



FACT SHEET

Brownfield Cleanup Program

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Site Name: Site III-5 Tecumseh Phase III Business Park
DEC Site #: C915199E
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-5 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."

How to Comment

NYSDEC is accepting written comments about the proposed plan for 45 days, from **August 15, 2014** through **October 1, 2014**. The proposed plan 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.

Draft Remedial Work Plan

The cleanup plan is described in a report entitled Remedial Investigation/Alternatives Analysis Report. The remedy for the Tecumseh Phase III-5 site includes removal of any soils determined to be a source for potential human contact and further degradation to the environment. Any product containing pipe, if encountered, will be cleaned, removed and /or plugged. Upon removal of the material any remaining exposed soils will be covered with a one foot of cover over a demarcation layer. The soils will be vegetated and restrictions will be placed on the property, including restriction of use to commercial or industrial uses, prohibiting groundwater use, requiring adherence with a Site Management Plan, continued maintenance of the cover and periodic certification that all required items or restrictions remain in place

The proposed 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

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 Remedial Work Plan is revised as needed to describe the selected remedy, and will be made available to the public.

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

Background

Location:

The Tecumseh Phase III-5 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 in the southeast portion of Phase III north of, and adjacent to, Smokes Creek is the Site, an 11.69 acre, non-descript, 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. The entire BSC site is fenced with vehicle access limited to one automatic gate.

Zoning/Use(s)

Phase III and the Site are zoned medium industrial. Surrounding uses near the site include: adjacent, to the west, sub-parcel III-6, adjacent along the eastern side is a drainage feature, named the South Water Return Trench; beyond which is the Tecumseh Phase II Business Park Site, Site #C915198; and, to the south are Smokes creek beyond which is sub-parcel III-4. Future use anticipates commercial or industrial re-use.

Historical Use(s)

Phase III-5 was formerly a portion of BSC's steel making operations. Specific processes and steel making facilities performed on or proximate to the Site included:

- Basic Oxygen Furnace, (approximately 50% of Site)
- Union Carbide Corporation – Argon Division

Geology/Hydrology:

The entire Phase III is filled 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. Native materials are encountered from about 12 to 14 feet below ground surface.

Bedrock is Middle Devonian age, Skaneateles Formation, consisting of Levanna shale 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 with the 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 into the South Water Return Trench which parallels the eastern 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 7 feet deep 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/chemical/83505.html> and at <http://www.dec.ny.gov/cfm/external/derexternal/haz/details.cfm?pageid=3&progno=C915199E>.

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

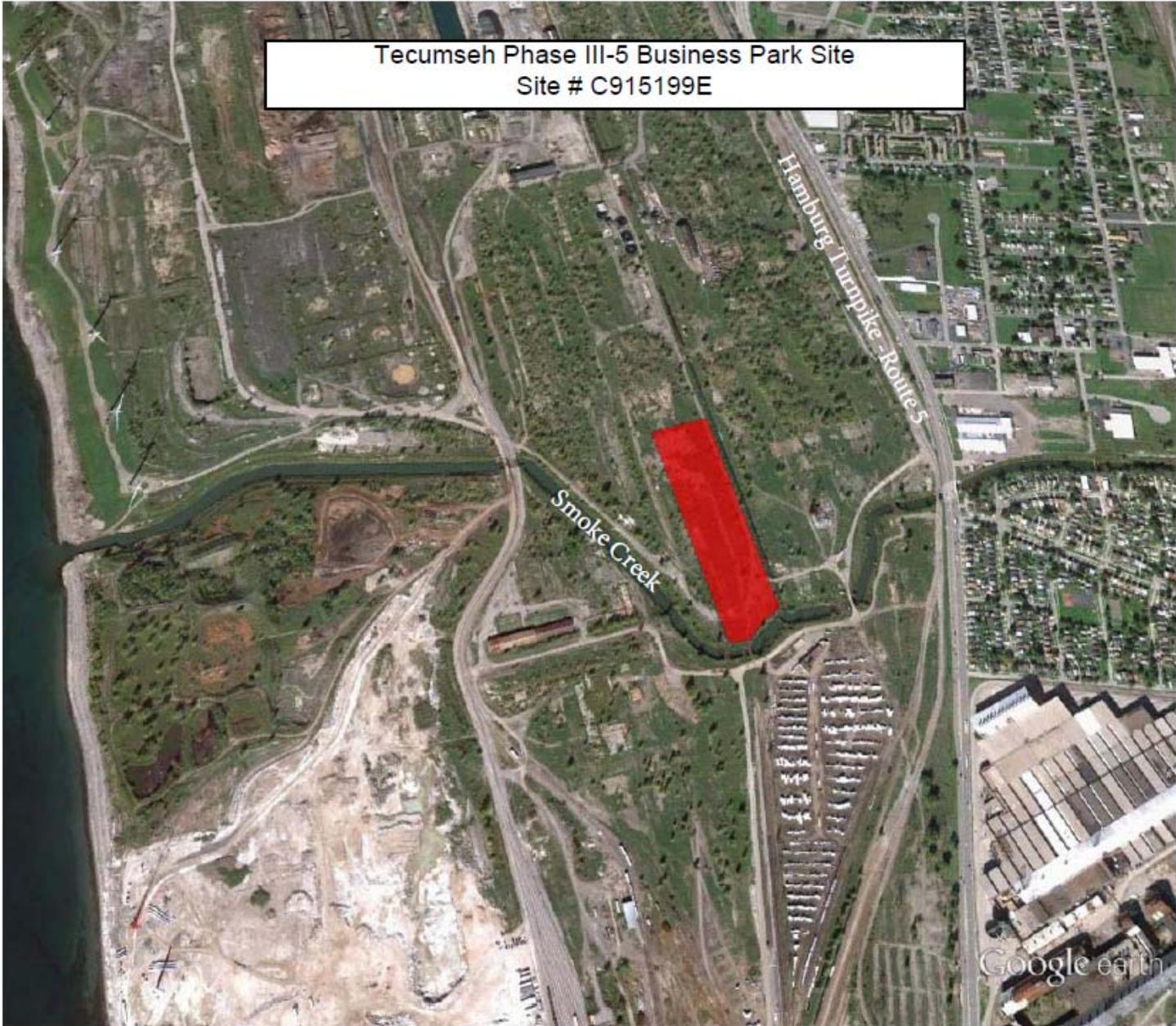
Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page: <http://www.dec.ny.gov/chemical/61092.html>. It's quick, it's free, and it will help keep you *better 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.

