on March 13, 1997. The Army also conducted a historic architectural inventory of this facility in 1997. None of the Bellmore Logistics Activity buildings were recommended to meet the criteria for nomination to the National Register. The New York SHPO is currently reviewing the report of findings for the architectural inventory.

Medium Intensity, Indirect. No effects would be expected.

Medium-Low Intensity, Direct. No effects would be expected.

Medium-Low Intensity, Indirect. No effects would be expected.

Low Intensity, Direct. No effects would be expected.

Low Intensity, Indirect. No effects would be expected.

5.4.12 Economic Development

Methodology. Socioeconomic effects of the implementation of the disposal and reuse scenarios are estimated using the Economic Impact Forecast System (EIFS) model. The EIFS model is a computer-based economic tool that calculates multipliers to estimate the direct and indirect effects resulting from a given action. Changes in base employment and spending represent the direct effects of the action. Based on the input data and calculated multipliers, the model estimates ROI changes in sales volume, employment, income, population, housing, and school enrollments, accounting for the direct and indirect effects of the action. Appendix A describes the EIFS model in more detail and presents the model input and output tables.

The analysis uses the social and economic indicators presented in Sections 4.12 through 4.14. The EIFS model outputs for each reuse scenario represent net changes in sales volume, employment, income, population, housing, and schools from BRAC parcel closure levels.

For purposes of this analysis, a change is considered significant if it falls outside the normal range of ROI economic variation. To determine historical variability, the EIFS model calculates a rational threshold value (RTV) profile for the ROI. This analytical process uses historical data for the ROI and calculates fluctuations in sales volume, employment, income, and population patterns. The historical extremes for the ROI become the threshold of significance for social and economic change. If the estimated effect of a reuse scenario falls outside the RTVs, the effect is considered significant. Appendix A discusses this methodology in more detail and presents the model output tables developed for this analysis.

Regional Economic Activity

Medium Intensity, Direct. Long-term and short-term minor beneficial effects would be expected from residential reuse, and long-term minor beneficial effects would be expected from industrial reuse.

If housing is constructed on the installation, there would be short-term beneficial effects from the housing construction. Expenditures related to the construction of 120 residences would generate 70 direct jobs, which would, in turn, increase area income by over $1.6 million and raise the sales volume by approximately $11.1 million (Table 5-1). These increases would be short-term. In the longer term, property tax revenue would be generated by reuse of the installation because it would no longer be under the control of the Federal government.

If the installation is reused for industrial or warehouse purposes, a maximum of 181 employees would work on the site. Approximately 60 new jobs would be created as a result of direct expenditures associated with reuse activities, generating increases in local income and spending (Table 5-2). ROI income would increase by almost $1.4 million as a result of direct jobs generated by reuse activities. Sales volume increases directly attributable to reuse would total approximately $9.3 million.

Medium Intensity, Indirect. Short-term minor beneficial effects would be expected from residential reuse, while long-term minor beneficial effects would be expected from industrial reuse. Residential construction would lead to temporary beneficial effects to the surrounding area. Secondary jobs created, in combination with the direct employment, would boost total employment in the ROI by 387 jobs. Additional income generated from indirect expenditures would increase ROI income by a total

Table 5-1
EIFS Construction Model Output for MIR Residential Construction

Indicator	Projected Change	Percentage Change	RTV Range
Direct Sales Volume	$11,148,000	N/A	N/A
Total Sales Volume	$36,440,000	0.067%	-4.348% to 9.697%
Direct Employment	70	N/A	N/A
Total Employment	387	0.052%	-2.472% to 2.789%
Direct Income	$1,612,000	N/A	N/A
Total Income	$11,292,000	0.027%	-3.670% to 7.468%
Local Population	0	0%	-0.952% to 1.045%
Local Off-Base Population	0	N/A	N/A
Number of School Children	0	N/A	N/A
Demand for Housing	0	N/A	N/A
Rental	0	N/A	N/A
Owner-Occupied	0	N/A	N/A
Total Housing Demand Increase	0	N/A	N/A
Government Expenditures	$842,000	N/A	N/A
Government Revenues	$984,000	N/A	N/A
Net Government Revenues	$141,000	N/A	N/A
Civilian Employees Expected to Relocate	0	N/A	N/A
Military Employees Expected to Relocate	0	N/A	N/A

Note: N/A = not applicable.
Source: EIFS model.

of about $11.3 million. Total sales volume (direct and indirect) would increase by over $36.4 million. Net government revenues would increase by approximately $141,000. These temporary increases would fall within historical fluctuations and would be considered minor.

Industrial reuse activities would generate secondary jobs and additional income in the region. Secondary jobs created, in combination with the direct employment, would boost total employment in the ROI by 377 jobs. Additional income generated from indirect expenditures would increase ROI income by a total of about $10.8 million. Total sales volume (direct and indirect) would increase by over $30.3 million. Net government revenues would increase by approximately $121,000. These increases would fall within historical fluctuations and would be considered minor.

Medium-Low Intensity, Direct. Long-term and short-term minor beneficial effects would be expected. Constructing 74 residences on the site would temporarily increase spending and

Table 5-2
EIFS Standard Model Output for MIR Industrial Reuse

Indicator	Projected Change	Percentage Change	RTV Range
Direct Sales Volume	$9,278,000	N/A	N/A
Total Sales Volume	$30,328,000	0.057%	-4.348% to 9.697%
Direct Employment	60	N/A	N/A
Total Employment	377	0.050%	-2.472% to 2.789%
Direct Income	$1,371,000	N/A	N/A
Total Income	$10,798,000	0.026%	-3.670% to 7.468%
Local Population	0	0%	-0.952% to 1.045%
Local Off-Base Population	0	N/A	N/A
Number of School Children	0	N/A	N/A
Demand for Housing	0	N/A	N/A
Rental	0	N/A	N/A
Owner-Occupied	0	N/A	N/A
Total Housing Demand Increase	0	N/A	N/A
Government Expenditures	$820,000	N/A	N/A
Government Revenues	$941,000	N/A	N/A
Net Government Revenues	$121,000	N/A	N/A
Civilian Employees Expected to Relocate	0	N/A	N/A
Military Employees Expected to Relocate	0	N/A	N/A

Note: N/A = not applicable.
Source: EIFS model.

employment in the area. Construction would generate 43 direct jobs, and increase direct income in the region by almost $1 million. Sales volume in the area would increase by approximately $6.9 million (Table 5-3). These would all be temporary effects resulting from construction. In the longer term, the property would no longer be under the control of the federal government, and therefore would be subject to property tax, increasing the local government's tax base.

