

**NEW YORK STATE  
DEPARTMENT OF**



**ENVIRONMENTAL  
CONSERVATION**

**Where to Find Information:**

*Project documents are available at the following location(s) to help the public stay informed.*

**Bronx Library Center**

310 East Kingsbridge Road  
Bronx, NY 10458  
Call for hours: (718) 579-4244

**Bronx Community Board 7**

229-A East 204<sup>th</sup> St  
Bronx, NY 10458  
Call in advance: 718-993-5650

**NYSDEC, Region 2 Office**

47-40 21st Street  
Long Island City, NY 11101  
Call in advance: (718) 482-4900  
Hours: Mon. to Fri. 8AM to 4 PM

**Who to Contact:**

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

**Project Related Questions**

Dana Mecomber, Project Manager  
NYSDEC, Region 2 Office  
47-40 21st Street  
Long Island City, NY 11101  
(718) 482-7541  
[dana.mecomber@dec.ny.gov](mailto:dana.mecomber@dec.ny.gov)

**Public Health questions:**

Dawn Hettrick  
NYSDOH  
Empire State Plaza  
Corning Tower Room 1787  
Albany, NY 12237  
(518) 402-7860  
[beeji@health.ny.gov](mailto:beeji@health.ny.gov)

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

**FACT SHEET #6**

**Brownfield Cleanup Program**

**January 2015**

**Former Nessen Lamps Site  
(aka PS 51X)  
3200 Jerome Avenue  
Bronx, NY 1046**

**SITE No. C203061  
NYSDEC REGION 2**

**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 Former Nessen Lamps (aka PS 51X) site ("site") located at 3200 Jerome Avenue in the Bronx under New York State's Brownfield Cleanup Program have been or will be met. Please see the map for the site location.

The cleanup activities were performed by The Rinzler Family Limited Partnership ("Volunteer") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has approved a Final Engineering Report and issued a Certificate of Completion for the site. Copies of the Final Engineering Report and Notice of the Certificate of Completion 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 remedial action objectives:

- Excavation and proper off-site disposal of approximately 350 cubic yards of trichloroethylene (TCE) and petroleum-impacted soil beneath the building exceeding the Soil Cleanup Objectives (SCOs) for Restricted Use – Protection of Groundwater. Clean fill was brought in to replace the excavated soil.
- Injection of chemical oxidant into the groundwater table to treat volatile organic compounds (VOCs) in groundwater (known as in-situ chemical oxidation);
- Construction and maintenance of a cover system consisting of the existing building slab and the restored building slab in all excavated areas;
- Installation of a Soil Vapor Extraction (SVE) well to treat residual TCE-contaminated soil, and associated contaminated soil vapor;
- Installation of a vapor barrier and sub-slab depressurization system (SSDS) beneath the building to protect against the potential for soil vapor intrusion;
- Implementation of a Site Management Plan (SMP) for long-term management of residual 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, including ICs, to prevent future exposure to any residual contamination remaining at the Site.

**Final Engineering Report Approved**

NYSDEC has approved the Final Engineering Report, which:

- 1) Describes the cleanup activities completed.
- 2) Certifies that cleanup requirements have been or will be achieved for the site.

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- 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 or will be put in place on the site:

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

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

- Vapor Mitigation
- Cover System
- Soil Vapor Extraction

## Next Steps

With its receipt of a Certificate of Completion, the applicant is eligible to redevelop the site. In addition, the applicant:

- o has no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- o is eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

A Certificate of Completion 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 and Background:** The Site is located at 3200 Jerome Avenue in the Bronx at the northeast corner of Jerome Avenue and Van Cortlandt Avenue East. The Site is identified as Block 3323, Lot 36 on the Bronx County Tax Map. The Site is approximately 11,500 square feet and is occupied by a 2-story building which is currently vacant. A Site Location Map is attached. The Site has historically been used as an auto garage from 1928 to 1956; a drug company from 1956 to 1965; lamp manufacturing (Nessen Lamps, Inc.) from 1971 to 1988; and most recently the Bronx New School (PS 51X) from 1993 through June 2011. It has been vacant since June 2011. Nessen Lamps, Inc. is known to have generated hazardous waste (trichloroethene, or

TCE) at the Site between 1982 and 1987, based on documentation from that time. Environmental investigations identified Volatile Organic Compounds (VOCs), particularly TCE and associated compounds, as the contaminants of concern in on-site soil, groundwater, and soil vapor prior to remediation.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C203061) at:

<http://www.dec.ny.gov/cfm/externalapps/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 may include recreation, housing, business or other uses. A brownfield is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination.

For more information about the BCP, visit:

<http://www.dec.ny.gov/chemical/8450.html>

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***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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## Receive Site Fact Sheets by Email

Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page:

[www.dec.ny.gov/chemical/61092.html](http://www.dec.ny.gov/chemical/61092.html)

It's quick, it's free, and it will help keep you better informed. As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

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

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Site Location Map

