

NEW YORK STATE
DEPARTMENT OF ENVIRONMENTAL CONSERVATION
REGION 9

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SENT TO: James Malcolm, DER-BWRA, Section B - Albany

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FROM: David Locey, NYSDEC-Buffalo

MESSAGE:

RE: Hanna Furnace - Subparcel 1, V-00319-9

Attached - Feb 2002 fact sheet.

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NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
DIVISION OF ENVIRONMENTAL REMEDIATION
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Mr. David Locey
N.Y.S. D.E.C., Region 9
270 Michigan Avenue
Buffalo, NY 14203

ENVIRONMENTAL CONSERVATION

Dear Interested Citizen:

This Fact Sheet is to inform you about the clean up plans for a portion of the former Hanna Furnace site located in Buffalo. If you have any questions or would like more information, please do not hesitate to contact:

Mr. David Locey
Project Manager
NYSDEC
270 Michigan Avenue
Buffalo, NY 14203
(716) 851-7220
or

Mr. Michael Podd
Public Affairs
NYSDEC
270 Michigan Avenue
Buffalo, NY 14203
(716) 851-7220

For site related health questions, please contact the New York State Department of Health's (NYSDOH) representative:

Mr. Matthew Forcucci
Public Health Specialist
NYSDOH
584 Delaware Avenue
Buffalo, NY 14202, at:
(716) 847-4385



FACT SHEET

HANNA FURNACE - SUBPARCEL 1

Voluntary Cleanup Agreement February 2002

INTRODUCTION

The New York State Department of Environmental Conservation (NYSDEC), in cooperation with the New York State Department of Health (NYSDOH) is pleased to inform you that the City of Buffalo has volunteered to address contaminated areas in a portion of the 113 acre former Hanna Furnace facility. The remedial activities will be performed under the Department's Voluntary Cleanup Program and will address the former railroad yard portion of the site. This area has been designated as Subparcel 1 (see drawing). The remedial work will be done as the site is redeveloped, which is expected to take several years to complete.

SITE BACKGROUND

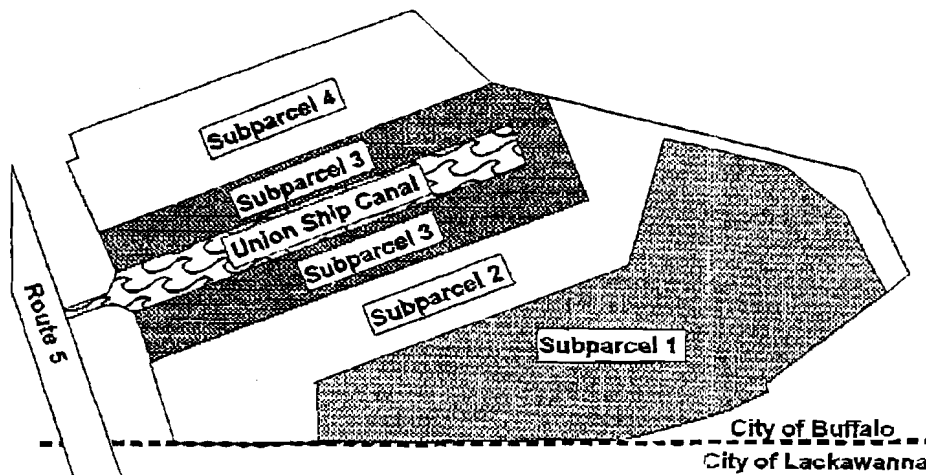
In 1900, the Buffalo Union Steel Corporation purchased the land that would become the manufacturing area and railroad yard. The Union Ship Canal was constructed in 1910 to service the facility. Pig iron manufacturing began around this time with the construction of four blast furnaces. The Hanna Furnace Company acquired the property from Buffalo Union Steel in 1915, and subsequently became known as the Hanna Furnace Corporation.

Hanna Furnace ceased all operations in 1982 and Jordan Foster Scrap Corporation purchased the property in 1983. They dismantled the blast furnaces, many of the buildings, and removed the rails from the railroad yard. In 1986, Jordan Foster Scrap filed for bankruptcy. In 1998, the City of Buffalo acquired title to the property due to nonpayment of taxes.

SITE DESCRIPTION

For future development considerations, the property was divided into four subparcels. They are:

- Subparcel 1 - the former railroad yard and is about 43 acres in size.
- Subparcel 2 - the manufacturing area and is about 29 acres in size.
- Subparcel 3 - a 200 feet wide strip around the canal and totals 22 acres.
- Subparcel 4 - a 19 acre disposal area for filter cake/flue ash and debris.



REMEDIAL HISTORY

In 1983, the NYSDEC added the Hanna Furnace site to its Registry of Inactive Hazardous Waste Disposal Sites, as a class "2a" site. Class 2a meant there was insufficient data to properly characterize potential issues at the site. Subsequently, several environmental studies were done and, in 1995, the NYSDEC concluded:

- the site's soil and fill contained metals and semi-volatile organic compounds at concentrations exceeding recommended soil cleanup guidance; and,
- groundwater and surface water in the canal contained various metals and phenols at levels exceeding water quality standards.

However, because none of the soil or waste samples exhibited any of the characteristics of hazardous waste, State regulations required that the Hanna Furnace site be removed from the NYSDEC Registry.

CURRENT ENVIRONMENTAL STATUS OF SUBPARCEL 1

To fulfill the requirements of the Voluntary Cleanup Agreement, the City of Buffalo conducted more extensive sampling of Subparcel 1 between 1999 and 2001.

