

**DRAFT
ENVIRONMENTAL IMPACT STATEMENT
SCOPING REPORT**

**PUBLIC SALE OF PLUM ISLAND
PLUM ISLAND, NEW YORK**

Prepared for:

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LIST OF ACRONYMS

AOPC	Area of Potential Concern
APHIS	Animal and Plant Health Inspections Service
BSAT	Biological Select Agents and Toxins
BSL	Biosafety Level
CCMA	Connecticut Coastal Management Act
CDC	Centers for Disease Control and Prevention
CERCLA	Comprehensive Environmental Response, Compensation and Liability Act
CTDEP	Connecticut Department of Environmental Protection
CZM	Coastal Zone Management
DEIS	Draft Environmental Impact Statement
DHS	U.S. Department of Homeland Security
EIS	Environmental Impact Statement
ESA	Endangered Species Act
FEIS	Final Environmental Impact Statement
FMD	Foot and Mouth Disease
GSA	U.S. General Services Administration
HPO	Historic Preservation Office
LIS	Long Island Sound
LWRP	Local Waterfront Revitalization Plan
NBAF	National Bio and Agro-Defense Facility
NEPA	National Environmental Protection Act
NOAA	National Oceanic and Atmospheric Administration
NOI	Notice of Intent
NYSDEC	New York State Department of Environmental Conservation
NYSDOT	New York State Department of Transportation
NYSHPO	New York State Historic Preservation Office
OEW/CMW	Ordnance and Explosive Waste/Chemical Warfare Materials
PIADC	Plum Island Animal Disease Center
RCRA	Resource Conservation and Recovery Act
RMW	Regulated Medical Waste
ROD	Record of Decision
SPDES	State Pollution Discharge Elimination System
USDA	U.S. Department of Agriculture
USDOT	U.S. Department of Transportation
USEPA	U.S. Environmental Protection Agency
USFWS	U.S. Fish and Wildlife Service
UST	Underground Storage Tank
UXO	Unexploded Ordnance
WMA	Waste Management Area

1 INTRODUCTION

The U.S. Department of Homeland Security (DHS), in cooperation with the U.S. Department of Agriculture (USDA), operates the Plum Island Animal Disease Center (PIADC) on Plum Island, NY. The Consolidated Security, Disaster Assistance, and Continuing Appropriations Act of 2009 mandates the sale of the island and an associated support facility on Orient Point, NY as a result of the determination by DHS to construct and operate a new National Bio and Agro-Defense Facility (NBAF) in Manhattan, Kansas and move its operations from the PIADC to the NBAF. This determination was documented in the Record of Decision (ROD) dated January 16th, 2009. As a result, the preparation of an Environmental Impact Statement (EIS) was selected for this project because it provides the highest level of analysis with the greatest opportunity for input by interested parties. The U.S. General Services Administration (GSA) and the DHS are acting together as Joint Lead Agencies to perform the environmental impact analyses that will be presented in the EIS.

The National Environmental Protection Act of 1969 (NEPA) requires that DHS and GSA consider the potential for effects on communities, public health, and the natural environment due to the decision to sell the 840-acre island and the associated 9.5-acre support facility located on nearby land on Orient Point, NY. The sale will also include all related personal property and transportation assets that currently exist on the property. The purpose of the EIS is to examine the effects associated with the anticipated sale of Plum Island and its support facility on Orient Point.