Medium-Low Intensity, Indirect. Short-term minor beneficial effects would be expected. Construction of residences would generate direct and secondary jobs and additional income in the region. Secondary jobs in combination with direct jobs created would boost total employment by 239 jobs. Additional income generated as a result of direct and indirect expenditures would increase ROI income by a total of almost $7 million. Total sales volume (direct and indirect) would increase by

Table 5-3

EIFS Construction Model Output for MLIR Residential Construction

Indicator	Projected Change	Percentage Change	RTV Range
Direct Sales Volume	$6,875,000	N/A	N/A
Total Sales Volume	$22,471,000	0.041%	-4.348% to 9.697%
Direct Employment	43	N/A	N/A
Total Employment	239	0.032%	-2.472% to 2.789%
Direct Income	$994,000	N/A	N/A
Total Income	$6,963,000	0.017%	-3.670% to 7.468%
Local Population	0	0%	-0.952% to 1.045%
Local Off-Base Population	0	N/A	N/A
Number of School Children	0	N/A	N/A
Demand for Housing	0	N/A	N/A
Rental	0	N/A	N/A
Owner-Occupied	0	N/A	N/A
Total Housing Demand Increase	0	N/A	N/A
Government Expenditures	$519,000	N/A	N/A
Government Revenues	$607,000	N/A	N/A
Net Government Revenues	$87,000	N/A	N/A
Civilian Employees Expected to Relocate	0	N/A	N/A
Military Employees Expected to Relocate	0	N/A	N/A

Note: N/A = not applicable.
Source: EIFS model.

approximately $22.5 million. Net government revenues could increase by approximately $87,000. These temporary increases would fall within historical fluctuations and would be considered minor.

Low Intensity, Direct. No effects would be expected. The LIR scenario assumes that the land would remain primarily as open space, with no housing construction or industrial reuse. Therefore, there would be no effect to the local economy.

Low Intensity, Indirect. No effects would be expected.

5.4.13 Sociological Environment

Medium Intensity, Direct. Long-term minor beneficial and adverse effects would be expected. If new residential housing were built on the surplus property, the size and quality of the ROI's housing stock would increase, and have a beneficial effect on the area housing market. However, minor adverse effects on public services would be expected. The development of the property for commercial or residential uses would create a greater demand for law enforcement and fire protection services.

No effects on demographics, medical services, environmental justice, or homeless and other special programs would be expected.

Medium Intensity, Indirect. No effects would be expected.

Medium-Low Intensity, Direct. Long-term minor beneficial and adverse effects would be expected. If new residential housing were built on a portion of the surplus property, the size and quality of the ROI housing stock would increase, and have a beneficial effect on the area housing market. However, minor adverse effects on public services would be expected. The development of the property for residential use would create a greater demand for law enforcement and fire protection services.

No effects on demographics, medical services, environmental justice, or homeless and other special programs would be expected.

Medium-Low Intensity, Indirect. No effects would be expected.

Low Intensity, Direct. No effects would be expected.

Low Intensity, Indirect. No effects would be expected

5.4.14 Quality of Life

Medium Intensity, Direct. No effects would be expected.

Medium Intensity, Indirect. No effects would be expected.

Medium-Low Intensity, Direct. No effects would be expected.

Medium-Low Intensity, Indirect. No effects would be expected.

Low Intensity, Direct. No effects would be expected.

Low Intensity, Indirect. No effects would be expected.

5.5 CUMULATIVE EFFECTS SUMMARY

No Action Alternative. No cumulative effects would be expected as a result of exercise of the no action alternative, with the possible exception of progressively greater deterioration of the existing facilities if not maintained regularly.

Encumbered Disposal. No cumulative effects would be expected as a result of encumbered disposal.

Medium Intensity Reuse. Overall cumulative effects of the MIR scenario would be expected to be positive. Reuse or redevelopment of the property would involve some minor adverse effects, such as noise generation and increased auto emissions, but the total effect of reuse would be a generation of economic activity and increased tax revenues. Reuse of the property would eliminate deterioration of the existing facilities due to their vacancy and would have positive aesthetic effects as well.

Medium-Low Intensity Reuse. Cumulative effects under the MLIR scenario would be similar to those discussed under the MIR scenario, but would be expected to be on a smaller scale.

Low Intensity Reuse. Cumulative effects under the LIR scenario would be similar to those discussed under the MIR scenario, though on a much smaller scale. If the facilities on the property were removed to accommodate use for open space, positive cumulative effects would be expected as a result of improved aesthetics and recreational opportunities for the surrounding community.

5.6 MITIGATION SUMMARY

No Action Alternative. The longer the Bellmore Logistics Activity property were in caretaker status, the greater would be the expected effects. The Army would implement the following mitigation measures to reduce or avoid adverse effects associated with caretaker status as they might occur:

- Conduct installation security and maintenance operations to the extent provided by Army policies and regulations for the duration of the caretaker period.

- Actively support interim leasing arrangements to provide for job creation and habitation and maintenance of the structures.

Disposal. To avoid, reduce, or compensate for adverse effects that might occur as a result of disposal, the Army would:

- Continue to work with local entities to identify available options for the use of buildings.

Transfer documents would notify future owners of the property of past hazardous waste activities at each formerly contaminated site, as required by CERCLA.

Reuse. The Army does not propose the implementation of specific mitigation actions for intensity-based reuse scenarios. This is appropriate because reuse planning and execution of redevelopment actions are a responsibility of non-Army entities. The following paragraphs identify general mitigation actions that could be implemented by other parties for the reduction, avoidance, or compensation of effects resulting from their actions. Potential mitigation actions are suggested for those resource areas most likely to be adversely affected as a result of reuse.

