



**UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION III
1650 Arch Street
Philadelphia, Pennsylvania 19103-2029**

SUBJECT: Tecumseh Redevelopment Inc.
100 Maynard Street, Williamsport, PA 17701
EPA ID: PAD003053758

DATE: 09/30/2021

Long-term Stewardship Assessment

FROM: Priscilla Ortiz Carrero, Project Manager (3LD20)

TO: Long Term Stewardship File for Tecumseh Redevelopment Inc.
RCRA Corrective Action Branch 2 (3LD20)

Remedy Review Summary:

EPA's Final Decision and Response to Comments (FDRTC) dated August 24, 2017 requires Tecumseh Redevelopment Inc., located at 100 Maynard Street, Williamsport, PA 17701 (Facility), to implement the final remedy selected in the FDRTC which includes land and groundwater use restrictions to prevent human exposure to contaminants at the Facility through an Environmental Covenant pursuant to the Pennsylvania Uniform Environmental Covenants Act, 27 Pa. C.S. Sections 6501-6517. FDRTC also states that the Facility shall continue to comply with the terms and conditions of the Pennsylvania Department of Environmental Protection (PADEP) Permit for Hazardous Waste Facility Post-Closure.

Document Review:

The most recent satellite aerial image of the facility 2020 (Google Maps 2021) shows that property use has not changed since the FDRTC or recording of the environmental covenant.

The Facility consists of six closed disposal units: three surface impoundments and three sludge drying beds. All three impoundments were closed as hazardous waste units. The area is secured by a fence with a locking gate. The drying beds were closed as non-hazardous waste units. Groundwater monitoring has been conducted in the impoundments area since 1989 with a data showing a trend of decreasing of contaminants concentrations since 1991. Most recent sampling conducted in 2017 demonstrated that only two contaminants were above EPA's drinking water screening levels: iron and manganese (with maximum detected concentrations of 35.4 mg/L and 6.4 mg/L, respectively).

Background:

Tecumseh Redevelopment Inc. is located at the foot of Campbell Street in Williamsport, Lycoming County, Pennsylvania. The Facility was formerly owned by Bethlehem Steel Corporation (Bethlehem Steel) which purchased the property from the Williamsport Wire Rope Company in 1937. At that time the property included both the Disposal Area and the Bethlehem Steel Wire Rope manufacturing plant. The manufacturing plant is located north of the Disposal Area across a railroad track and service road. Bethlehem Steel manufactured wire, wire rope and strand at the Bethlehem Steel Wire Rope manufacturing

plant. The Disposal Area was used for the disposal of waste generated at the manufacturing plant. In July 1989, the manufacturing plant was sold to the current owner, Wire Rope Works, Inc. Bethlehem Steel retained ownership of the Disposal Area. Tecumseh Redevelopment, the current owner of the Disposal Area acquired the Facility in 2003.

Documents Reviewed:

Statement of Basis dated June 2017

FDRTC dated August 2017

Environmental Covenant dated April 2018

Geospatial PDF Site Map

Corrective Action Post Closure Permit dated August 2017



Institutional Control/Engineering Control
Corrective Action Remedy Summary

Facility Name	Tecumseh Redevelopment Inc.			
Address	100 Maynard Street, Williamsport, PA 17701			
EPA ID Number	PAD003053758			
Are there restrictions or controls that address:	Yes	No	Area(s)	Description of restrictions, controls and mechanism
Groundwater Use	X		Entire Facility	Groundwater at the Facility shall not be used for any purpose, including, but not limited to, use as a potable water source, other than to conduct the maintenance and monitoring activities required by PADEP and/or EPA.
Residential Use	X		Entire Facility	The Facility shall not be used for residential purposes.
Excavation	X		Entire Facility	All earth moving activities at the Facility, including excavation, drilling and construction activities, shall be conducted in a manner such that the activity will not pose a threat to human health or the environment, or adversely affect or interfere with the requirements of the Post-Closure Permit. No such activities shall take place at the Facility unless PADEP provides prior written approval.
Vapor Intrusion		X		
Capped Area(s)	X		Disposal Area	The Facility shall not be used in any way that will adversely affect or interfere with the integrity and protectiveness of the cap over the disposal units, unless it is demonstrated to PADEP that such use will not pose a threat to human health or the environment and PADEP provides prior written approval for such disturbance.
Other Engineering Controls		X		
Other Restrictions	X		Entire Facility	No new wells shall be installed at the Facility unless it is demonstrated to PADEP that such wells are necessary to perform post closure activities and PADEP provides prior written approval to install such wells.