A notice of intent (NOI) was published in the Federal Register on March 18th, 2010. EIS public scoping meetings were held on May 19th, 2010 from 6:00 p.m. to 8:00 p.m. at the Old Saybrook Middle School Auditorium in Old Saybrook, Connecticut, and on May 20th, 2010 from 6:00 p.m. to 8:00 p.m. at the Greenport Public School Gymnasium in Greenport, New York. Public notifications were published in two New York newspapers, the May 6th and 13th issues of the *Suffolk Times (Times Review)* and the May 9th and 16th issues of *Newsday*. Public notifications were also published in two Connecticut newspapers, the May 6th and 13th issues of the *Harbor News (Shore Publishing)* and the May 9th and 16th issues of the *Shoreline Times (New Haven Register)*. These public notices were complemented by posting announcements on GSA's Real Property Utilization & Disposal homepage (www.propertydisposal.gs.gov), GSA's project website (www.plumislandny.com), and the Town of Southold's website (www.southoldtown.northfork.net). In addition to these websites, a public announcement was displayed on the Town of Southold's cable access Channel 28 a week prior to the scoping meetings. 154 invitations were mailed and 156 invitations emailed to specific agencies and individuals to provide notification of the scoping meetings. The public notification announcements are included in Appendix A, and the mailing list is included in Appendix B. The public notices served to inform interested parties of the meetings, and to request that comments or questions concerning the proposed action or scope of the issues be submitted.

2 SUMMARY OF THE SCOPING PROCESS

A Federal agency uses scoping as a part of the EIS preparation process to explain a project and solicit input from interested parties. Scoping is used to gather information so that important issues are addressed in both the Draft and Final EIS (DEIS, FEIS). The scoping process also aids in the identification of potential future land use scenarios to be considered in the EIS, and outlines some of the related issues that have been identified by the interested parties. Scoping helps to streamline the NEPA framework by limiting the number of potential land use scenarios to only those that are reasonably foreseeable. This process ensures that an appropriate range of potential reuse scenarios is explored, and that significant potential impacts from the property sale are identified in this early stage of the NEPA process.

Each of the two public scoping meetings were conducted in an open-house style format along with a formal presentation that described the purpose and need for the anticipated property sale, the NEPA analysis process, and a summary of the information to be evaluated in the EIS. Each presentation was followed by a session for submittal of public questions and comments regarding the anticipated sale. Meeting attendees were afforded the opportunity to better understand the proposed action through the presentation and through interactions with knowledgeable individuals available to provide more detail concerning the anticipated property sale. Attendees were also afforded the opportunity to hear a discussion of the various resource areas to be studied during the EIS process. Attendees were provided with handouts, included in Appendix C, containing frequently asked questions, facts about the anticipated sale of Plum Island, and illustrations of the subject property.

3 SUMMARY OF PUBLIC MEETINGS

Thirty attendees were present at the scoping meeting in Old Saybrook, CT, and 56 people attended the meeting in Greenport, NY. The two meetings were held to accommodate the schedules of interested individuals and government officials in Connecticut and in New York. The court reporting records taken at both meetings to document verbal testimonies are included in Appendix D. Attendees were also provided the opportunity to submit written comments at the meetings. The written comments are included in Appendix E. The scoping meetings not only provided the public with a forum for information about the Plum Island anticipated sale and proposed environmental study topics, but also served as opportunities for the EIS preparers to gain insight regarding related issues that can: 1) be potentially overlooked due to unawareness of the concerns or values of interested parties, and 2) be potentially eliminated because they were determined to be insignificant. The scoping sessions allowed the public to submit comments and provided an explanation of how public comments would be addressed during the EIS process.

4 PUBLIC COMMENTS AND RESPONSES

A total of 42 comments were received during the two scoping meetings:

- comment cards were returned with 6 comments,
- 27 comments were expressed verbally by 22 speakers,
- 4 documents were submitted with 9 comments.

An additional 102 comments were received by the GSA either prior to or following the scoping meetings via email or through the U.S. Postal Service.

Responses to the public comments are provided on the following pages. Prefixes to the comment number indicate the origin of the comment as follows:

- C – Citizen
- CO – Conservation Organization
- F – Federal Government
- L – Local Government
- O – Other Organization
- S – State Government

4.1 AIR QUALITY

Comment No.(s)	Comment Summary	Comment Response
F-7 (USEPA)	Requests that the DEIS includes air quality impacts under varying land use options.	The affected environment, including air quality, will be addressed in the DEIS under a series of reasonably foreseeable land use options.