Tecumseh Phase III-5 Business Park Site
Site # C915199E



Google earth





FACT SHEET

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Site Name: Site III-6 Tecumseh Phase III Business Park
DEC Site #: C915199F
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-6 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."

How to Comment

NYSDEC is accepting written comments about the proposed plan for 45 days, from **August 15, 2014** through **October 01, 2014**. The proposed plan 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.

Draft Remedial Work Plan

The cleanup plan is described in "Remedial Investigation/Alternatives Analysis Report, Phase III Business Park Tecumseh Redevelopment Inc., Lackawanna, NY" (RI/AAR). The proposed remedy consists of:

Removal of any soils determined to be a source for potential human contact and further degradation to the environment; and covering remaining exposed soils with a one foot of cover over a demarcation layer.

The soils will be vegetated and restrictions will be placed on the property, including restriction of use to commercial or industrial uses, prohibiting groundwater use, requiring adherence with a Site Management Plan, continued maintenance of the cover and periodic certification that all required items or restrictions remain in place

The proposed 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

Investigations have determined that elevated levels of metals, including arsenic 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 Remedial Work Plan and (RI/AAR) are revised as needed to describe the selected remedy, and will be made available to the public. The applicant may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC.

The applicant has developed a cleanup plan, called a "Remedial Action Work Plan." This plan describes how contamination will be addressed, with NYSDEC overseeing the work. NYSDEC presents the draft cleanup plan to the public for its review and comment during the 45-day comment period.

The draft cleanup plan calls for an expedited remedial schedule. During the remediation a section of buried pipe known as a coke gas line will be removed and one foot of cover over a demarcation layer will be placed over the entire property.

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

Background

Location:

Tecumseh Phase III-6 (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 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 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 in the southwestern portion of Phase III is the Site, a 10.89 acre, triangular shaped, non-descript, sub-parcel with no remarkable or unique features situated to the north and adjacent to Smokes Creek and west of Phase III-5. The mostly rectangular Phase III is approximately 5,500 feet long, averages 1,500 feet wide and is 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. The entire BSC site is fenced with vehicle access limited to one automatic gate.

Zoning/Use(s)

Phase III and the Site are zoned medium industrial. Surrounding uses near the site include: adjacent to the north is a steel tubing manufacturer, adjacent, to the west, a rail corridor within Parcel III-10; further west, a portion of the BSC that is a class 2 inactive hazardous waste disposal site being addressed by the responsible party; adjacent along the eastern side is sub-parcels III-5. Future use anticipates commercial and/or industrial re-use.

Historical Use(s)

Phase III-6 was formerly a portion of BSC's steel making operations. Specific processes and steel making facilities performed on or proximate to the Site included:

- Teeming aisles within the Basic Oxygen Furnace
- Mould warming
- Conveyor galleries
- Scale house and office building

Geology/Hydrology:

The entire Phase III is filled 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. Native materials are encountered from about 12 to 14 feet below ground surface.

Bedrock is Middle Devonian age, Skaneateles Formation, consisting of Levanna shale 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 with the 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 into the South Water Return Trench which parallels the eastern border of the property and flows southerly where it empties into Smokes Creek which discharges to the west into Lake Erie.

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phone: 716-823-0630

NYS DEC
Attn: Maurice Moore
270 Michigan Ave.
Buffalo, NY 14203
phone: 716-851-7220
(maurice.moore@dec.ny.gov)

Project documents are also available on the NYSDEC website at:
<http://www.dec.ny.gov/chemical/37554.html>

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.

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Tecumseh Phase III-6 Business Park Site
Site #C915199F



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