



FACT SHEET

Brownfield Cleanup Program

Receive Site Fact Sheets by *Email*. See "For More Information" to Learn How.

Site Names: Site(s) I-1, I-3, I-5, I-7, I-9, I-10, I-11, II-10 & II-12
Tecumseh Phase I & II Business Park(s)

DEC Site #: C915197, C915197C, C915197E, C915197G, C915197I,
C915197J, C915197K, C915198J & C915198L

Address: 2303 Hamburg Turnpike
Lackawanna, NY 14218

Have questions?
See
"Who to Contact"
Below

NYSDEC Certifies Cleanup Requirements Achieved at Brownfield Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address contamination related to Sites I-1, I-3, I-5, I-7, I-9, I-10, II-10 & II-12 Tecumseh Phase I & II Business Park site(s) located at 2303 Hamburg Turnpike, Lackawanna, Erie County under New York State's Brownfield Cleanup Program have been met. Please see the map for the site locations.

The cleanup activities were performed by Tecumseh Redevelopment, Inc and the Buffalo and Erie County Industrial Land Development Corporation with oversight provided by NYSDEC. NYSDEC has approved Final Engineering Reports and issued a Certificate of Completion for the site(s). Copies of the Final Engineering Reports and Notice of the Certificate of Completion(s) are available at the location(s) identified below under "Where to Find Information."

Completion of Project

The remedies for the Tecumseh Phase I & II sites included removing and disposing, or treating, onsite areas of lead, arsenic, and petroleum contamination considered to be "hot spot sources". Remaining exposed soils were covered with one foot of soil meeting backfill requirements for commercial, or industrial re-use. Sites I-1 & I-3 were covered with one foot of Beneficial Use Determination (BUD) cover material. All covers were placed over a demarcation layer.

Restrictions were placed on the properties including restriction of site use to commercial or industrial uses, prohibition of groundwater use, requiring adherence with a Site Management Plan, continued maintenance of the cover and periodic certification that all required items or restrictions remain in place.

Final Engineering Reports Approved

NYSDEC has approved Final Engineering Reports, which:

- 1) Describe cleanup activities completed.
- 2) Certifies that cleanup requirements have been or will be achieved for the site.
- 3) Describe any institutional/engineering controls to be used. An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction, when contamination left over after the cleanup action makes the site suitable for some, but not all uses. An *engineering control*

is a physical barrier or method to manage contamination such as a cap or vapor barrier.

4) Certifies that a site management plan for any engineering controls used at the site has been approved by NYSDEC.

The following institutional controls have been put in place on the sites:

- Site Management Plan(s)
- Environmental Easement(s)
- Monitoring Plan(s)
- Groundwater Use Restriction
- Land Use Restriction

The following engineering controls have been put in place on the site:

- Cover System

Next Steps

With their receipt of Certificate(s) of Completion, the applicants are eligible to redevelop the site(s).

In addition, the applicant(s):

- have no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- are eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

A Certificate of Completion may be modified or revoked if, for example, there is a failure to comply with the terms of the order or agreement with NYSDEC.

Background

Location:

The above sites comprise 9 of 23 sub-parcels of the Tecumseh Phase I & II Business Parks (Business Parks) located at 2303 Hamburg Turnpike in the City of Lackawanna, Erie County. Situated in an industrial area, the Business Parks are part of a larger property that once included the Bethlehem Steel Company (BSC). The Business Parks are located to the west of Route 5 and east of the Tecumseh Phase III Business Park and the Gateway Metroport.

Site Features:

Located at the western edge of the Business Parks, the sub-parcels combined, comprise 93.45 acres. The parcels are flat and, except for the two parcels covered with BUD material (i.e., slag), are vegetated with common meadow grasses.

Current Zoning and Land Use:

The site is zoned medium industrial. Current use of the site is vacant land. Surrounding land use is vacant, unimproved land.

Past Use of the Site:

Both Phase I and II were formerly a portion of BSC's steelmaking operations. Specific processes and steelmaking facilities performed on or proximate to the site that contributed to soil impacts included the Hot Bed Building, Tie Plate Shop, open hearth furnaces, blooming, roughing and billet preparation mills and cooling beds.

Future use anticipates commercial or industrial re-use.

Site Geology and Hydrology:

The Business Parks are mostly filled land with between two to eight feet of steel and iron-making slag as well as other fill materials. Underlying the fill material are lacustrine silts and clays. At the site native materials are encountered from about 12 to 14 feet below ground surface.

Bedrock varies from about 24 feet deep in the southeastern corner of the site to 45 feet deep near the northern border of the site. Groundwater when encountered is about 7 feet deep trending northerly and westerly toward Lake Erie.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfm/external/derexternal/haz/details.cfm?pageid=3&progno=C915199B>

Brownfield Cleanup Program: New York's Brownfield Cleanup Program (BCP) encourages the voluntary cleanup of contaminated properties known as "brownfields" so that they can be reused and redeveloped. These uses include recreation, housing, business or other uses.

A brownfield is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination.

For more information about the BCP, visit: <http://www.dec.ny.gov/chemical/8450.html>

FOR MORE INFORMATION

Where to Find Information

Project documents are available at the following location(s) to help the public stay informed.

Lackawanna Public Library
Attn: Jennifer Hoffman
560 Ridge Road
Lackawanna, NY 14218
phone: 716-823-0630

NYS DEC
Attn: Maurice Moore
270 Michigan Ave.
Buffalo, NY 14203
phone: 716-851-7220
(maurice.moore@dec.ny.gov)

Who to Contact

Comments and questions are always welcome and should be directed as follows:

Project Related Questions

Maurice Moore
Department of Environmental Conservation
Division of Environmental Remediation
270 Michigan Ave
Buffalo, NY 14203-2915
716-851-7220
maurice.moore@dec.ny.gov

Site-Related Health Questions

Sara Bogardus
New York State Department of Health
Bureau of Environmental Exposure Investigation
Albany, NY 12237
518-402-7860
BEEI@health.ny.gov

We encourage you to share this fact sheet with neighbors and tenants, and/or post this fact sheet in a prominent area of your building for others to see.

Receive Site Fact Sheets by Email

Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page: <http://www.dec.ny.gov/chemical/61092.html>. It's quick, it's free, and it will help keep you *better informed*.



As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

Note: Please disregard if you already have signed up and received this fact sheet electronically.

Tecumseh Phase I & II Business Park Sites

Site Nos. C915197, C915197C, C915197E, C915197G, C91519&I, C915197J, C915197K, C915198J & C915198L



I-11

I-10

I-9

I-7

I-5

I-3

I-1

II-12

II-10

5

Clark St

Washington St

Wilson St

Olcott St

Odell St

Holbrook St

Well St

Point St

Stoney St

Swan St

School St

Dona St

2nd St

A St

Apright Ct

Wilmuth Ave

Google earth

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Legend

 Tecumseh Phase I & II sites issued Certificates of Completion

1000 ft