4.2 BIOLOGICAL RESOURCES

Comment No.(s)	Comment Summary	Comment Response
C-16, C-18	<p>Long Island Sound Study Policy Committee Resolution: The resolution concerns the inclusion of 33 stewardship areas into the Long Island Sound Stewardship Initiative.</p> <p>Long Island Sound Stewardship Initiative, 2006 Stewardship Atlas: Plum Island is identified in the atlas as having ecological significance for the island's colonial water bird habitat.</p>	We appreciate that the commenter has identified this atlas and we will use it to inform our understanding of those aspects of the human environment that may be effected by the anticipated sale of the island. We will present our understanding as a description of the affected environment in the draft environmental impact statement.
CO-9, CO-22, F-7 (USEPA), F-11 (USFWS) L-6 (Suffolk Co) O-10, S-34 (Governor Rell)	Concern expressed regarding impacts to habitat for protected species, in accordance with the provisions of ESA §4(b), 16 U.S.C.A. §1533(b) (2010), and other marine and terrestrial species.	
F-2 (NOAA), F-11(USFWS)	The comment notes that there are a number of federally listed species that occur in the area at least seasonally: birds, sea turtles, whales, and fish.	The affected environment, including protected species and biological resources, will be addressed in the DEIS under a series of reasonably foreseeable land use options.

Comment No.(s)	Comment Summary	Comment Response
S-10 (NYSDEC)	The comment notes that the property was historically and is currently home to four NY State protected bird species.	The affected environment, including protected species and biological resources, will be addressed in the DEIS under a series of reasonably foreseeable land use options.
S-17 (NYSDEC)	The comment questions how closure and presumed dismantling potentially affect natural resources.	
CO-1, CO-15, CO-18, CO-24, CO-27, CO-31, CO-33, F-6 (USEPA), F-11(USFWS)	The comments collectively request that the DEIS be extended to conduct a comprehensive ecological assessment of the property, such as a year-long study.	GSA and DHS are coordinating with USEPA and USFWS to determine the nature and extent of ecological assessments that may be needed to understand the potential effects of the sale of the property. The result of the coordination and the nature of the assessments will be presented in the draft environmental impact statement.
O-2	The comment requests that a needs assessment be conducted for rare, threatened, and endangered species.	GSA and DHS are assessing the presence of rare, threatened, and endangered species to understand the potential effects of the sale of the property. This assessment is also being performed to meet USFWS requirements. The results of the assessment will be presented in the draft environmental impact statement.
S-32 (Governor Rell)	The comment asks that bird nesting sites be surveyed so that they will not be disturbed during transitional activities.	GSA and DHS are assessing the presence of migratory bird species to understand the potential effects of the sale of the property. This assessment is also being performed to meet USFWS requirements. The results of the assessment will be presented in the draft environmental impact statement.

4.3 HAZARDOUS WASTE

Comment No.(s)	Comment Summary	Comment Response
S-27 (Governor Rell), CO-7	The comment expresses concern with remediation of hazardous waste and any unknown contamination.	The NYSDEC-endorsed Certification of RCRA Closure documents that RCRA sites at PIADC have been closed in conformance with appropriate regulatory standards. In addition, PIADC has been conducting extensive cleanup activities within the framework of other NY State led regulatory programs (e.g., UST, CERCLA). Activities within these programs are expected to continue independent from the EIS process.
CO-26	The comments requests a comprehensive assessment of toxic and hazardous contamination as well as potential health threats associated with the existing disease research facility.	The affected environment, including hazardous materials, will be addressed in the DEIS under a series of reasonably foreseeable land use options. Ongoing cleanup activities being conducted under regulatory review will be noted.
CO-32	The comment requests that the DEIS include a review of impacts from hazardous materials under various development scenarios.	
S-29 (Governor Rell), C-12	The comment expressed concern about the past military use of the property, the historic armed services activities, and any pollution from the supposed activities, such as unexploded ordnance (UXO) and other military contamination on the property.	The Army Corps of Engineers Archives Search Report, dated September 2006, which evaluates potential for presence of ordnance and explosive waste/chemical warfare materials (OEW/CWM) at PIADC, found no documentation that would indicate that munitions were buried on the island; none of the employees on the island have ever discovered any type of ordnance.