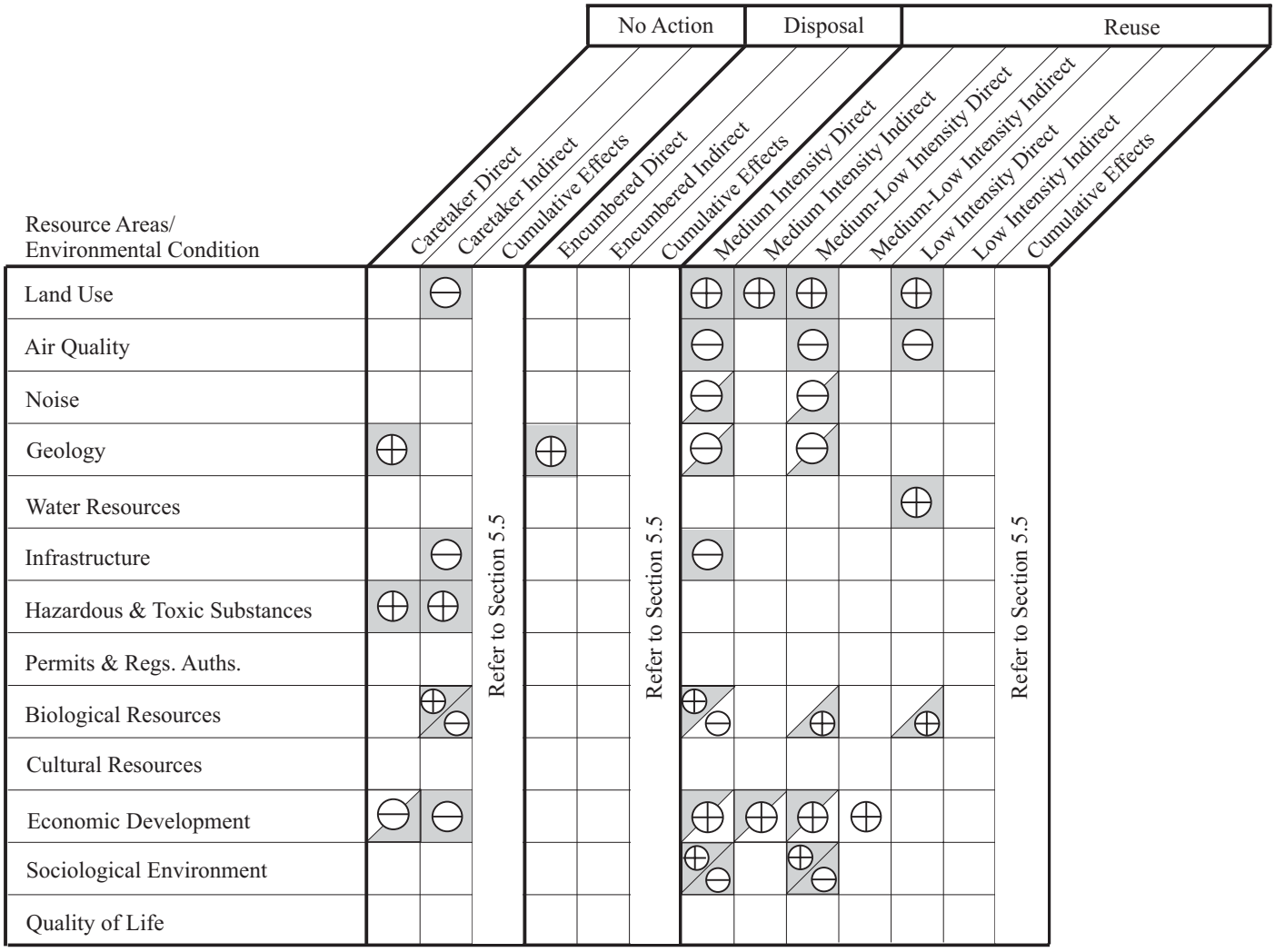
- *Air Quality*. The permit process established in the Clean Air Act provides effective controls over potential stationary air emission sources. Adherence to the State Implementation Plan's provisions for mobile sources could address that source category. Additional mechanisms, such as application of best management practices to control fugitive dust during construction, could be used to control airborne contaminants.

- *Noise.* The adverse effects of noise generated in association with construction or normal facilities operations can be reduced by timing activities during normal working hours and by conducting noise-generating activities indoors to the extent possible.

- *Geology.* The adverse effects on soils from construction or demolition activities can be reduced through application of sediment and erosion controls and other best management practices.

Table 5-4 provides a graphic summary of impacts on each resource area associated with implementation of each disposal and reuse alternative.

Table 5-4. Effects Summary



Effects Legend

- Long-term beneficial effect (minor)
- Short-term beneficial effect (minor)
- Long-term beneficial and adverse effect (minor)
- No effects or long-term beneficial effects (minor)
- Short-term and long-term adverse effects (minor)
- Long-term and short-term beneficial effects (minor)
- Long-term beneficial or short-term adverse effects (minor)
- Short-term beneficial effects (minor)
- No effects

SECTION 6.0: FINDINGS AND CONCLUSIONS

The proposed action to dispose of the Bellmore Logistics Activity property was analyzed by comparing the environmental and socioeconomic effects associated with the preferred alternative (encumbered disposal) and the no action or caretaker alternative. Baseline environmental and socioeconomic conditions at Bellmore Logistics Activity have been described, and the environmental and socioeconomic consequences of implementing the proposed action have been evaluated. Evaluation of the proposed action (implementation of the preferred alternative) and the no action alternative indicates that the environmental resources at Bellmore Logistics Activity and in the region of influence would not be significantly affected by proceeding with encumbered disposal of the Bellmore Logistics Activity property.

Implementation of the preferred alternative would not substantially alter baseline environmental conditions. The disposal of Bellmore Logistics Activity would not involve the transfer of any military or civilian jobs. Reuse of the property in the same manner as it was previously used or for a new use in compliance with local zoning restrictions would not cause significant effects on the natural and socioeconomic resources at Bellmore Logistics Activity or in the region of influence. Prime farmland soils located on the site could be affected by redevelopment of the property, but these soils are not considered to be of high agricultural value. Minor areas of contamination have been identified on the site, and a cleanup effort to remediate them has been initiated. No effects would be expected to occur from implementation of the preferred alternative with respect to biological resources, cultural resources, infrastructure, noise, or environmental pollution related to air or land.

Known and potential effects of the proposed action on the physical, natural, and cultural environment would not be significant. Preparation of a Finding of No Significant Impact is appropriate. Implementation of the proposed action will not require the preparation of an Environmental Impact Statement.

