

(Fact Sheet Begins Next)

Act Now to Continue Receiving Information About This Site!

DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites electronically by email.

If you would like to continue to receive information about the contaminated site featured in this fact sheet:

You must sign up for the DER email listserv:

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

DER cannot register your email address - only the email address owner can do so. If you already have signed up for the listserv for the county in which the site is located, you need do nothing.



Why You Should Go “Paperless”:

- Get site information faster and share it easily;
- Receive information about all sites in a chosen county - read what you want, delete the rest;
- It helps the environment and stretches your tax dollars.

If “paperless” is not an option for you, call or write to the DER project manager identified in this fact sheet. Indicate that you need to receive paper copies of fact sheets through the Postal Service. Include the site name in your correspondence. The option to receive paper is available to individuals only. Groups, organizations, businesses, and government entities are assumed to have email access.

Lakeside Village Apartments Site

Brownfield Cleanup Program
Site No. C915344
Lancaster, Erie County



Department of
Environmental
Conservation

December 2025

NYSDEC Certifies Cleanup Requirements Achieved at Brownfield Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address contamination related to the Lakeside Village Apartments site (“site”) located at 65-67 Lake Avenue, Village of Lancaster, Erie County, under New York State’s Brownfield Cleanup Program have been met. Please see the map for the site location.

The cleanup activities were performed by 65 Lake Avenue LLC (“applicant”) with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has approved a Final Engineering Report (FER) and issued a Certificate of Completion (COC) for the site.

- Access the approved FER, Notice of COC and other project documents online 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.”

Completion of the Project

The following activities have been completed to achieve the cleanup action objectives:

- Excavation – Excavation and off-site disposal of about 1,070 tons of non-hazardous and 2.48 tons of hazardous soil impacted with chlorinated solvents. Clean fill was brought in to replace the excavated soil and to establish the design grades at the site.
- *In Situ* Chemical Oxidation (ISCO) – The contaminated groundwater plume was remediated using ISCO, which is effective at degrading chlorinated volatile organic compounds (VOCs) dissolved in groundwater.
- Soil vapor extraction (SVE) – SVE is a technology used to treat VOCs in the soil. VOCs removed from the subsurface are captured within horizontal extraction wells and discharge to the atmosphere.
- Sub-Slab Depressurization System (SSDS) – Exposure to chlorinated VOCs in two apartment buildings are mitigated by continued operation and maintenance of the SSDS (similar to a radon mitigation system). The SSDS is designed to maintain a negative pressure in the sub-slab to prevent vapor intrusion into the buildings.
- Site Cover System – Exposure to remaining contamination in soil/fill is prevented by a cover system comprising of asphalt pavement and clean soil fill placed over the Track 4 cleanup area.
- Development of a Site Management Plan (SMP) for long-term management of remaining contamination as required by the Environmental Easement, including plans for: (1) Institutional and Engineering Controls (IC/ECs); (2) monitoring; (3) operation and maintenance; and (4) reporting.
- Recording of an Environmental Easement to control land use and prevent future exposure to any contamination remaining at the site.

Final Engineering Report Approved

NYSDEC has approved the FER, which:

- 1) Describes the cleanup activities completed.
- 2) Certifies that cleanup requirements have been achieved for the site.
- 3) Describes any institutional/engineering controls to be used. An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction, when contamination left over after the cleanup action makes the site suitable for some, but not all uses. An *engineering control* is a physical barrier or method to manage contamination such as a cap or vapor barrier.
- 4) Certifies that a site management plan for any engineering controls used at the site has been approved by NYSDEC.

The following institutional controls have been put in place on the site:

- Site Management Plan
- Groundwater Use Restriction
- Land Use Restriction
- Environmental Easement

The following engineering controls have been put in place on the site:

- Cover System
- Soil Vapor Extraction System (SVE)
- Sub-Slab Depressurization System (SSDS)

Next Steps

With its receipt of a COC, the applicant(s) is eligible to redevelop the site. In addition, the applicant is eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site. A COC may be modified or revoked if, for example, there is a failure to comply with the terms of the order or agreement with NYSDEC.

Site Description

The 1.22-acre site is located at 65-67 Lake Avenue and is bordered to the north, west, and south by either single family homes or apartment buildings, and to the east by Lake Avenue and additional residential properties. The site is currently developed with four two-story apartment buildings. Cayuga Creek is located approximately 260 feet southwest of the site. Previously, the site has been used as a laundromat and drycleaner from approximately 1949 to 1980.

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) has been 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

Attn: Kara Stock

5466 Broadway

Lancaster, NY 14086

(716) 683-1120

FIGURE: 1	TITLE: Site Location Map	PROJECT NAME / LOCATION: Lakeside Village Apartments 65-67 Lake Avenue Lancaster, New York BCP Site No. C915344	REVISION BY CMC DATE 6/15/24	PROJECT MGR: SLM DESIGNED BY: CMC	PREPARED FOR: 65 Lake Avenue LLC	PREPARED BY: MATRIX ENVIRONMENTAL TECHNOLOGIES INC. 3730 California Road P.O. Box 427 Orchard Park, NY 14217 p:716.662.0745 www.matrixbiotech.com
DATE: N/A				REVIEWED BY: SRC		
PROJECT NO.: 18-046				DRAWN BY: CMC		



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简体字 Simplified Chinese	如需将此文件翻译成您偏好的语言，请与以下人员联系。翻译服务免费。
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বাঙালি Bengali	এই নথিটি আপনার পছন্দের ভাষায় অনুবাদ করার অনুরোধ করতে, অনুগ্রহ করে নীচে উল্লিখ করা ব্যক্তির সাথে যোগাযোগ করুন। অনুবাদের জন্য কোন অর্থ লাগবে না।
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