Comment No.(s)	Comment Summary	Comment Response
S-22 (Governor Rell)	The comment recommends preparation of a transition plan that describes the identification, transport, security, and disposal of any hazardous materials from the property.	<p>DHS is committed to having an open and transparent process regarding the development of the Transition Plan with key stakeholders such as the State of Connecticut and concur that having dialogue and consultation with the neighboring states is critical to the success of the transition. We are in the process of identifying strategic meeting points to inform key stakeholders and receive input regarding transition plans. Periodic updates will be provided on the NBAF website at http://www.dhs.gov/nbaf.</p> <p>DHS has already begun developing the Plum Island to NBAF transition plan, which includes the disposal of hazardous materials, safe and secure transport of biological select agents and toxins (BSAT) and other bioagents; packaging and transport will be done as regulated by the CDC and USDA APHIS select agent program (“Interstate Transportation of Etiologic Agents” regulation) and the USDOT regulations governing hazardous materials transport. When planning the route(s) for moving the BSAT and other biological pathogens has been determined, State and Federal agencies will be included in the development of the route planning and coordination activities from Plum Island to Manhattan, KS.</p>
L-5 (Mr. Ghosio), L-10 (Mr. Romaine)	The commenters ask that remediation is conducted properly to ensure environmental and public safety.	Comment noted. Remediation activities would be conducted in accordance with federal, state, and local regulations.
S-28 (Governor Rell)	The comment expressed concern with infectious residue and the potential infection of future visitors and wildlife on the property.	DHS will continue to exercise biosafety and biosurety protocols on Plum Island up through their departure. All current and prior lab spaces will be decommissioned and decontaminated in accordance with all applicable regulations. DHS is committed to perform all necessary compliance actions associated with the future of Plum Island in a transparent, public manner.
S-2 (NYSDEC)	The comment notes that WMAs and AOPCs excavations have outstanding concerns. Outstanding issues with groundwater during the RCRA closure.	Independent from the NEPA/EIS process, the GSA and DHS will continue its ongoing activities regarding environmental investigation and cleanup to the satisfaction of the appropriate regulatory agencies.

Comment No.(s)	Comment Summary	Comment Response
S-4 (NYSDEC)	All landfills that have not been completely remediated must be surveyed, and a deed restriction placed on the location.	Independent from the NEPA/EIS process, the GSA and DHS will continue its ongoing activities regarding environmental investigation and cleanup to the satisfaction of the appropriate regulatory agencies.
S-5 (NYSDEC)	Permits issued for the facility include closure requirements for specific areas. All closures must be completed before land transfer.	Closure requirements will be identified during the development of the tactical level Transition Plan. Actions to meet permit closure requirements will be performed in accordance with permit requirements and the Transition Plan.

4.4 HISTORIC AND ARCHAEOLOGICAL RESOURCES

Comment No.(s)	Comment Summary	Comment Response
C-21	The commenter wishes that some of Fort Terry be restored.	Though neither GSA nor DHS has the authority to regulate future land uses, the future use of the property will be subject to Federal, state, and local laws. The historic and cultural resources of Plum Island will be considered as part of the DEIS.
O-8	The commenter wishes the lighthouse to be relighted according to a Town of Southold resolution, requests that the Federal government transfer the lighthouse and the surrounding 5 acres to the town, and that the lighthouse be designated on the historic registry.	
O-3	The commenter expressed concern about the preservation of Fort Terry and the Plum Island Lighthouse.	The affected environment, including historical and cultural resources, will be addressed in the DEIS. GSA and DHS are currently working with the New York State Office of Parks, Recreation and Historic Preservation to determine the best path forward to protect structures eligible for listing on the National Register of Historic Places.
L-5 (Mr. Ghosio)	The commenter wishes to know the historic uses and ownership of the property.	