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APPENDIX A

ECONOMIC IMPACT FORECAST SYSTEM MODEL AND OUTPUT

APPENDIX A: ECONOMIC IMPACT FORECAST SYSTEM (EIFS) MODEL AND OUTPUTS

Socioeconomic Impact Assessment

Socioeconomic impacts are linked through cause-and-effect relationships. Military payrolls and local procurement contribute to the economic base for the region of influence (ROI). In this regard, the reuse of the Bellmore BRAC parcel will have a multiplier effect on the local and regional economy. With reuse, direct jobs will be created, generating new income and increasing personal spending. This spending generally creates secondary jobs, increases business volume, and increases revenues for schools and other social services. However, potential in-migration can reduce available housing. In contrast, if reuse is not implemented, jobs will not be created, and any negative economic effects from the realignment of Bellmore would remain. This situation could lead to indirect effects, such as reduced income generation, reduced business volume, reduced housing demand, out-migration, and less funding for schools and other social services.

The Economic Impact Forecast System

The US Army, with the assistance of many academic and professional economists and regional scientists, developed the Economic Impact Forecast System (EIFS) to address the economic impacts of NEPA-requiring actions and to measure their significance. As a result of its designed applicability, and in the interest of uniformity, EIFS is mandated by ASA (IL&E) for use in NEPA assessment for Base Closure and Realignment. The entire system is designed for the scrutiny of a populace affected by the actions being studied. The algorithms in EIFS are simple and easy to understand, but still have firm, defensible bases in regional economic theory.

EIFS is included as one of the tools of the Environmental Technical Information System (ETIS) and is implemented as an on-line system supported by USACERL through the University of Illinois. The system is available to anyone with an approved login and password. It is available at all times through toll-free numbers, Telenet, and other commonly used communications. The ETIS Support Center at the university and the staff of USACERL are available to assist with the use of EIFS.

The databases in EIFS are national in scope and cover the approximately 3,700 counties, parishes, and independent cities that are recognized as reporting units by federal agencies. EIFS allows the user to "define" an economic region of influence (ROI) by simply identifying the counties to be analyzed. Once the ROI is defined, the system aggregates the data, calculates "multipliers" and other variables used in the various models in EIFS, and prompts the user for input data.

The EIFS Impact Models

The basis of the EIFS analytical capabilities is the calculation of multipliers that are used to estimate the impacts resulting from Army-related changes in local expenditures and/or employment. In calculating the multipliers, EIFS uses the economic base model approach, which relies on the ratio of total economic activity to "basic" economic activity. Basic, in this context, is defined as the production or employment engaged to supply goods and services outside the ROI or by federal activities (such as military installations and their employees). According to economic base theory, the ratio of total income to basic income is measurable (as the multiplier) and sufficiently stable so

that future changes in economic activity can be forecast. This technique is especially appropriate for estimating "aggregate" impacts and makes the economic base model ideal for the EA/EIS process.

The multiplier is interpreted as the total impact on the economy of the region resulting from a unit change in its basic sector; for example, a dollar increase in local expenditures due to an expansion of its military installation. EIFS estimates its multipliers using a "location quotient" approach based on the concentration of industries within the region relative to the industrial concentrations for the nation.

The user selects a model to be used from a menu of options. EIFS has models for three basic military activity scenarios: standard, construction, and training. The user inputs into the selected model those data elements which describe the Army action: civilian and military to be moved and their salaries, and the local procurement associated with the activity being relocated. Once these are entered into the system, a projection of changes in the local economy is provided. These are projected changes in sales volume, employment, income, and population. These four "indicator" variables are used to measure and evaluate socioeconomic impacts.

EIFS Input and Output Data for Reuse Scenarios

The standard EIFS Forecast Model requires that the user input estimated changes in employment, changes in total expenditures for services and supplies, average income of incoming workers, and the percent of workers expected to relocate from outside of the ROI. The EIFS Construction model requires the dollar volume of the construction project, the percent for labor and materials, and the percent of construction workers expected to migrate into the area.

Change in employment is calculated by subtracting the baseline worker population from the number of workers anticipated under each reuse intensity defined in Section 3.0. The average expenditure per employee is calculated from Bureau of Economic Analysis national inter-industry intermediate expenditures per employee that have been weighted to reflect county employment levels. The change in total expenditures for services and supplies is calculated for each reuse intensity by multiplying the expected change in number of workers by the average expenditure per employee for that reuse scenario.

The average income of workers is the average worker earnings for the county or counties in which the installation is located. Percent of workers expected to relocate from outside the ROI varies according to indicators such as unemployment, commuting patterns, etc.

For the construction model, the dollar volume of the construction model is based on the average cost to build housing similar to the existing housing in the area, while the percent allocated for labor and material were based on average building costs in the ROI.

The Significance of Socioeconomic Impacts

Once model projections are obtained, the Rational Threshold Value (RTV) profile allows the user to evaluate the "significance" of the impacts. This analytical tool reviews the historical trends for the defined region and develops measures of local historical fluctuations in sales volume, employment, income, and population. These evaluations identify the positive and negative changes within which a

project can affect the local economy without creating a significant impact. The greatest historical changes define the boundaries that provide a basis for comparing an action's impact to the historical fluctuation in a particular area. Specifically, EIFS sets the boundaries by multiplying the maximum historical deviation of the following variables:

		Increase	Decrease
Business Volume	x	100%	75%
Personal Income	x	100%	67%
Total Employment	x	100%	67%
Total Population	x	100%	50%

These boundaries determine the amount of change that will affect an area. The percentage allowances are arbitrary, but sensible. The maximum positive historical is allowed with expansion because economic growth is beneficial. While cases of damaging economic growth have been cited, and although the zero-growth concept is being accepted by many local planning groups, military base reductions and closures generally are more injurious to local economics than are expansions.

The major strengths of the RTV are its specificity to the region under analysis and its basis on actual historical data for the region. The EIFS impact models, in combination with the RTV, have proven successful in addressing perceived socioeconomic impacts. The EIFS model and the RTV technique for measuring the intensity of impacts have been reviewed by economic experts and have been deemed theoretically sound.

The following are the EIFS input and output data for each Bellmore reuse intensity scenario, and the RTV values for the ROI. These data form the basis for the socioeconomic impact analysis presented in Section 5.0.

