



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

Have questions? See "Who to Contact" Below

Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the Site III-1 Tecumseh Phase III Business Park site ("site") located at 2303 Hamburg Turnpike, Lackawanna, Erie County under New York State's Brownfield Cleanup Program. Please see the map for the site location.

The cleanup activities were performed by Tecumseh Redevelopment Inc. ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The applicant has submitted a draft Final Engineering Report for NYSDEC review which states that cleanup requirements have been or will be achieved to fully protect public health and the environment for the proposed site use.

Highlights of the Site Cleanup:

The remedy for the Tecumseh Phase III-1 site is consistent with the intended re-use as a rail to truck lumber storage and loading facility. A one foot layer of a Department issued beneficial use determination (BUD) material has been placed over a suitable demarcation layer allowing re-use. The BUD material embodies green remediation by reusing a reclaimed material. The fill material brought to the site has met the requirements set forth in 6 NYCRR Part 375-6.7(d), allowing for commercial use of the site.

A Site Management Plan (SMP), and environmental easement (Easement), have been developed to restrict re-use to commercial use, prohibit the use of groundwater, maintain the required cover, provide for the management of future excavations, provide for the management and inspections of the site and periodically review and certify that all requirements of the Easement and the SMP are in place.

Next Steps

When NYSDEC approves the Final Engineering Report, it will be made available to the public (see "Where to Find Information" below). NYSDEC then will issue a Certificate of Completion which will be announced in a fact sheet that is sent to the site contact list.

The applicant would be able to redevelop the site after receiving a Certificate of Completion. In addition, the applicant:

- would have no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- would be 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, an applicant does not comply with the terms of its Brownfield Cleanup Agreement with NYSDEC.

#### 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 runoff, flows 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.

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

<http://www.dec.ny.gov/cfm/xtapps/derexternal/haz/details.cfm?pageid=3&progno=C915199>

**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

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

## 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.



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