



FACT SHEET

Brownfield Cleanup Program

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

Site Name: Site III-1 Tecumseh Phase III Business Park
DEC Site #: C915199
Address: 2303 Hamburg Turnpike; Lackawanna, NY 14218
Website: <http://www.dec.ny.gov/chemical/83505.html>

Have questions?
See
"Who to Contact"
Below

Remedy Proposed for Brownfield Site Contamination Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by New York State Department of Environmental Conservation (DEC) is reviewing the Remedial Investigation Report for the Site III-1 Tecumseh Phase III Business Park site ("site") located at 2303 Hamburg Turnpike, Lackawanna, Erie County. Please see the map for the site location. Documents related to the cleanup of this site can be found at the locations identified below under "Where to Find Information."

The cleanup activities have been performed and funded by Tecumseh Redevelopment Inc. (applicant) with oversight provided by DEC. When DEC is satisfied that cleanup requirements have been achieved, the applicant may be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of site.

Based on the findings of the investigation, DEC, in consultation with New York State Department of Health (DOH) has determined that the site does not pose a significant threat.

Additional site details, including environmental and health assessment summaries, are available on DEC's website at <http://www.dec.ny.gov/chemical/83505.html> and <http://www.dec.ny.gov/cfm/externalapps/derexternal/haz/details.cfm?pageid=3&prognosis=C915199>.

How to Comment

DEC is accepting written comments about the proposed cleanup plan for 45 days, from **3/25/2015** through **5/12/2015**. The draft Remedial Work Plan (RWP) containing the proposed site remedy is available for public review at the location(s) identified below under "Where to Find Information." Please submit comments to DEC project manager listed under Project Related Questions in the "Who to Contact" area below.

The proposed remedy consists of:

No further action. Institutional controls in the form of an Environmental Easement are in place that requires the following; use of the property restricted to commercial and industrial uses, prohibits groundwater from being used unless treated, requires compliance with a Site Management Plan

(SMP) and requires periodic reviews and certification of the institutional and engineering controls.

An Interim Remedial Measure (IRM) has been completed on this site based on conditions observed during the Remedial Investigation (RI) that included placement of a site cover over the entire site as all areas exceed applicable soil cleanup objectives (SCOs). The cover is a minimum of one foot in depth, meeting the SCOs for cover material set forth in 6NYCRR Part 375-6.7(d) for commercial use. The cover is a DEC approved beneficial use determination (BUD) slag placed over a demarcation layer. The slag brought to the site has met the requirements for the identified use.

Summary of the Investigation

Investigations have determined that high levels of metals, including arsenic, mercury and other metals associated with manufacturing processes typical of the steelmaking industry exist within the soil at the Site. In addition, widespread use of rail transportation, oils, greases and burning of fossil fuels has ubiquitously impacted site soils with semi-volatile organic carbon (SVOC) compounds, including polycyclic aromatic hydrocarbons, more commonly known as (PAHs.)

Groundwater has a pH slightly lower than the groundwater quality standards. Groundwater throughout the entire Tecumseh Business Park is restricted from use without further treatment.

Next Steps

DEC will consider public comments received on the proposed remedy presented in the draft RWP and ultimately issue a final Decision Document. DOH must also concur with the remedy. The final Remedial Work Plan (with revisions if necessary) and the Decision Document will be made available to the public.

DEC will keep the public informed throughout the investigation and cleanup of the site.

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Background

Location:

Tecumseh Phase III-1 is one of 10 sub-parcels comprising the Tecumseh Phase III Business Park (Phase III) located at 2303 Hamburg Turnpike in the City of Lackawanna, Erie County. Situated in a former industrial area, Phase III is part a larger property that once included the Bethlehem Steel Company (BSC) identified on the Erie County Tax maps as SBL 141.11-1-50. Phase III is located to the west of Route 5 and the Tecumseh Phase II Business Park, to the south of Gateway Metroport and east of the remaining Former Bethlehem Steel Property.

Site Features:

Located at the southernmost portion within Phase III the site is a 14.62 acre sub-parcel with no remarkable or unique features. The mostly rectangular Phase III is approximately 5,500 feet long, averages 1,500 feet wide and is approximately 148.83 acres in size. Bisected by Smokes Creek, Phase III is flat, covered with slag fill and remnants of former steel manufacturing buildings and foundations. Most of the business park is vegetated with natural grasses, shrubs and poplar trees

typical of a primary shrub-young forest ecosystem. Also typical are remnants of former steel manufacturing buildings and foundations. The entire BSC property is fenced with vehicle access limited to one automatic gate.

Current Zoning and Land Use:

Phase III and the site are zoned medium industrial. Current use of the site is as a lumber storage and transfer operation where bulk lumber arrives by rail and is transferred to trucks for shipment to wholesale/retail operations. Surrounding uses specific to the site include: adjacent to the eastern side is a rail corridor with an ethylene rail to truck transfer station and to the south is a bulk metals recycling operation. Future use is anticipated to be a permanent transfer facility or similar operation.

Past Use of the Site:

Phase III-1 was 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:

- Slabyards
- Stool Straightening
- Stripper buildings
- Welding and tool supply
- Craneways

Site Geology and Hydrology:

The entire Phase III is mostly filled land with between two to eight feet of steel and iron-making slag as well as other fill material being used for backfill. Underlying the fill material are lacustrine silts and clays. At the site native material is encountered from about 12 to 14 feet below ground surface.

Bedrock is Middle Devonian age, Skaneateles Formation consisting of Levanna shales and Stafford limestone of the Hamilton Group. Bedrock varies from about 24 feet deep in the southeastern corner of the site to 45 feet deep near the northern border of Phase III.

Due to the porous nature of the slag/soil fill there is very little storm water retention, or surface runoff, as most of the precipitation seeps into the highly permeable slag/soil fill. Any surface waters flow northerly into Smokes Creek which discharges to the west into Lake Erie.

Groundwater, when encountered, is about 6 feet deep trending northerly and westerly toward Lake Erie.

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 may 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 locations to help the public stay informed.

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

NYSDEC – Region 9
Attn: Maurice Moore
270 Michigan Ave
Buffalo, NY 14203
716-851-7220
maurice.moore@dec.ny.gov

Project Related Questions

Site-Related Health Questions

Who to Contact

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

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

Matthew Forcucci
New York State Department of Health
584 Delaware Avenue
Buffalo, NY 14202
716-847-4501
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.

DEC 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 III-1 Business Park Site
Site # C915199



Google earth

feet 2000
meters 600

