



# FACT SHEET

## Brownfield Cleanup Program

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

**Site Name:** Site II-10 and II-12 Tecumseh Phase II Business Park  
**DEC Site #:** C915198J & C915198L  
**Address:** 2303 Hamburg Turnpike  
Lackawanna, NY 14218

Have questions?  
See  
"Who to Contact"  
Below

### Cleanup Action Completed at Brownfield Site(s)

Action has been completed to address the contamination related to the Site II-10 & II-12 Tecumseh Phase II 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 II-10 & II-12 site was implemented from mid-July 2017 to August 18, 2017 and included excavation and removal of arsenic impacted fill, excavation and ex-situ bioremediation of petroleum impacted fill, in-situ (in-place) biotreatment and covering remaining exposed soils with one foot of soil over a demarcation layer.

Restrictions were placed on the property, including restriction of 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 controls and restrictions remain 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 re-development 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.

## **Background**

### Location:

The Tecumseh Phase II-10 and II-12 sites are two of twelve sub-parcels comprising the approximately 142.5 acre Tecumseh Phase II Business Park (Phase II). Phase II is located at 2303 Hamburg Turnpike in the City of Lackawanna, Erie County. Situated in an industrial area, Phase II is part of 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 II is located west of Route 5, south of the Tecumseh Phase I Business Park, and east of the Tecumseh Phase III Business Park.

### Site Features:

Located within the northwest portion of Phase II, the sites are two, square shaped parcels, 15.79 (II-10) and 12.02 (II-12) acres in size that are vacant except for one empty former manufacturing building located on II-10. An electrical sub-station is located between the parcels but is excluded from requirements of the Brownfield Cleanup Program. The remediated sub-parcels are vegetated with natural grasses. The entire BSC site is fenced with vehicle access limited to one automatic gate.

### Current Zoning and Land Use:

Phase II is zoned medium industrial. Surrounding uses near the site include: to the east, across Route 5 is commercial and residential, adjacent to the west, a rail corridor; further west, is a lumber redistribution operation and an ethanol transfer operation; to the south are rail lines and industrial areas. Future use anticipates industrial re-use.

### Past Use of the Site:

Phase II was formerly a portion of BSC's steelmaking operations. Specific processes and steelmaking facilities included the Hot Bed Building, Tie Plate Shop and cooling beds.

### Site Geology and Hydrology:

The entire Phase II is mostly filled land with between two to eight feet of steel and iron-making slag and other backfill. Underlying the fill material are lacustrine silts and clays. Native materials are encountered from about 12 to 14 feet below ground surface.

Depth to bedrock varies from about 34 feet in the northwestern corner of the site to 45 feet near the southern portion of Phase II.

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 into Smokes Creek or the South Water Return Trench which parallels the western border of the property and flows southerly where it empties into Smokes Creek which discharges to the west into Lake Erie.

Groundwater, when encountered, is about 6 feet below ground surface trending westerly and northerly 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=C915198J>  
<http://www.dec.ny.gov/cfm/xtapps/derexternal/haz/details.cfm?pageid=3&progno=C915198L>

**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  
Empire State Plaza - Corning Tower, Rm 1787  
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 II-10 & II-12 Business Park Sites Site #C915198J & C915198L