Comment No.(s)	Comment Summary	Comment Response
S-19 (NYSHPO)	The commenter notes that the Light Station on Plum Island is listed in the NY State Register of Historic Places and (3) additional Structures are eligible for listing.	The affected environment, including historical and cultural resources, will be addressed in the DEIS. GSA and DHS are currently working with the New York State Office of Parks, Recreation and Historic Preservation to determine the best path forward to protect structures eligible for listing on the National Register of Historic Places.
F-4 (Delaware Nation)	The comment indicates that the Lenape people are noted as being aboriginal to the project area.	Comment noted.
F-1 (Stockbridge-Munsee HPO)	The comment indicates that Plum Island is “out of area” for the Stockbridge-Munsee Tribe.	Comment noted.
O-10	The commenter requests a full study of the historic, cultural and archeological significance of the property.	A predictive model is being prepared for the DEIS to identify areas where potentially significant archaeological deposits may be present. If areas are identified that may contain significant deposits, NYSHPO or any appropriate Tribal Historic Preservation Offices will be consulted.
S-20 (NYSHPO)	The commenter notes that it does not appear that a review for significant archeological deposits has been addressed.	

4.5 INFRASTRUCTURE

Comment No.(s)	Comment Summary	Comment Response
L-12 (Mr. Romaine)	The commenter wishes to know what fixed assets will remain on the property for the sale.	The affected environment, including property infrastructure, will be explained in the DEIS.

4.6 LAND USE

Comment No.(s)	Comment Summary	Comment Response
C-13, C-21, C-26, C-27, C-28, C-29, C-30, C-31, CO-3, C-11, CO-4, CO-10, CO-12, CO-13, CO-23, CO-34, L-3 (Mr. Peace), O-1, O-9, S-24 (Cong. Bishop)	The commenter wishes that undeveloped portions or the entire property be preserved in whole or part under a designation, such as a preserve, a U.S. National Park, or a National Wildlife Refuge.	The proposed action is mandated by an act of the U.S. Congress. Though neither GSA nor DHS has the authority to regulate future land uses, the future use of the property will be subject to Federal, state, and local laws.
C-30, C-34, CO-4, CO-25, F-8 (EPA)	The commenter requests the reserving of some form of public access rights from the associated Orient Point property.	Though neither GSA nor DHS has the authority to regulate future land uses, the future use of the property will be subject to Federal, state, and local laws.
C-14	The commenter wishes to know if all the land on Plum Island is buildable.	
C-29, CO-10	The commenter wishes that Plum Island retain restricted, or no public access.	
CO-2, C-5, CO-16, CO-17, CO-28, O-9	The commenter prefers the alternative for an adaptive re-use sale of Plum Island that allows for the re-development and re-use of the developed portion of the island, while assuring the permanent conservation protection and appropriate public use for the undeveloped portion of the island.	Alternatives will be addressed in the DEIS under a series of reasonably foreseeable land use options.
S-3 (NYSDEC), S-18 (NYSDEC)	The commenter requests that an alternative of full potential build-out be included in the DEIS, as well as additional alternatives for various preservation scenarios.	
CO-11, O-9, CO-23	The commenter wishes that the non-action alternative be included	

Comment No.(s)	Comment Summary	Comment Response
L-3 (Mr. Peace), C-24, L-4 (Mr. Nyce), C-28, C-23, C-32, CO-14, S-24 (Cong. Bishop), O-9	The commenters are opposed to the closing of the facility and the sale of the island, and wish that the facility remains on Plum Island.	The proposed action is mandated by the U.S. Congress in Section 540 of the Consolidated Security, Disaster Assistance, and Continuing Appropriations Act of 2009; United States Public Law 110-329. Though neither GSA nor DHS has the authority to regulate future land uses, the future use of the property will be subject to Federal, state, and local laws. The facility relocation is addressed in the National Bio and Agro-Defense Facility FEIS and is outside of the scope of this DEIS.
O-5	The commenter expressed concern with the future property disposition, given the water and wastewater facilities, and the lack of zoning.	GSA is mandated to sell the property through a public sale. Though neither GSA nor DHS has the authority to regulate future land uses, the future use of the property will be subject to Federal, state, and local laws.
C-4	The commenter expressed concern with the sale of Plum Island, and parties who might be interested in purchasing the island.	
C-1, C-3, C-14, C-24, C-33, CO-35, O-9	The commenters wish for the utilization of the island for renewable energy, such as wind, solar or tidal energy production.	Though neither GSA nor DHS has the authority to regulate future land uses, the future use of the property will be subject to Federal, state, and local laws. Alternatives will be addressed in the DEIS under a series of reasonably foreseeable land use options.
O-9	The commenter wishes that Plum Island be used as a facility to replenish fish to the area.	
C-25	The commenter wishes that the Plum Island facilities be converted into a federal prison.	
C-30	The commenter wishes that Plum Island act as a military training facility and serves as a border security station.	
C-34, O-9	The commenters wish that the Plum Island facilities be converted into marine resort, or a Federal marine park.	
S-36 (Governor Rell)	The commenter asks that the property be sold in unit parcels rather than a single sale, and wishes that portions of the property remain unsold.	The property will be sold as one asset with three components: 1) 840-acre Plum Island; 2) 9.5 acre Orient Point support facility; and 3) Personal property including transportation assets.

