



FACT SHEET

Brownfield Cleanup Program

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

Site Name: Site III-2 Tecumseh Phase III Business Park
DEC Site #: C915199B
Address: 2303 Hamburg Turnpike
Lackawanna, NY 14218

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 the New York State Department of Environmental Conservation (NYSDEC) to address contamination related to the Site III-2 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 location(s) identified below under "Where to Find Information."

The cleanup activities will be performed and funded by Tecumseh Redevelopment Inc. (applicant) with oversight provided by NYSDEC. When NYSDEC 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 the site.

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

How to Comment

NYSDEC is accepting written comments about the proposed plan for 45 days, from **October 6, 2015** through **November 19, 2015**. The draft Remedial Investigation/Alternatives Analysis Report (RI/AAR) 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 the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area below.

The proposed remedy consists of:

1. Placing a cover system over the entire site, consisting of structures, such as buildings, pavement and sidewalks, or one foot of soil or other approved cover.
2. Imposing an environmental easement on the property restricting reuse to commercial and industrial uses, and;
3. Implementing a Site Management Plan that will detail the management of any future excavations in areas of remaining contamination, assess the performance and effectiveness of the site cover system and details the steps necessary for the periodic review and certification of these site controls.

Summary of the Investigation

Investigations have determined that elevated levels of metals, including arsenic and other metals associated with manufacturing processes typical of the steel making industry. In addition the widespread use of rail transportation, oils, greases and burning of fossil fuels has impacted site soils with semi-volatile organic carbon (SVOC) compounds, specifically carcinogenic polycyclic aromatic hydrocarbons, more commonly known as (PAHs.) Groundwater is not significantly impacted within the Site, and groundwater throughout the entire Tecumseh Business Park is restricted from use without further treatment.

Next Steps

NYSDEC will consider public comments, revise the plan as necessary, and issue a final Decision Document. New York State Department of Health (NYSDOH) must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The Draft Decision Document is revised as needed to describe the selected remedy, and will be made available to the public. The applicant(s) may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

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

Background

Location:

The Tecumseh Phase III-2 site (Site) is one of 10 sub-parcels comprising the Tecumseh Phase III Business Park (Phase III). Phase III is located at 2303 Hamburg Turnpike in the City of Lackawanna, New York. Situated in an industrial area, Phase III is part a larger property that once included the Bethlehem Steel Company (BSC) and is identified on the Erie County Tax maps as SBL 141.11-1-50. Phase III is located west of Route 5 and the Tecumseh Phase II Business Park, south of Gateway Metroport and east of the remaining former Bethlehem Steel Property and Lake Erie.

Site Features:

Located at the southernmost portion within Phase III, the Site is a 10.92 acre, triangular shaped, sub-parcel with no remarkable features. The mostly rectangular Phase III is approximately 5500 feet long, averages 1500 feet wide and is approximately 148.83 acres in size and is bisected by Smokes Creek. The parcel is flat, covered with slag fill. 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 site 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 vacant land. Surrounding uses specific to the site include: adjacent and to the south is a metals recycling facility, to the west is vacant land that formerly was mined for slag, and to the east is a lumber transfer facility located in Phase III-1.

Past Use of the Site:

Phase III-2 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:

- Slab Yards
- Scale Flume Sluiceway
- Settling Basin
- Motor Room
- Welfare Buildings

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, Levanna shale and Stafford limestone of the Hamilton Group within the Skaneateles Formation. 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. Due to the porous nature of the slag/soil fill there is very little storm water ponding or surface runoff as most of the precipitation seeps into the highly permeable slag/soil fill. Any surface waters would either flow Smokes Creek which empties to the west into Lake Erie.

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/cfmx/extapps/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

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

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.



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