This sampling identified Contaminants Of Potential Concern (COPCs) in the surface and subsurface soils, and fill material. The COPCs included various semi-volatile organic compounds; metals (e.g. arsenic, lead, and zinc); and, cyanide. In addition, the pH of the groundwater in the western half of Subparcel 1 was identified as a concern, measuring as high as 12. The elevated pH is attributed to the presence of lime that was used as a raw material in the iron manufacturing process.

The January 2001 report concluded that the primary exposure pathway for contaminants at the site was via direct contact with the contaminated soils and fill. Analysis indicated that the contaminants did not readily leach or release to the groundwater. With the possible exception of the high pH, the groundwater was not significantly impacted; groundwater is not used at the site and therefore no direct contact with the groundwater is anticipated except during invasive construction activities. It was proposed that a cover of clean soil, asphalt or concrete would eliminate the potential for direct contact and hence be protective of public health.

DESCRIPTION OF THE REMEDIAL ACTION

For this site the City of Buffalo has proposed a mixed use of Industrial/commercial development. The City anticipates that placement of the cover and implementation of the Remedial Action Work Plan will occur in stages over several years, as each lot within Subparcel 1 is developed. The cover will be placed directly over re-graded site fill material, and include 12 inches of clean soil for proposed vegetated areas, asphalt for roads and parking lots and, concrete for building slabs and in heavy-use areas.

The work plan includes a Soil/Fill Management Plan which establishes protocols for the characterization and handling of soils/fill excavated, graded or otherwise disturbed during the construction or development of the site. Soils/fill found to contain contaminants at concentrations exceeding established site specific action levels will be disposed of off site. The work plan also includes an Operation, Monitoring and Maintenance plan. This plan includes provisions for the annual inspection, maintenance and repair of the cover system after site construction or development is completed. For the State's release from liability to remain in effect, annual certified inspection reports will be required. Also, the site will be limited to commercial or industrial use through deed restrictions.

PUBLIC REVIEW AND COMMENT ON THE PROPOSED PLAN

The proposed Remedial Action Work Plan and the Voluntary Cleanup Agreement are available for public review at the NYSDEC's Buffalo office (Please call Mr. David Locey at (716) 851-7220 for an appointment). Written comments on the proposed Remedial Action Work Plan are welcome and will be accepted from February 27, 2002, until March 29, 2002. Written comments expressing objection or opposition to the work plan must explain the basis of that opposition and identify the specific grounds which could lead the Department to impose significant changes to the plan. Comments should be directed to Mr. David Locey, Project Manager, NYSDEC, 270 Michigan Avenue, Buffalo, N.Y. 14202.

Public Notice
Voluntary Cleanup Agreement #V-00319-9
Notice of Availability for Comment

DEC Region #9

County: Erie

Project Title: Availability of Voluntary Cleanup Project, Remedial Action Work Plan
Hanna Furnace (Union Ship Canal)-Subparcel 1, VCP Site No. V-00319-9

Project Location: 1/4 mile east of Route 5, 1/2 mile south of Tifft Street, Buffalo, Erie County, New York

Brief Project Description: The City of Buffalo has submitted a Remedial Action Work Plan to the Department in contemplation of entering into a Voluntary Cleanup Agreement for remediating a portion of the former Hanna Furnace pig iron production site, located in the southern part of Buffalo. To allow for commercial and industrial uses of the site, the City of Buffalo proposes to cover the entire Subparcel 1 area with clean soil, asphalt and concrete as part of the site redevelopment. The proposed redevelopment is included in a recent Environmental Impact Statement, in which the site is referred to as the Union Ship Canal District.

The Hanna Furnace site is vacant industrial property currently owned by the City of Buffalo. The property surrounds the Union Ship Canal and encompasses approximately 113 acres, including an abandoned railroad yard. The 43-acre railroad yard, known as Subparcel 1, lies in the southern portion of the Hanna Furnace site. The proposed Remedial Action Work Plan has been prepared to support the cleanup of Subparcel 1.

Several previous environmental investigations of the Hanna Furnace site had found that the contaminants of concern in the soils and fill included inorganic constituents (metals) and polyaromatic hydrocarbons (PAHs). Many of the metals found were associated with the slag fill deposited on the site. The presence of PAHs in Subparcel 1 is consistent with its past use as a railroad yard. With the exception of an elevated pH, the groundwater was not significantly impacted by the industrial activity at the site. The high pH may be associated with the lime that was used as a raw material in the pig iron manufacturing process.

The proposed plan of covering the on-site fill material with clean soil, pavement or buildings as part of the site development would provide adequate protection against the potential for direct contact exposure with the contaminated soils and fill materials. The Remedial Action Work Plan includes procedures for the additional testing of soil and fill that may be excavated, graded or otherwise disturbed during the site development. The Remedial Action Work Plan also includes provisions for the perpetual maintenance and monitoring of the cover system, and annual certification. Site use limitations will also be placed on the property, restricting it to commercial and industrial usage.

The proposed Remedial Action Work Plan and the Voluntary Cleanup Agreement are available for public review at the location noted below. Written comments will be accepted for 30 days following the date of this notice. Written comments expressing objection or opposition to the work plan must explain the basis of that opposition and identify the specific grounds which could lead the Department to impose significant changes to the work plan. No formal response to comments received is anticipated but, as a result of the comments, the Department may re-evaluate and revise the work plan.

Contact person: David P. Locey, NYSDEC Region 9, 270 Michigan Avenue, Buffalo, New York 14203-2999, (716)851-7220, fax (716)851-7220).