



FACT SHEET Brownfield Cleanup Program

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

Site Name: Site III-3 Tecumseh Phase III Business Park
DEC Site #: C915199C
Address: 2303 Hamburg Turnpike; Lackawanna, NY 14218
Website: http://www.dec.ny.gov/chemical/83505.html

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 (DEC) to address contamination related to the Site III-3 Tecumseh Phase III Business Park site ("site") located at 2303 Hamburg Turnpike, Lackawanna, Erie County. Please see the map for the site location.

Based on the findings of the investigation, DEC in consultation with the New York State Department of Health (DOH) has determined that the site does not pose a significant threat to public health or the environment.

How to Comment

DEC is accepting written comments about the proposed plan for 45 days, from October 29, 2015 through December 14, 2015. The proposed plan is available for public review at the location(s) identified below under "Where to Find Information." Please submit comments to the DEC project manager listed under Project Related Questions in the "Who to Contact" area below.

Draft Remedial Investigation Alternatives Analysis Report

The proposed cleanup plan is described in the draft Remedial Investigation Alternatives Analysis Report prepared for the site. The proposed remedy consists of:

- Covering all exposed soils with one foot of cover over a demarcation layer;
Covering an area said to contain asbestos containing material (ACM) with two feet of cover over a demarcation layer;
Placing restrictions on the property restricting use to commercial or industrial uses and prohibiting occupied development on the suspected ACM area;
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 proposed remedy was developed by Tecumseh Redevelopment, Inc. ("applicant(s)") 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, cadmium and lead, 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 greatly impacted within the Site, and groundwater throughout the entire Tecumseh Business Park is restricted from use without further treatment. It is also believe that ACM was disposed in a portion of the site.

Next Steps

DEC will consider public comments, revise the plan as necessary, and issue a final Decision Document. New York State Department of Health (DOH) must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The Remedial Investigation Alternatives Analysis Report and the final Decision Document will 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 DEC and DOH.

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

Background

Location:

Tecumseh Phase III-3 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 141.11-1.111. 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 southern portion of Phase III the Site is a 9.18 acre, irregularly shaped, sub-parcel located to the north of sub-parcel Phase III-2. Approximately one third of the site is a rectangular area identified with signs warning of the presence of Asbestos Containing Material (ACM).

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:

The Site is zoned medium industrial. Surrounding uses specific to the site include: adjacent and to the south and west is a lumber transfer facility, further south is metals recycling facility further to the west is vacant land that was mined for slag, and to the north is Smokes Creek and sub-parcel Phase III-4.

Past Use of the Site:

Phase III was formerly a portion of BSC's steel making operations. Specific steel making facilities on or proximate to the Site that contributed to soil impacts included:

- Rail corridor and roadway
- Soaking Pit Building

Future use anticipates commercial or industrial re-use.

Site Geology and 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 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 retention or surface runoff, as most of the precipitation seeps into the highly permeable slag/soil fill. Any surface waters would tend to flow toward 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 DEC's website at <http://www.dec.ny.gov/chemical/83505.html> and <http://www.dec.ny.gov/cfmx/extapps/derexternal/haz/details.cfm?pageid=3&progno=C915199C>.

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 locations to help the public stay informed.

Lackawanna Public Library
Attn: Jennifer Hoffman
560 Ridge Road
Lackawanna, NY 14218
716-823-0630

NYS DEC Region 9
Attn: Maurice Moore
270 Michigan Ave.
Buffalo, NY 14203
716-851-7220
maurice.moore@dec.ny.gov

Project documents are also available on the DEC website at:

<http://www.dec.ny.gov/chemical/83505.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.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.

DEC 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-3 Business Park Site
Site #C915199C