Comment No.(s)	Comment Summary	Comment Response
S-37 (Governor Rell)	The commenter requests that conservation easements be developed for appropriate species.	Conservation easements are a potential consideration for land use management but may not be the appropriate measure for protection of threatened and endangered species that may occur on the property. USEPA and USFWS, as Cooperating Agencies, will provide input during the NEPA process with respect to any appropriate mitigation measures. Any reuse or development that would occur after the sale would be subject to Federal, state, and local regulations.
C-14, CO-6	The commenters expressed concern about the lack of zoning for the island, and questions if the town be able to establish zoning prior to the sale.	The Town of Southold is evaluating existing Plum Island information to assist in devising appropriate zoning for the island. Beginning in early 2010, GSA and DHS have held a number of meetings with officials from the Town of Southold, including the Planning Department, regarding the sale of Plum Island. The Town of Southold has also been on a number of tours of the island to help them in their evaluation. The Town of Southold Planning Board has expressed an interest in balancing a research mission, to protect existing jobs, with conservation of the natural environment when it begins to develop its zoning for the property. While the town can establish the zoning for the island, it cannot enforce zoning until after the sale; the property is not subject to zoning until after it is conveyed out of federal ownership.

4.7 SOCIOECONOMICS

Comment No.(s)	Comment Summary	Comment Response
L-2 (Mr. Peace), S-23 (Cong. Bishop)	The commenters expressed concern with the economic cost of moving the current facility from Plum Island to Kansas.	The relocation of the facility is outside the scope of this DEIS. The facility relocation was addressed in the National Bio and Agro-Defense Facility FEIS.
C-19, L-2 (Mr. Peace), L-9 (Mr. Isles)	The commenters expressed concern about the job loss to the area and the impacts to the local economy.	The affected environment, including socioeconomic issues, will be addressed in the DEIS, however please see the Environmental Impact Statement prepared for the NBAF for additional information concerning job loss as a result of the closure of Plum Island Animal Disease Center.

4.8 TRAFFIC AND TRANSPORTATION

Comment No.(s)	Comment Summary	Comment Response
O-10, O-11	The commenters expressed concern about traffic and the future potential strains on the transportation infrastructure of the area.	Transportation and the associated infrastructure will be considered as part of the DEIS.
S-13 (NYSDEC)	The comment requests an analysis of transportation: ferries, cars, bridges, and activities associated with the ferries, i.e. dredging.	

4.9 WASTE MANAGEMENT

Comment No.(s)	Comment Summary	Comment Response
S-26 (Governor Rell)	The comment expressed concern about the lack of information regarding the disease agents, vaccines, regulated medical waste (RMW), and other waste currently stored, buried, and used on the island. Requests a Transition Plan be developed to deal with property transition and the cleanup of these wastes, and include: methods for identification of these agents and vaccines, a comprehensive assessment of the environmental condition of the island with clean-up strategies, options for disposal of the potential wastes (also including potential military wastes), and consideration of methods and routes for transport of wastes to disposal site.	GSA and DHS recognize that a transition plan will be developed prior to the transition of the property.
S-30 (Governor Rell)	The comment requests that the transportation of any contamination and demolition debris be outlined in the DEIS, including the final destination and routing information.	