STANDARD EIFS FORECAST MODEL

Project name: MLIR Residential Construction at Bellmore Logistics Activity

CONSTRUCTION

Default price deflators:
baseline year (ex. business volume) (CPI - 1987) = 100.0
output and incomes (ex b.v.) (CPI - 1993) = 126.3
baseline year (construction) (ENR-const - 1987) = 100.0
local expenditures for construction (ENR-const - 1993) = 118.2
output and incomes (construction) (ENR-const - 1993) = 118.2

If entering total expenditures, enter 1
local expenditures, enter 2 : 1
Dollar volume of construction project: $10,886,170
Local expenditures of project: 7,555,778.81 (calculated)
Percent for labor (enter new value or <cr> to accept default): (34.2) 46
Percent for materials (enter new value or <cr> to accept default): (57.8) 54
Percent allowed for other: 0.00 (calculated)
Percent of construction workers expected to migrate into the area
(enter <cr> to accept default): (30.0) 0

*****CONSTRUCTION IMPACT FORECAST FOR MLIR Residential Construction at Bellmore Logistics Activity*****
Export income multiplier: 3.2687
Change in local
Sales volume ..... Direct: $6,875,000
Induced: $15,597,000
Total: $22,471,000 (0.041%)
Employment ..... Direct: 43
Total: 239 (0.032%)
Income ..... Direct: $994,000
Total (place of work): $6,963,000
Total (place of residence): $6,963,000 (0.017%)
Local population .....: 0 (0.000%)
Local off-base population .....: 0
Number of school children .....: 0
Demand for housing ..... Rental: 0
Owner occupied: 0
Government expenditures.....: $519,000
Government revenues .....: $607,000
Net Government revenues .....: $87,000
Civilian employees expected to relocate: 0
Military employees expected to relocate: 0

STANDARD EIFS FORECAST MODEL

Project name: MIR Residential Construction at Bellmore Logistics Activity

CONSTRUCTION

Default price deflators:
baseline year (ex. business volume) (CPI - 1987) = 100.0
output and incomes (ex b.v.) (CPI - 1993) = 126.3
baseline year (construction) (ENR-const - 1987) = 100.0
local expenditures for construction (ENR-const - 1993) = 118.2
output and incomes (construction) (ENR-const - 1993) = 118.2

If entering total expenditures, enter 1
local expenditures, enter 2 : 1
Dollar volume of construction project: $17,653,248
Local expenditures of project: 12,252,613.83 (calculated)
Percent for labor (enter new value or <cr> to accept default): (34.2) 46
Percent for materials (enter new value or <cr> to accept default): (57.8) 54
Percent allowed for other: 0.00 (calculated)
Percent of construction workers expected to migrate into the area
(enter <cr> to accept default): (30.0) 0

******CONSTRUCTION IMPACT FORECAST FOR MIR Residential Construction at Bellmore Logistics Activity******
Export income multiplier: 3.2687
Change in local
Sales volume ..... Direct: $11,148,000
Induced: $25,292,000
Total: $36,440,000 (0.067%)
Employment ..... Direct: 70
Total: 387 (0.052%)
Income ..... Direct: $1,612,000
Total (place of work): $11,292,000
Total (place of residence): $11,292,000 (0.027%)
Local population .....: 0 (0.000%)
Local off-base population .....: 0
Number of school children .....: 0
Demand for housing ..... Rental: 0
Owner occupied: 0
Government expenditures.....: $842,000
Government revenues .....: $984,000
Net Government revenues .....: $141,000
Civilian employees expected to relocate: 0
Military employees expected to relocate: 0
STANDARD EIFS FORECAST MODEL

Project name: MIR Industrial Reuse of Bellmore Logistics Activity

Default price deflators:
baseline year (ex. business volume) (CPI - 1987) = 100.0
output and incomes (ex b.v.) (CPI - 1993) = 126.3
baseline year (business volume) (PPI - 1987) = 100.0
local services and supplies (PPI - 1993) = 115.7
output and incomes (business volume)(PPI - 1993) = 115.7

(Enter decreases as negative numbers)
If entering total expenditures, enter 1
local expenditures, enter 2 : 1
Change in expenditures for services and supplies: $6,663,885
Change in expenditures for local services and supplies: 4,625,211.50 (calculated)
Change in civilian employment: 181
Average income of affected civilian personnel: 34,903
Percent expected to relocate (enter <cr> to accept default): (0.0)
Change in military employment: 0

****** STANDARD EIFS MODEL FORECAST FOR Industrial Reuse of Bellmore Logistics Activity ******

Export income multiplier: 3.2687
Change in local
Sales volume ..... Direct: $9,278,000
Induced: $21,050,000
Total: $30,328,000 (0.057%)
Employment ..... Direct: 60
Total: 377 (0.050%)
Income ..... Direct: $1,371,000
Total (place of work): $10,798,000
Total (place of residence): $10,798,000 (0.026%)
Local population .....: 0 (0.000%)
Local off-base population .....: 0
Number of school children .....: 0
Demand for housing ..... Rental: 0
Owner occupied: 0
Government expenditures.....: $820,000
Government revenues .....: $941,000
Net Government revenues .....: $121,000
Civilian employees expected to relocate: 0
Military employees expected to relocate: 0

RATIONAL THRESHOLD VALUES

AREA: 36059 Nassau, NY

All dollar amounts are in thousands of dollars.

Dollar adjustment based on Consumer Price Index (1987=100).

BUSINESS VOLUME (using Non-Farm Income)

YEAR	Non-Farm income	adjusted income	change		deviation	%deviation
1969	4,370,022	12,929,059				
1970	4,658,172	13,011,654	82,594	-160,815	-1.244 %	
1971	4,940,664	13,245,748	234,094	-9,315		-0.072 %
1972	5,357,164	13,878,664	632,916	389,506	2.941 %	
1973	5,823,924	14,204,693	326,029	82,619		0.595 %
1974	6,199,168	13,624,545	-580,148	-823,557	-5.798 %	
1975	6,519,837	13,118,384	-506,161	-749,571	-5.502 %	
1976	6,944,840	13,228,267	109,883	-133,527	-1.018 %	
1977	7,600,317	13,596,273	368,007	124,597	0.942 %	
1978	8,399,805	13,953,164	356,891	113,481	0.835 %	
1979	9,297,638	13,877,072	-76,093	-319,502	-2.290 %	
1980	10,211,661	13,418,740	-458,332	-701,741	-5.057 %	
1981	11,015,113	13,128,859	-289,881	-533,291	-3.974 %	
1982	12,003,266	13,501,986	373,127	129,717	0.988 %	
1983	13,244,285	14,458,827	956,840	713,431	5.284 %	
1984	14,883,636	15,700,037	1,241,211	997,801	6.901 %	
1985	16,148,534	16,461,299	761,261	517,852	3.298 %	
1986	17,660,480	18,301,016	1,839,717	1,596,307		9.697 %
1987	19,202,997	19,202,997	901,981	658,572	3.599 %	
1988	20,036,315	19,265,688	62,691	-180,719	-0.941 %	
1989	20,529,658	18,834,549	-431,139	-674,549		-3.501 %
1990	21,750,616	18,963,048	128,500	-114,910		-0.610 %
1991	22,196,022	18,589,633	-373,416	-616,825	-3.253 %	
1992	22,751,751	18,527,484	-62,149	-305,559		-1.644 %

