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New York State Department of Environmental Conservation

FACT SHEET

Brownfield Cleanup Program

*Receive site fact sheets by *email*. See **For More Information** to learn how.

Site Name: Site III-7&8 Tecumseh Phase III Business Park
DEC Site #: C915199G and C915199H
Site Address: 1951 Hamburg Turnpike; Lackawanna, NY 14218

March 2013

Have questions? See **Who to Contact** below

Tecumseh Update: Remedy Proposed for Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by New York State Department of Environmental Conservation (DEC) to address contamination related to the sites III-7 and III-8 Tecumseh Phase III Business Park ("sites") located at 1951 Hamburg Turnpike, Lackawanna, Erie County. Please see the map for the **Sites' Locations**. Documents related to the cleanup of this site can be found at the locations identified below under **Where to Find Information.**

Based on the findings of the investigation, DEC in consultation with New York State Department of Health (DOH) has determined that the sites' threat status is not significant.

How to Comment

DEC is accepting written comments about the proposed plan for 45 days, from **March 25, 2013** through **May 8, 2013**. The proposed plan is available for public review at the locations 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 Work Plan and Proposed Decision Document

The cleanup plan is described in DEC's Proposed Decision Document, which is based on a more detailed "Remedial Work Plan". The proposed remedy consists of:

Remedy for III-7: This remedy includes removal of contaminated soils determined to be a source for degradation to the environment e.g. soils containing petroleum product or elevated arsenic. Upon removal of the material and with completion of the current construction of a manufacturing facility, remaining exposed soils will be covered with a one foot of clean soil 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.

Remedy for III-8: This remedy includes removal of contaminated soils determined to be a source for degradation to the environment e.g. soils containing petroleum product or elevated arsenic. Upon removal of the material remaining exposed soils will be covered with a one foot of clean soil 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. and Welded Tube USA Realty, LLC ("applicants") after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP).

Next Steps

DEC will consider public comments, revise the plan as necessary, and issue a final Decision Document. After approval, the proposed remedy becomes the selected remedy. The draft Remedial Work Plan and Proposed Decision Document are revised as needed to describe the selected remedy, and will be made available to the public. The applicants will design and perform the cleanup action to address the site contamination, with oversight by DEC.

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

Background

Prior to Remediation: Widespread exceedances of unrestricted use site cleanup objectives (SCOs) are common in the soil and fill. Based upon investigations conducted to date, the primary contaminants of concern for soils at the Tecumseh Phase III-7 and III-8 site are metals, including arsenic and lead. The nature and extent of metals contamination is consistent with the former site use as a steel manufacturing facility. Contaminants of concern to a lesser extent are semi-volatile organic compounds (SVOCs) including polycyclic aromatic hydrocarbons (PAHs). PAHs are usually associated with those activities that include burning of fossil fuels and heavy rail use, both of which were ubiquitous at the former steel mill.

Groundwater was sampled and low levels of PAHs exceeding the groundwater quality standards (GwQS) including naphthalene and benzo(a)anthracene were present in one of the on-site monitoring wells. Test pit data surrounding the monitoring well did not indicate a source area(s) near this well.

Groundwater is not used at the site and deed restricted from use for either potable or non-potable purposes without treatment. The site does not pose a significant threat to the closest surface water.

Location: The Tecumseh Phase III-7 is one of 10 sub-parcels comprising the Tecumseh Phase III Business Park (Phase III). Phase III is located at 1958 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 141.11-1.111. 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.

Tecumseh Phase III-8 is one of 10 sub-parcels comprising the Tecumseh Phase III Business Park (Phase III) located at 1958 Hamburg Turnpike in the City of Lackawanna, New York. Situated in a former industrial area, Phase III is part of a larger property that once included the Bethlehem Steel Company (BSC) identified on the Erie County Tax maps as SBL 141.11-1.111. Phase III is located to

the west of Route 5 and the Tecumseh Phase II Business Park, to the south of Gateway Metroport and east of the remaining Former Bethlehem Steel Property.

Site Features: Centrally located within Phase III is Phase III-7, a 39.23 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 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.

Phase III-8 is a smaller 5.92 acre, rectangular, sub-parcel centrally located within Phase III. Along the northern and eastern side of the Site is sub-parcel III-9 and to the south is sub-parcel III-7.

Zoning/Use: Phase III and the Site are zoned medium industrial. Surrounding uses near the site include: 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 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 sub-parcels III-5 and III-6. Future use anticipates industrial re-use.

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

- Open Hearth Furnaces
- Basic Oxygen Furnace
- Mold Warming and Preparation
- Electrical Substations
- Wastewater Treatment

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

DEC's website at http://www.dec.ny.gov/chemical/69841.html and at http://www.dec.ny.gov/cfmx/extapps/derexternal/haz/details.cfm?pageid=3&progno=C915199G and http://www.dec.ny.gov/cfmx/extapps/derexternal/haz/details.cfm?pageid=3&progno=C915199H.

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.

Sites' Location

Where to Find Information

Public interest in this project is valued and appreciated. Project documents are available at the following location to help the public stay informed. For more information about the BCP, visit: http://www.dec.ny.gov/chemical/8450.html.

NYS DEC Region 9 Office
270 Michigan Avenue
Buffalo, New York 14203
716-851-7220
(Call for appointment)

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

Who to Contact

Comments and questions are always welcome and should be directed as follows:

Project Related Questions:
Maurice Moore
NYS DEC, DER
270 Michigan Ave
Buffalo, NY 14203-2915
716-851-7220
mfmoore@gw.dec.state.ny.us

Site-Related Health Questions:
Matthew Forcucci
NYS DOH
584 Delaware Ave
Buffalo, NY 14202-1295
716-847-4501
beei@health.state.ny.us

Project Related Questions:
Thomas Forbes, P.E.
Turnkey, LLC
2558 Hamburg Turnpike
Suite #300
Buffalo, NY 14218
(716) 856-0599
TForbes@benchmarkturnkey.com

For More Information

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. You may continue also to receive paper copies of site information for a time after you sign up with a county listserv, until the transition to electronic distribution is complete.

Note: Please disregard if you already have signed up and received this fact sheet electronically.