4.10 WATER RESOURCES

Comment No.(s)	Comment Summary	Comment Response
S-8 (NYSDEC)	The comment recommends that the facility maintain SPDES compliance by continued use of a certified wastewater treatment plant operator during all transfer activities.	This comment refers to an ongoing facility operating activity and does not pertain to NEPA. Operation of the wastewater treatment plant is being and will continue to be conducted in accordance with the appropriate environmental mandates, regardless of ownership. The issues noted in the comment will be addressed outside of the EIS process in an appropriate manner during and after the sale of the property.

Comment No.(s)	Comment Summary	Comment Response
C-15, CO-30	The commenters request an assessment of the carrying capacity of groundwater on the island.	Supporting infrastructure and water resources, will be addressed in the DEIS.
C-17	Goals and Targets of the 2003 Long Island Sound Agreement: The document states eight (8) goals and target areas for the agreement.	Comment noted.
C-20	The commenter questions the wetlands and their size on the property.	Wetlands and floodplains will be addressed in the DEIS.
S-12 (NYSDEC)	The comment requests an analysis of water quality issues related to the potential development.	The affected environment, including water resources, will be addressed in the DEIS under a series of reasonably foreseeable land use options.
L-8 (Mr. Isles), S-23 (Governor Rell), F-7 (USEPA), CO-32, CO-30, O-10	The comment requests that alternatives address the impacts to ground and surface water quality.	
S-11 (NYSDEC)	The comment recommends that future land use actions be consistent with NY coastal policies, including the approved Local Waterfront Revitalization Plan (LWRP).	The Coastal Zone Management Act (16 U.S.C. § 1431 et seq.) requires Federal agencies proposing activities to ensure consistency (to the maximum extent practicable) with the enforceable policies of approved State coastal management programs. The CZM policies will be addressed in the DEIS.
S-35 (Governor Rell), S-1 (CTDEP)	The commenters request a Federal Consistency Determination with respect to the Connecticut Coastal Management Act (CCMA) be considered in the DEIS.	
S-7 (NYSDEC)	The comment requests that groundwater remediation behind building 101 be completed to DEC's satisfaction before the area can be developed.	This comment refers to an ongoing facility operating activity and does not pertain to NEPA. Operation of the oil storage facility and the associated cleanup is being and will continue to be conducted in accordance with the appropriate environmental mandates.
S-14 (NYSDEC)	The comment requests an analysis of how potential new transportation and energy infrastructure would affect the use of the surrounding waters.	The affected environment, including water resources, will be addressed in the DEIS under a series of reasonably foreseeable land use options.

4.11 INFORMATION REQUESTS

Comment No.(s)	Comment Summary	Comment Response
CO-5	The commenter wishes to know the schedule for the sale following the FEIS.	Schedule to be developed.
O-4, O-10	The commenters are interested in the costs and protocols involved in the decommissioning of Plum Island and the associated mainland docks.	GSA and DHS recognize that a transition plan would be developed prior to the transition of the property.
O-10	The commenter requests a list of the diseases studied at the current facility.	In the PIADC biosafety level (BSL)-3 labs and animal rooms, research studies are conducted on Foot and Mouth Disease (FMD) virus, classical swine fever virus, African swine fever virus, and vesicular stomatitis virus.
S-21 (NYSDEC)	The commenter requests a draft scope for the DEIS.	Comment has been addressed.
C-6	The commenter asks that the GSA briefings be posted to the website.	Comment has been addressed.
C-7	The commenter asks for additional information regarding the sale of Plum Island.	Comment has been addressed.
C-22	The commenter wishes to know the progress and background information on the new Kansas facility.	Comment has been addressed.

4.12 PROJECT CONSULTATION

Comment No.(s)	Comment Summary	Comment Response
F-3 (Delaware Nation)	The comment states that the Nation looks forward to being a consulting party.	Comment noted.
S-21 (NYSHPO)	The comment requests that NYSHPO be consulted on any federal action regarding Plum Island.	Comment noted. GSA is coordinating with NYSHPO for cultural resources related to Plum Island.