average yearly change:	243,410	
maximum historic positive deviation:	1,596,307	
maximum historic negative deviation:	-823,557	
maximum historic % positive deviation:	9.697 %	
maximum historic % negative deviation:		-5.798 %
positive rtv:	9.697 %	
negative rtv:	-4.348 %	

PERSONAL INCOME

YEAR	Personal income	adjusted income	change		deviation	%deviation	
1969	8,091,141	23,938,288					
1970	8,521,369	23,802,707	-135,580	-582,448	-2.433 %		
1971	9,057,669	24,283,295	480,588	33,721		0.142 %	
1972	9,710,285	25,156,180	872,884	426,017	1.754 %		
1973	10,359,932	25,268,127	111,947	-334,920	-1.331 %		
1974	11,070,634	24,331,064	-937,063	-1,383,931		-5.477 %	
1975	11,788,911	23,720,142	-610,921	-1,057,789	-4.347 %		
1976	12,654,485	24,103,781	383,638	-63,229		-0.267 %	
1977	13,775,601	24,643,293	539,512	92,644	0.384 %		
1978	15,252,521	25,336,413	693,121	246,253		0.999 %	
1979	17,001,262	25,375,018	38,605		-408,263		-1.611 %
1980	19,174,023	25,195,826	-179,192	-626,060		-2.467 %	
1981	21,316,585	25,407,133	211,307	-235,560		-0.935 %	
1982	22,870,207	25,725,767	318,634	-128,234	-0.505 %		
1983	24,513,171	26,761,104	1,035,337		588,470	2.287 %	
1984	27,321,284	28,819,919	2,058,815	1,611,947	6.023 %		
1985	29,041,139	29,603,608	783,689	336,822		1.169 %	
1986	31,132,004	32,261,144	2,657,536	2,210,668		7.468 %	
1987	33,120,194	33,120,194	859,050	412,182	1.278 %		
1988	35,066,172	33,717,473	597,279	150,412	0.454 %		
1989	38,126,585	34,978,518	1,261,045		814,178		2.415 %
1990	40,166,644	35,018,871	40,353	-406,515		-1.162 %	
1991	40,362,731	33,804,632	-1,214,239		-1,661,107		-4.743 %
1992	42,017,545	34,216,241	411,609		-35,258	-0.104 %	

average yearly change:	446,868
maximum historic positive deviation:	2,210,668
maximum historic negative deviation:	-1,661,107
maximum historic % positive deviation:	7.468 %
maximum historic % negative deviation:	-5.477 %
positive rtv:	7.468 %
negative rtv:	-3.670 %

EMPLOYMENT

YEAR	Employment		change	deviation		%deviation	
1969	572,284						
1970	577,508	5,224		-626	-0.109 %		
1971	578,529		1,021	-4,829		-0.836 %	
1972	593,077		14,548		8,698		1.503 %
1973	611,772		18,695		12,845		2.166 %
1974	612,733		961	-4,889		-0.799 %	
1975	600,769	-11,964		-17,814		-2.907 %	
1976	601,250	481	-5,369		-0.894 %		
1977	614,941		13,691		7,841		1.304 %
1978	635,317	20,376		14,526		2.362 %	
1979	658,888	23,571		17,721		2.789 %	
1980	665,096	6,208	358	0.054 %			
1981	670,716	5,620		-230	-0.035 %		
1982	684,457	13,741		7,891		1.176 %	
1983	704,314		19,857		14,007		2.046 %
1984	726,614	22,300		16,450		2.336 %	
1985	737,120	10,506		4,656		0.641 %	
1986	744,644	7,524		1,674		0.227 %	
1987	749,288	4,644	-1,206		-0.162 %		
1988	760,707	11,419		5,569		0.743 %	
1989	754,192	-6,515	-12,365		-1.625 %		
1990	746,211	-7,981	-13,831		-1.834 %		
1991	724,530	-21,681		-27,531		-3.689 %	
1992	706,837	-17,693		-23,543		-3.249 %	

average yearly change:		5,850
maximum historic positive deviation:		17,721
maximum historic negative deviation:		-27,531
maximum historic % positive deviation:		2.789 %
maximum historic % negative deviation:		-3.689 %
positive rtv:	2.789 %	
negative rtv:	-2.472 %	

POPULATION

YEAR	Population	change	deviation	%deviation	
1969	1,424,400				
1970	1,429,400	5,000	10,317	0.724 %	
1971	1,418,400	-11,000	-5,683		-0.398 %
1972	1,407,200	-11,200	-5,883		-0.415 %
1973	1,386,300	-20,900	-15,583		-1.107 %
1974	1,354,600	-31,700	-26,383		-1.903 %
1975	1,351,400	-3,200	2,117		0.156 %
1976	1,342,300	-9,100	-3,783		-0.280 %
1977	1,330,500	-11,800	-6,483		-0.483 %
1978	1,320,700	-9,800	-4,483		-0.337 %
1979	1,314,300	-6,400	-1,083		-0.082 %
1980	1,321,200	6,900	12,217	0.930 %	
1981	1,314,400	-6,800	-1,483		-0.112 %
1982	1,314,300	-100	5,217	0.397 %	
1983	1,321,900	7,600	12,917	0.983 %	
1984	1,319,400	-2,500	2,817		0.213 %
1985	1,313,400	-6,000	-683	-0.052 %	
1986	1,305,900	-7,500	-2,183		-0.166 %
1987	1,300,900	-5,000	317	0.024 %	
1988	1,298,000	-2,900	2,417		0.186 %
1989	1,292,800	-5,200	117	0.009 %	
1990	1,285,900	-6,900	-1,583		-0.122 %
1991	1,293,900	8,000	13,317	1.036 %	
1992	1,302,100	8,200	13,517	1.045 %	

average yearly change:		-5,317
maximum historic positive deviation:		13,517
maximum historic negative deviation:		-26,383
maximum historic % positive deviation:		1.045 %
maximum historic % negative deviation:		-1.903 %
positive rtv:	1.045 %	
negative rtv:	-0.952 %	

