



**Department of  
Environmental  
Conservation**

# FACT SHEET

## Brownfield Cleanup Program

**Lakeside Village Apartments  
65-67 Lake Avenue  
Lancaster, NY 14086**

**August 2023**

**SITE No. C915344  
NYSDEC REGION 9**

### Where to Find Information

Access project documents through the DECinfo Locator and at these location(s):  
<https://www.dec.ny.gov/data/DecDocs/C915344/>

**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  
700 Delaware Avenue  
Buffalo, NY 14209  
716-851-7220  
[benjamin.mcpherson@dec.ny.gov](mailto:benjamin.mcpherson@dec.ny.gov)

**Project-Related Health Questions**  
Sara Bogardus  
NYSDOH  
Empire State Plaza  
Corning Tower, Room 1787  
518-473-9800  
[beei@health.ny.gov](mailto:beei@health.ny.gov)

**For more information about New York's  
Brownfield Cleanup Program, visit:**  
[www.dec.ny.gov/chemical/8450.html](http://www.dec.ny.gov/chemical/8450.html)

## Environmental Cleanup to Begin at Brownfield Site

Action is about to begin that will 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. The cleanup activities will be performed by 65 Lake Avenue LLC ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has determined that the Remedial Action Work Plan (RAWP) protects public health and the environment and has approved the plan.

- Access the approved RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C915344/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

Remedial activities are expected to begin in September 2023 and last approximately 2-3 months.

**Highlights of the Upcoming Cleanup Activities:** The goal of the cleanup action for the site is to achieve cleanup levels that protect public health and the environment. The key components of the remedy are:

- Excavation and off-site disposal of contaminated soil to remove the source of groundwater contamination;
- Treating contaminated groundwater through injection of chemical oxidants into the groundwater;
- Installation of a soil vapor extraction system in the excavation footprint to remove residual contaminants from the soil;
- 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.

A site-specific health and safety plan (HASP) and a Community Air Monitoring Plan (CAMP) will be implemented during remediation activities. The HASP and CAMP establish procedures to protect on-site workers and residents and includes required air monitoring as well as dust and odor suppression measures.

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**Next Steps:** After the applicant completes the cleanup activities, they will prepare a Final Engineering Report (FER) and submit it to NYSDEC. The FER will describe the cleanup activities completed and certify that cleanup requirements have been achieved or will be achieved.

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the Final Engineering Report. NYSDEC will then issue a Certificate of Completion to the applicant. The applicant would be able to redevelop the site in conjunction with receiving a Certificate of Completion. In addition, the applicant would be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

NYSDEC will issue a fact sheet that describes the content of the Final Engineering Report. The fact sheet will identify any institutional controls (for example, environmental easements) or engineering controls (for example, a site cover) necessary at the site in relation to the issuance of the Certificate of Completion.

**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/external/derexternal/index.cfm?pageid=3>

**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 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.*

## Stay Informed With DEC Delivers

Sign up to receive site updates by email:

[www.dec.ny.gov/chemical/61092.html](https://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>

# BROWNFIELD CLEANUP PROGRAM

## Site Location





## Translation Available. Don't see your language? Ask!

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Contact: Benjamin McPherson, 716-851-7220, [benjamin.mcpherson@dec.ny.gov](mailto:benjamin.mcpherson@dec.ny.gov)