



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

Lakeside Village Apartments

65-67 Lake Avenue
Lancaster, NY 14086

SITE No. C915344

NYSDEC REGION 9

March 2022

Where to Find Information

Access project documents through the
DECinfo Locator

<https://www.dec.ny.gov/data/DecDocs/C915344/>
and at these location(s):

Lancaster Library

5466 Broadway
Lancaster, NY 14086
716-683-1120

Who to Contact

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

Project-Related Questions

Benjamin McPherson, Project Manager
NYSDEC
270 Michigan Avenue
Buffalo, NY 14203
716-851-7220
benjamin.mcpherson@dec.ny.gov

Project-Related Health Questions

Sara Bogardus
NYSDOH
Empire State Plaza
Corning Tower, Room 1787
518-473-9800
bee@health.ny.gov

For more information about New York's
Brownfield Cleanup Program, visit:
www.dec.ny.gov/chemical/8450.html

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), in consultation with the New York State Department of Health (NYSDOH), to address contamination related to the Lakeside Village Apartments site ("site") located at 65-67 Lake Avenue, Lancaster, Erie County. Please see the map for the site location.

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

How to Comment: NYSDEC is accepting written comments about the proposed plan, called a "Remedial Investigation/Alternatives Analysis Report (RI/AAR)" for 45 days, from **March 23 through May 7, 2022**.

- Access the RIAAR and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C915344/>.
- Documents also are available at the location(s) identified at left under "Where to Find Information."
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area at left.

Draft Remedial Work Plan: The proposed Track 2 restricted-residential remedy consists of:

- Excavation and off-site disposal of contaminated soil from ground surface to the top of the water table to remove the source of groundwater contamination;
- Treating contaminated groundwater through injection of chemical oxidants into the groundwater;
- If a Track 2 cleanup is not feasible, evaluation of existing soil cover or placement of a cover system, including a demarcation layer over areas without hardscape (buildings, asphalt or concrete) to address remaining contamination;
- Importing clean material that meets the established soil cleanup objectives (SCOs) for use as backfill;
- Continued operation of sub-slab depressurization systems in two on-site buildings to prevent soil vapor intrusion of contaminated vapors; and
- Recording of an Environmental Easement to ensure proper use of the site and that the remedy remains effective.

BROWNFIELD CLEANUP PROGRAM

The proposed remedy was developed by 65 Lake Avenue LLC (“applicant”) after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP). The RI/AAR, which describes the results of the site investigation, is available for review at the locations identified on Page 1.

Next Steps: NYSDEC will consider public comments, revise the cleanup plan as necessary, and issue a final Decision Document. NYSDOH must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The applicant 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.

Site Description: The 1.18-acre site is bordered by residential properties to the north, south and west. Lake Avenue is directly east of the site, with additional residential property beyond the street. The site is currently developed with four apartment buildings. Following remedial action, the site will continue to be used for apartments. Previously, the site had been used as drycleaner or was vacant.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C915344) at:
<https://www.dec.ny.gov/cfm/xtapps/derexternal/index.cfm?pageid=3>

Summary of the Investigation: The primary contaminants of concern at the site are chlorinated volatile organic compounds

(VOCs) related to dry cleaning. VOCs have been detected above standards in soil, groundwater, sub-slab soil vapor, and on-site indoor air.

VOC impacts to on-site buildings have been mitigated. The mitigation systems will be part of the final remedy.

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 may include recreation, housing, business or other uses. A brownfield site is any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

For more information about the BCP, visit:
<https://www.dec.ny.gov/chemical/8450.html>

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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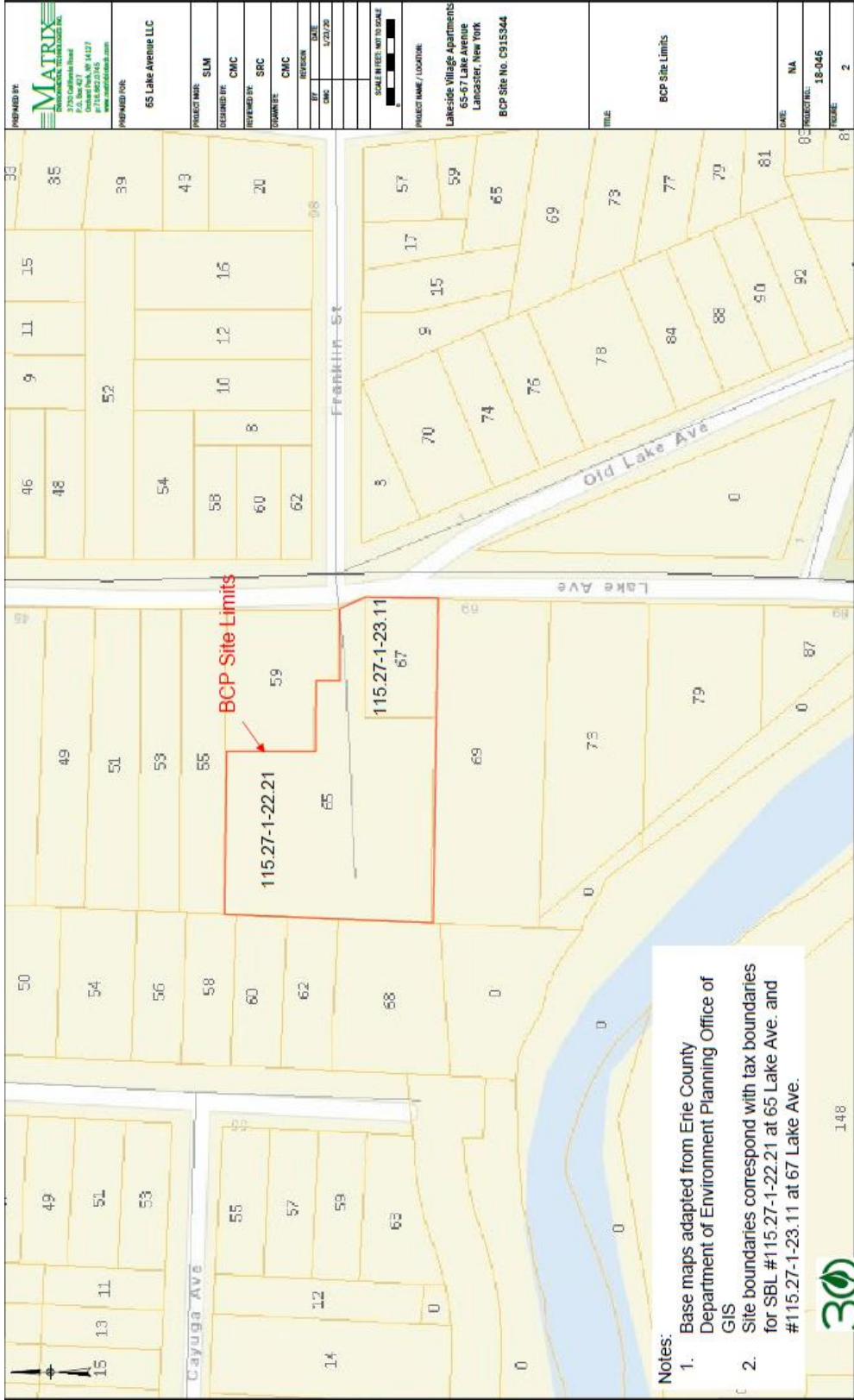
Sign up to receive site updates by email:
www.dec.ny.gov/chemical/61092.html

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

DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites: <https://www.dec.ny.gov/pubs/109457.html>

Site Location





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