Source: Bureau of Economic Analysis

APPENDIX B

BRPG REUSE PLAN

(excerpt)

BRPG Reuse Plan (excerpt)

Introduction and Executive Summary

This report includes the Reuse Plan for the Bellmore Logistics Facility (Bellmore Base) located on a 17 acre site north of Maple Avenue in the North Bellmore section of the Town of Hempstead, N.Y. The base has been designated for closure and disposal by the Federal Department of Defense.

The North Bellmore Base Reuse Planning Group has been designated as the Local Redevelopment Agency (LRA) under the provisions of the Federal Base Closure Community Redevelopment and Homeless Assistance Act of 1994.

The LRA after conducting three well attended public input meetings, issued a proposed Reuse Plan. The Reuse Plan was the subject of a public hearing and was subsequently adopted by the LRA.

The Reuse Plan provides for the development of 34 detached single-family homes and 40 senior citizen cooperative units to be developed in semi-attached structures, and a community-recreation facility to serve the newly constructed residences. The facility would be owned and operated by a homeowners association which would be established for this purpose.

The area is to be privately constructed by a developer(s) who . . . would be required to adhere to the provisions of the Reuse Plan as well as all other applicable Federal, State, County, and Town of Hempstead ordinances and regulations.

The Reuse Plan includes a site plan, architectural requirements and development regulations.

This document includes the Reuse Plan and a Technical Report which summarizes the planning process, the LRA's various considerations and its consideration of homeless needs.

During the planning process the LRA received staff technical assistance from the Town of Hempstead Department of Planning and Economic Development and its consultant, Nathaniel J. Parish of Parish Weiner & Shuster, Inc. Inputs to the section on homeless assistance considerations were provided by associate consultant, Ms. Anne Orfinger Grollman.

The LRA express its appreciation to the Federal Department of Defense personnel for their cooperation and assistance and most particularly to Ms. Linda Duncan, the Base Transition Coordinator and Mr. Bryant Monroe, Project Manager. Also, the LRA wishes to thank the Presiding Supervisor of the Town, Mr. Gregory Peterson and members of the Hempstead Town Board for their advice and support, as well as U.S. Congressman Peter King, State Senator Norman Levy and State Assemblyman Charles O'Shea for their most helpful inputs to the process. Many members of the North Bellmore community and various local organizations were very active in studying the alternatives and providing input to the LRA and their assistance was most appreciated.

APPENDIX C

AGENCY CORRESPONDENCE

APPENDIX D
AIR EMISSIONS ESTIMATES
and
RECORD OF NON-APPLICABILITY (RONA) CONCERNING THE GENERAL CONFORMITY RULE (40 CFR Part 51)

APPENDIX D: AIR EMISSION ESTIMATES

Emissions Estimate based on New York State Vehicular Emissions Estimates

Emissions Rates

The New York Division of Air Resources estimates for air emissions (average 24-hour emissions) due to passenger vehicles for 1996 in Nassau County are:

Carbon monoxide (CO):	15.0 gram/mile
Volatile organic compounds (VOCs):	1.95 gram/mile
Oxides of nitrogen (NO_x):	1.91 gram/mile

New York State Limits on Increases in CO, VOCs, and NO_x

In New York state, emissions increases in CO, VOCs, and NO_x above 100 ton/year, 25 ton/year, and 25 ton/year, respectively, require review under the the General Conformity Rule. Emissions below these values are exempt from the General Conformity Rule (Jim Ralston, NYS Division of Air Resources, 1997).

Potential Mileage Increase Due to Bellmore Logistics Activity Reuse

The average commute time for persons living in Nassau County, New York is 34 minutes (U.S. Census, 1996). Estimating an average commute speed of 40 mph, the average commute distance in Nassau County would be 45.4 miles/day:

(40 mph) (34 min/60 min/hr) (2-way commute) = 45.4 miles per day per commuter.

Estimating conservatively that there would be a maximum of 120 residences on the Bellmore Logistics Activity property and that each residence would supply 2 commuting cars each day[1], the total number of miles attributable to residential reuse at Bellmore Logistics Activity would be 10,896 miles per day:

(45.4 miles per day) (120 residences) (2 cars per residence) = 10,896 miles.

Potential Increases in CO, VOCs, and NO_x Due to Reuse at Bellmore Logistics Activity

Conservative estmates for potential total increases in CO, VOCs, and NO_x due to residential reuse at Bellmore Logistics Activity are arrived at by multiplying the average estimates for emissions of each

[1] Note that the BRPG draft reuse plan calls for only 34 single-family 3-bedroom homes and senior housing with 40 units. It is unlikely, therefore, that 240 commuters wll result from residential reuse.

pollutant by the miles driven per day by persons residing at the Bellmore Logistics Activity property and converting the values to tons per year. These calculations are:

CO: (15.0 gram/mile) (10,896 mile/day) (365 day/year) (0.0000011 ton/gram)
= 65.62 ton/year
VOCs: (1.95 gram/mile) (10,896 mile/day) (365 day/year) (0.0000011 ton/gram)
= 8.53 ton/year
NO_x: (1.91 gram/mile) (10,896 mile/day) (365 day/year) (0.0000011 ton/gram)
= 8.36 ton/year.

These values are well below the emissions quantities at which the General Conformity Rule is applicable.

Vehicle Miles of Travel

The average daily vehicle miles of travel (VMT) for Nassau County in 1990 was 26,400,000 miles per day (Jim Ralston, personal communication, 1/14/97). Annual growth in VMT in Nassau County is estimated to be 2 percent. Thus, the 1997 estimated VMT for Nassau County is:

$(26{,}400{,}000 \text{ miles/day}) (1.02)^7 = 30{,}300{,}000.$

The estimated daily VMT attributable to MIR residential development at Bellmore Logistics Activity is 10,896 miles per day. Comparing this to the estimated 1997 VMT for Nassau County,

$(10{,}896) / (30{,}300{,}000) = 0.00036,$

the VMT attributable to Bellmore Logistics Activity is estimated to be less than four 100ths of 1 percent of the VMT for Nassau County.