Comment No.(s)	Comment Summary	Comment Response
S-25 (NYSDOT)	A member of the NYSDOT attended the May 20, 2010 Public Scoping Meeting in Greenport, NY. The NYSDOT looks forward to continued involvement as the project moves forward.	Comment noted.
F-5 (USFWS)	The commenter requests an extension is granted to the USFWS for comments during the public scoping period.	Comment addressed. Extension was granted from June 2, 2010 to June 16, 2010.
L-7 (Mr. Isles)	The commenter requests a meeting with GSA to discuss the sale of Plum Island and the potential ramifications.	Comments noted. GSA will coordinate with the relevant agencies through appropriate measures.
F-10 (USFWS)	USFWS offer the opportunity to serve as a cooperating agency.	
F-9 (USEPA)	EPA offers the opportunity to serve as a cooperating agency.	
CO-19	The commenter requests that GSA invites cooperating agencies in this EIS process: the Environmental Protection Agency (both Region I and II), the USFWS and the New York Department of Environmental Protection and the Connecticut Department of Environmental Protection.	
CO-20	The commenter asks the GSA to confer with the Secretary of Interior and select an alternative that meets both the spirit and letter of the federal Endangered Species Act.	

4.13 PROCESS

Comment No.(s)	Comment Summary	Comment Response
C-2	The commenter expressed concern with the rumors of Plum Island's past, and asks that these rumors be deflated with transparency during the decommissioning to assure the locals.	Comment noted.
L-1 (Mr. Bredemeyer)	The commenter poses a question regarding the process to submit written comments and questions for the scoping meeting, and the written comment submission period following the meeting.	Comment has been addressed.
C-8	The commenter expressed concern with the governmental process and oversight of the Plum Island decommissioning and sale.	Comment noted.
C-9	Mr. George requests personal calls to discuss the Plum Island process.	Comment Noted.

4.14 OTHER COMMENTS

Comment No.(s)	Comment Summary	Comment Response
S-23 (Cong. Bishop), C-2, C-32, S-28 (Governor Rell)	The comments expressed concern with security, and the impacts of potential outbreak events.	GSA and DHS recognize that a transition plan would be developed prior to the transition of the property.
CO-8	The commenter questions the use of public and private funds for the purchase of the island.	GSA is mandated to sell the property through a public sale. Though neither GSA nor DHS has the authority to regulate future land uses, the future use of the property will be subject to Federal, state, and local laws.
S-6 (NYSDEC)	The comment states that a draft closure plan was issued for Building 257 in 1996. To date, the building has not undergone closure.	DHS will address closure in the appropriate manner prior to the sale of Plum Island.

Comment No.(s)	Comment Summary	Comment Response
S-9 (NYSDEC)	The comment requests the consideration, and assessment of energy use and greenhouse gases under the alternative scenarios in the DEIS.	This comment will be addressed during the EIS process.
S-15 (NYSDEC)	The comment requests an analysis of energy demands, and impacts created by new energy infrastructure under the varying build scenarios.	Comment noted.
S-16 (NYSDEC)	The comment questions how sea level rise will be addressed in the DEIS.	Comment noted.
CO-21	The comment states that Plum Island's designation as a LIS Stewardship Site Demonstrates a Governmental Interest in the conservation of its undeveloped natural resources.	Comment noted.
CO-29	The comment requests an economic analysis of the benefits of wildlife-related tourism and recreation to the local economy versus other potential uses for the property.	Economic analysis unrelated to the sale of Plum Island is outside the scope of the DEIS.
L-11 (Mr. Romaine)	The commenter questions why the GSA has not discussed planning and zoning issues with the Town of Southold, NY.	GSA has had the subject discussions noted in the comment. The outcome of these discussions will be noted in the FEIS.

APPENDICES

- A. Announcements
- B. Mailing List
- C. Scoping Meeting Materials
- D. Scoping Meetings Court Reporting Record
- E. Scoping Comment Cards
- F. Other Scoping Comments
- G. Table of Comment Submitters