

Lakeside Village Apartments Site

Brownfield Cleanup Program

Site No. C915344

Lancaster, Erie County



Department of
Environmental
Conservation

September 2025

Notice of Availability: Explanation of Significant Difference

The New York State Department of Environmental Conservation (NYSDEC) announces that it has issued the Explanation of Significant Difference (ESD) for the Lakeside Village Apartments Site ("site") located at 65-67 Lake Avenue, Village of Lancaster, Erie County, NY. Please see the map for the site location.

The ESD presents changes to the cleanup plan selected in the May 2022 Decision Document (DD) to address contamination related to the site and why the changes were made.

How to Access

The Explanation of Significant Difference and other project documents can be accessed through:

- The DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C915344/>.
- Documents also are available at the location(s) identified under "Where to find information."

Explanation of Significant Difference

NYSDEC issues an ESD if the change is significant but not fundamental. There is no fundamental change from the original remedy selected in the 2022 DD, however, under the ESD a Multi-Track Remedy will now be completed. This change is necessary to address administrative and technical issues that have arisen during implementation of the remedial program. Most of the site will remain a Track 2 cleanup but a 0.05-acre Track 1 area and a 0.04-acre Track 4 area will be attained in portions of the site. In the Track 4 area a soil vapor extraction system has been installed to address soil contamination that is not easily removed by excavation due to an active utility corridor. These changes maintain the same level of protection of public health and the environment as the original remedy. The following is a summary of the cleanup plan described in the DD, including the ESD modifications noted above:

- A remedial design program will be implemented to provide the details necessary for the construction, operation, optimization, maintenance, and monitoring of the remedial program. Green remediation principles and techniques will be implemented to the extent feasible in the design, implementation, and site management of the remedy as per DER-31;
- [new] Designation of a 0.05-acre portion of the site as meeting Track 1 criteria where a NYS Flood Control Easement is already in place;
- 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;
- [new] Operation of a soil vapor extraction system to remove volatile organic compounds from subsurface soils near a utility corridor;
- Treating contaminated groundwater through injection of chemical oxidants into the groundwater;
- [modified] In the Track 4 area, placement of a cover system 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
- [modified] Recording of an Environmental Easement in the Track 2 and Track 4 areas to ensure proper use of the site and that the remedy remains in place and effective.

Site Description

The 1.18-acre Lakeside Village Apartments site is located in a suburban residential area and is addressed as 65 and 67 Lake Avenue in the Town of Lancaster, Erie County. The site is bound to the north, west, and south by single family homes and apartment buildings and to the east by Lake Avenue and additional residential properties. A four-unit apartment building constructed in 1903 and three two-story town home apartment buildings ranging in size from 5,600 square feet to 8,560 square feet are present at the site. The central portion of the site is a paved parking area with landscaped and grassy areas. Areas behind the apartments consist of grassy areas and small vegetation.

Historical reports and Sanborn maps indicate that a portion of the site was utilized as a dry cleaner from at least 1949 through approximately 1980. The former dry-cleaning building was demolished by 1995. The three townhome buildings were constructed in 2006. The apartment building at 67 Lake Avenue has been utilized for residential purposes since construction in 1903. Reports also identified one tank installed on-site in 1958. The location and status of the tank has not been determined but would most likely have been located on the eastern portion of the site, based upon the nature of historical site development.

Summary of the Investigation

The contaminants of concern at the site are chlorinated volatile organic compounds (VOCs) related to former dry-cleaning operations. Volatile organic compounds have been detected above standards in soil, groundwater, sub-slab soil vapor, and on-site indoor air.

Impacts to on-site buildings have been mitigated and are part of the final remedy.

There is no redevelopment planned for this site as the townhomes/apartments currently present will remain in use. The majority of the site (Track 2 and Track 4 areas) will be remediated to meet restricted-residential criteria, with the remainder of the site allowing for unrestricted use (the Track 1 area).

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://appfactory.dec.ny.gov/DERExternalSearch/ERDSearch>

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://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield>

Stay Informed with DEC Delivers

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.

Sign up to receive site updates by email:

<https://dec.ny.gov/environmental-protection/site-cleanup/regional-remediation-project-information/environmental-cleanup-email-newsletters>

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://dec.ny.gov/maps/interactive-maps/decinfo-locator>

CONTACT INFORMATION

Project-Related Questions

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Project-Related Health Questions

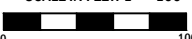
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WHERE TO FIND INFORMATION

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

Lancaster Library

5466 Broadway
Lancaster, NY 14086
Call for hours: (716) 683-1120

FIGURE: ESD FIGURE 1	TITLE: Site Location Map	PROJECT NAME / LOCATION: Lakeside Village Apartments 65-67 Lake Avenue Lancaster, New York BCP Site No. C915344	REVISION		PROJECT MGR: SLM	PREPARED FOR: 65 Lake Avenue LLC	PREPARED BY: MATRIX ENVIRONMENTAL TECHNOLOGIES INC. 3730 California Road P.O. Box 427 Orchard Park, NY 14127 p:716.662.0745 www.matrixbiotech.com
DATE: N/A			BY CMC	DATE 6/15/24	DESIGNED BY: CMC		
PROJECT NO.: 18-046					REVIEWED BY: SRC		
			SCALE IN FEET: 1" = 100' 		DRAWN BY: CMC		





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