Estimation of Mobile Source Emissions Using RONACALC

A simple and conservative mobile source model was created to estimate the emissions which would result from medium intensity reuse of the Bellmore Logistics Activity property. This appendix describes the model development and any assumptions used to project future emission amounts.

Daily automotive trip generation related to reusing the Bellmore Logistics Activity property was estimated based on the anticipated number of residents for medium intensity reuse: 220. This figure was arrived at based on the conservative assumptions of an average of 4 residents per single-family home and 2 residents per senior housing unit. Then,

(34 single-family homes)(4 residents per home) = 136 residents
(40 senior housing units)(2 residents per unit) = 80 residents
Total residents = 136 + 80 = 216 . 220

RONACALC was used to estimate mobile source emissions related to the reuse. RONACALC is a Lotus-based spreadsheet model which incorporates emission values from AP-42 and Mobile5A, with an DOD accepted vehicle-type mix and operating scenario. Of the range of activities modeled by RONACALC, only automotive emissions are expected at the Bellmore Logistics Activity property, i.e., there will be no aircraft operation. Emissions related to land maintenance (e.g., lawn mowers, grass trimmers, on-site maintenance vehicles) were ignored given the conservative manner with which passenger vehicle emissions are estimated. It was assumed that all vehicle travel to and from the property are of the Military/Civilian personnel type found in RONACALC.

Attached below is the RONACALC input and output used to evaluate the Bellmore Logistics Activity property. As shown in the output table, the total projected output from modeled mobile sources is always below current de minimis levels. The de minimis level is commonly used by regulatory agencies to determine if a source is of sufficient size to impact ambient air quality levels.

Reference:

RONACALC, 1996 Version, U.S. Navy, Engineering Field Activity West, San Bruno, CA.

Record of Non-Applicability Concerning The General Conformity Rule (40 CFR Part 51)

The principal mission of the Bellmore Logistics Activity since 1974 was as a vehicle maintenance facility. Prior to 1974, the facility served as a direct support/general support maintenance facility to support the NIKE-AJAX and Hercules missile systems. Based on recommendations of the 1995 Defense Base Closure and Realignment Commission, the Department of the Army proposes to dispose of the Bellmore Logistics Activity property since it is excess to Army needs. This proposed disposal action requires that the Army complete a conformity review to determine whether the action is subject to the U.S. Environmental Protection Agency's General Conformity Rule (40 CFR Part 51).

Bellmore Logistics Activity is located in Nassau County, Long Island, New York, an area that is in nonattainment status for ozone and carbon monoxide standards. The General Conformity Rule provides that actions proposed to occur within nonattainment areas must, unless otherwise exempt, be accompanied by a Conformity Determination. Among the recognized exemptions, however, are "transfers of ownership, interests, and titles in land, facilities, and real and personal properties, regardless of the form or method of the transfer" (40 CFR Part 51.853). Because the Army's proposed disposal action will involve the sale or other title transfer of federal property, it has been determined that the action is exempt from the General Conformity Rule requirement to prepare a full Conformity Determination. The reuse of Bellmore Logistics Activity is not automatically exempt from the conformity rule. The emissions related to the reuse of the property fall beneath the thresholds set out in 40 CFR 51.853(b), making the reuse exempt from the conformity rule. For purposes of making this calculation, the most intense reuse scenario was assumed.

Proponent: U.S. Army Military District of Washington

Responsible Official: _____ _____

BRAC Environmental Coordinator [Date]
Fort Hamilton, New York

ACRONYMS AND ABBREVIATIONS

ACHP	Advisory Council on Historic Preservation
ACM	asbestos-containing material
A.D.	*anno domini,* in the year of Our Lord
AST	aboveground storage tank
B.C.	Before Christ
BCP	BRAC Cleanup Plan
BLA	Bellmore Logistics Activity
BRPG	Bellmore Reuse Planning Group
BRAC	Base Realignment and Closure
BRAC 95	1995 Base Closure and Realignment Commission
ca.	circa
CAA	Clean Air Act
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CERFA	Community Environmental Response Facilitation Act
CFR	Code of Federal Regulations
CO	carbon monoxide
DoD	Department of Defense
EA	Environmental Assessment
EBS	Environmental Baseline Survey
EDC	Economic Development Conveyance
EIFS	Economic Impact Forecast System
EIS	Environmental Impact Statement
EO	Executive Order
EPA	Environmental Protection Agency
ESA	Endangered Species Act
FAR	floor-to-area ratio
FNSI	Finding of No Significant Impact
FORSCOM	U.S. Army Forces Command
FOSL	Finding of Suitability to Lease
FOST	Finding of Suitability for Transfer
FPPA	Farmland Protection Policy Act
FY	fiscal year
HIR	high intensity reuse
IRP	Installation Restoration Program
LBP	lead-based paint
LILCO	Long Island Lighting Company
LIR	low intensity reuse
LRA	Local Reuse Authority
MHIR	medium-high intensity reuse
MIR	medium intensity reuse
MLIR	medium-low intensity reuse
NAAQS	National Ambient Air Quality Standards
NBC	National Broadcasting Company
NEPA	National Environmental Policy Act
NOI	Notice of Intent
NO_x	oxides of nitrogen
NPDES	National Pollutant Discharge Elimination System
NRHP	National Register of Historic Places
NYSDEC	New York State Department of Conservation
NYWSC	New York Water Supply Company
O_3	ozone
PCB	polychlorinated biphenyl
pCi/L	picocuries per liter
RCRA	Resource Conservation and Recovery Act
ROI	region of influence
RONA	Record of Non-Applicability
RTV	rational threshold value
SHPO	State Historic Preservation Officer
SIP	State Implementation Plan
SVOC	semivolatile organic compound
TBS	to be sent
TPH	total petroleum hydrocarbon
Fg/g	micrograms per gram
USFWS	United States Fish and Wildlife Service
UST	underground storage tank
UXO	unexploded ordnance
VOC	volatile organic compound