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ERIE COUNTY LEGISLATURE
92 Franklin Street - 4th Floor
Buffalo, New York 14202

TO: Members of the Erie County Legislature

FROM: Karen M. McCarthy, Clerk

DATE: October 31, 2016

SUBJECT New York State Department of Environmental Conservation Documents Received

The following documents were submitted by the New York State Department of Environmental Conservation (NYSDEC):

Comments on proposed remedies to address contamination related to the Tecumseh Phase II Business Park site located at 2303 Hamburg Turnpike, Lackawanna are being accepted from October 19, 2016 through December 2, 2016.

Thank you.

Department of Environmental Conservation

October 2016

FACT SHEET

Brownfield Cleanup Program

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

Site Name: Tecumseh Phase II Business Park
DEC Site #s: C915198, C915189B, C915198C, C915198E, C915198F, C915198G, C915198H, C915198I, C915198J, C915198K & C915198L

Have questions? See "Who to Contact" Below

Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on proposed remedies being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to address contamination related to the Tecumseh Phase II 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."

The cleanup activities will be performed and funded by Tecumseh Redevelopment, Inc. (applicant) with oversight provided by NYSDEC. When NYSDEC is satisfied that cleanup requirements have been achieved, the applicant may be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

Based on the findings of the investigation, NYSDEC, in consultation with the New York State Department of Health (NYSDOH) has determined that, although there are some elevated concentrations of contaminants in soil, the site does not pose a significant threat.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:
http://www.dec.ny.gov/cfmx/extapps/derexternal/haz/details.cfm?pageid=3&progno=C915199

How to Comment

NYSDEC is accepting written comments about the proposed cleanup plan for 45 days, from **October 19, 2016** through **December 2, 2016**. The draft Remedial Investigation/Alternatives Analysis Report (RI/AAR) containing the proposed site remedy 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.

The proposed remedy consists of:

Excavation of "hotspot" locations containing metals, such as arsenic and lead, which significantly exceed the NYSDEC's soil cleanup objectives (SCOs) for commercial use as well as areas of grossly contaminated material, identified as soil/fill with significant visual and/or odor impacts from petroleum contamination.

A cover will be placed over the entire site that will consist of a minimum of 1 foot of material meeting commercial use SCOs and/or hardscape, typically asphalt, crushed stone or concrete.

Groundwater on the site displays areas with localized petroleum impacts typically near areas targeted for soil or waste removals. The removal of these sources will mitigate the localized petroleum impacts to the groundwater.

Institutional control in the form of an Environmental Easement is in place requiring the following: use of the property is restricted to commercial and industrial uses; groundwater use is prohibited unless treated; compliance with a master Site Management Plan (SMP) that has been developed which requires periodic review and certification of the institutional and engineering controls.

Summary of the Investigation

Investigations have determined that high levels of metals, including arsenic and lead, associated with manufacturing processes typical of the steelmaking industry exist within the soil at the site. Also, widespread use of oils, greases and burning of fossil fuels has impacted the majority of site soils with petroleum products and semi-volatile organic compounds (SVOCs), including polycyclic aromatic hydrocarbons, more commonly known as PAHs.

Groundwater is impacted by metals and the presence of localized petroleum releases from former site activities. Groundwater throughout the entire Tecumseh Business Park is restricted from use without further treatment.

Next Steps

NYSDEC will consider public comments received on the proposed remedy presented in the draft RI/AAR and ultimately issue a final Decision Document. The New York State Department of Health (NYSDOH) must also concur with the remedy. The final Remedial Work Plan (with revisions if necessary) and the Decision Document 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 NYSDEC and NYSDOH.

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

Background

Location:

Tecumseh Phase II Business Park area is comprised of 12 sub-parcels. Phase II is located at 2303 Hamburg Turnpike in the City of Lackawanna. 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 and south of the Tecumseh Phase I Business Park, and east of the remaining former Bethlehem Steel property and Lake Erie.

Site Features:

The mostly rectangular Phase II is approximately 5,800 feet long, averages 1,250 feet wide and is 142.5 acres in size. Bisected by Smokes Creek, Phase II is flat, covered with slag fill and remnants of former steel manufacturing buildings and foundations. Most of the business park is vegetated with grass, shrubs and poplar trees. 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: adjacent to the west is Tecumseh Business Park III, currently being used as the NDS Lumber Transfer Facility, a solar panel farm (Steel Sun) and the Welded Tube pipe manufacturing facility. To the east is Route 5 beyond which are former buildings of the Bethlehem Steel plant currently used as miscellaneous operations and storage and the "Old First Ward" residential area. Future use anticipates commercial or industrial re-use.

Past Use of the Site:
Formerly Phase II was a portion of BSC's steelmaking operations. Specific processes and steelmaking facilities performed on or proximate to the site included:

- Bar Mills
- Motor room
- Transfer beds
- Carpenter shop
- Scrap drop

Site Geology and Hydrology:
The entire Phase II area is filled with between two to eight feet of steel and iron-making slag as well as other fill material. Underlying the fill are lacustrine silts and clays. Native materials are encountered from about 7 to 11 feet below ground surface. Bedrock varies from about 34 feet deep in the northwestern corner of the site to 45 feet deep 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 flowing westerly and northerly toward Lake Erie.

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

NYSDEC – Region 9
Attn: Maurice Moore
270 Michigan Ave.
Buffalo, NY 14203
Phone: (716)851-7220
(maurice.moore@dec.ny.gov)

Selected 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

Call for an appointment

Site-Related Health Questions
Sara Bogardus
New York State Department of Health
Corning Tower, Room 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 Business Park Site
+/- 142.5 ac.
Google earth
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Image NOAA
2000 ft
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