

FACT SHEET**Brownfield Cleanup
Program**

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Site Name: Site III-4 Tecumseh Phase III Business Park
DEC Site #: C915199D
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-4 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."

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 to public health or the environment.

How to Comment

NYSDEC is accepting written comments about the proposed plan for 45 days, from **November 18, 2015** through **January 4, 2016**. The Decision Document 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.

Remedial Investigation/ Alternatives Analysis Report

The cleanup plan is described in NYSDEC's Decision Document, which is based on a more detailed "Remedial Investigation /Alternatives Analysis Report". The remedy consists of:

- covering all exposed soils with one foot of cover over a demarcation layer;
- placing restrictions on the property restricting use to commercial or industrial uses;
- prohibiting groundwater use;
- requiring adherence with a Site Management Plan;
- requiring continued maintenance of the cover; and
- periodic certification that all required items or restrictions remain in place.

The remedy was developed by Tecumseh Redevelopment, Inc. ("applicant") after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP).

Summary of the Investigation

Based upon investigations conducted, the nature and extent of metals contamination is consistent with the former site use as a steel manufacturing facility. Primary impacts at the site were found in the soil such as, metals, including arsenic and cadmium and to a lesser extent semi-volatile organic compounds (SVOCs), including polycyclic aromatic hydrocarbons (PAHs), such as benzo(a)pyrene, benzo(a)anthracene, benzo(b)fluoranthene, dibenzo(a,h,)anthracene and indeno(1,2,3-cd)pyrene. PAHs are associated with activities including, asphalt paving, burning of fossil fuels and heavy rail use, all of which were ubiquitous at the former steel mill.

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 for public review. 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:

Tecumseh Phase III-4 (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 Smokes Creek and east of the remaining Former Bethlehem Steel Property.

Site Features:

Located south and adjacent to Smokes Creek the Site is a 16.12 acre, triangular shaped, sub-parcel, with one vacant storage building. The parcel is vegetated with natural grasses, shrubs and poplar trees, typical of a successional ecosystem. The entire BSC site is fenced with vehicle access limited to one automatic gate.

Current Zoning and Land Use:

The site is zoned medium industrial. Surrounding uses near the site include: to north past Smokes Creek is recently remediated Phase III-5 and III-6; to the west is a rail corridor beyond which is a portion of the BSC that is a class 2 inactive hazardous waste disposal site being addressed by the responsible party; and to the south are sub-parcels III-2 and III-3. Future use anticipates commercial or industrial re-use

Past Use of the Site:

Phase III-4 was formerly a portion of BSC's steelmaking operations. Specific processes and steel making facilities performed on or proximate to the Site included:

- Electrical Stores
- Equipment Storage
- Track Hopper
- Railways

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 fill material are lacustrine silts and clays. At the site native materials are encountered from about 12 to 14 feet below ground surface.

Bedrock is the 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 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 the 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/cfm/x/xtapps/derexternal/haz/details.cfm?pageid=3&progno=C915199D>

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

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 III-4 Business Park
Site C915199D



C915199D - Site III-4 Tecumseh Phase III Business Park

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Google earth

feet 4000
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