



DEPARTMENT OF THE NAVY

NORTHERN DIVISION  
 NAVAL FACILITIES ENGINEERING COMMAND  
 BUILDING 77L, U.S. NAVAL BASE  
 PHILADELPHIA, PENNSYLVANIA 19112-5094

(88H)

IN REPLY REFER TO  
 11011  
 Code 2422

30 APR 1992

From: Commanding Officer, Northern Division, Naval Facilities  
 Engineering Command  
 To: Commander, Naval Air Systems Command, Washington, DC  
 Subj: PROPOSED DONATION OF 29 ACRES OF LAND FROM THE GRUMMAN  
 CORPORATION REAL PROPERTY TO THE UNITED STATES GOVERNMENT  
 Ref: (a) NAVAIRSYSCOM ltr 4862 Ser AIR-4222C/2012 of 31 Jan 92

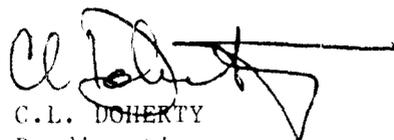
1. In response to reference (a), a typical plan of action and milestone for the subject donation is provided below; however, any delays in complying with these steps could change the response time considerably.

- |                                 |        |
|---------------------------------|--------|
| a. Obtain Appraisal/Title       | 6 mos. |
| b. Review Environmental Studies | 6 mos. |
| c. Obtain Approvals             | 6 mos. |
| d. Prepare and Issue Deed       | 3 mos. |

2. With regard to environmental studies, we understand that the Grumman Corporation is conducting a SUPERFUND cleanup effort on the subject property. We strongly recommend that the Navy take no action regarding this proposal until that clean-up effort is completed to the satisfaction of all interested regulatory agencies. Since the Comprehensive Environmental Response, Compensation and Liability Act ("CERCLA", 42 USC 9601 et seq) puts liability for cleanup on both OWNERS and OPERATORS of a facility, the Navy should refrain from obtaining any ownership interest until the cleanup requirements are satisfied. Additionally, once the cleanup is complete, we recommend that the deed presented to the Navy contain covenants similar to those required under CERCLA at section 9620 (h) for disposal of federal property.

3. Acceptance of this land is also subject to its compliance with the National Environmental Policy Act (NEPA). Satisfying the NEPA requirements should be coordinated through Mr. Robert Ostermueller from our Planning Division. He can be reached at Autovon 443-6262 or Area Code 215, 897-6262.

4. All other environmental inquiries regarding the subject donation should be directed to Mr. Frank Klanchar at Autovon 443-6280 or Area Code 215, 897-6280. For real estate issues, please contact Mrs. Gloria Davis at Autovon 443-6204 or Area Code 215, 897-6204.

  
 C.L. DOHERTY  
 By direction

11011  
Code 2422

30 APR 1992

From: Commanding Officer, Northern Division, Naval Facilities  
Engineering Command  
To: Commander, Naval Air Systems Command, Washington, DC  
Subj: PROPOSED DONATION OF 29 ACRES OF LAND FROM THE GRUMMAN  
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b. Review Environmental Studies	6 mos.
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C. L. DOHERTY  
By direction

Blind copy for:  
Codes 24RF, 242, 2422, 24A, 24D2, 202, 1821, Blue

*See,  
Please stop.  
Thanks,  
Julie*

11011  
Code 2422

**From:** Commanding Officer, Northern Division, Naval Facilities Engineering Command  
**To:** Commander, Naval Air Systems Command, Washington, DC  
**Subj:** PROPOSED DONATION OF GRUMMAN CORPORATION REAL PROPERTY TO THE UNITED STATES GOVERNMENT

**Ref:** (a) NAVAIRSYSCOM ltr 4862 Ser AIR-4222C/2012, of 31 Jan 92

1. In response to reference (a), a plan of action and milestone (POA&M) for the subject donation is provided below:

- a. Obtain Appraisal/Title 6 mos.
- b. Obtain Environmental Studies 2 yrs.
- c. Forward Environmental Studies/  
Appraisal/Title for Review 6 mos.
- d. Obtain Approvals 3 mos.
- e. Prepare and Issue Deed 2 mos.

2. Although the POA&M requires an appraisal, this requirement may be eliminated if Grumman Corporation has a recent appraisal that can be submitted for our review.

3. The only environmental study that would have to be completed at this time is a Preliminary Environmental Assessment (PEA). Based on the results of that study, additional studies may be required. Please note that if environmental concerns are identified and must be corrected prior to donation, the project could take substantially longer to complete.

4. The above PEA should be coordinated through our Environmental Division. Their point of contact is Mr. Frank Klancher at Area Code 215, 897-6280. All other questions pertaining to the subject donation should be directed to Mrs. Julie Barnes at Autovon 443-6204 or Area Code 215, 897-6204.

24 March 1992

**MEMORANDUM**

From: Code 1821/FK  
To: Code 2422/JCB  
Via: Code 1821/JS *JS 3/24*

Subj: PROPOSED DONATION OF 29+ ACRES FROM GRUMMAN CORPORATION TO  
THE U.S. GOVERNMENT, BETHPAGE, NEW YORK

Ref: (a) Code 1821/FK Memo of 10 March 1992

1. As a follow on to reference (a), Code 1821 recommends that the Navy should not accept the subject property until Grumman Aerospace is complete with their environmental investigations and has satisfied all federal and state regulations.

2. If you have any questions, please contact me at x6432.



Frank Klanchar  
Remedial Project Manager

Copy to:  
Code 1822/JD

10 March 1992

MEMORANDUM

From: Code 1821/FK  
To: Code 2422/JCB  
Via: Code 1821/JS

Subj: PROPOSED DONATION OF 29+ ACRES FROM GRUMMAN CORPORATION TO  
THE UNITED STATES GOVERNMENT; BETHPAGE, NEW YORK

Ref: (a) Memo 11011 Code 2422 dtd 4 Mar 92

1. In response to reference (a), no Navy IR Sites will be impacted by the subject action. However, it should be noted that Grumman Aerospace Corporation (GAC) is currently conducting a Remedial Investigation/Feasibility Study and monitoring wells have been installed on the property in which GAC wants to donate. This suggests that contamination may be present. In addition, the 29+ acre area appears to include recharge basins which discharge wastewater, non-contact cooling water, and storm-water runoff. Code 1821 recommends that the environmental liabilities of the property be investigated prior to consideration of the subject action.

2. If you have any questions, please contact me.



Frank Klanchar  
Remedial Project Manager

Copy to:  
Code 1822/JD

11011  
Code 2422

4 MAR 1992

MEMORANDUM

From: Code 2422  
To: Codes 20/18

Subj: PROPOSED DONATION OF 29 ACRES IN BETHPAGE, NY

Encl: (1) NAVAIRSYSCOM ltr 4862 Ser AIR-4222C/2012 of 31 Jan 92

1. Enclosure (1) is provided for your review and comments.
2. If you have any questions, please contact the undersigned at Extension 6204.

*Julie C. Barnes*

Julie C. Barnes