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 204th 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 Kaplan, Project Manager
NYSDEC, Region 2 Office
47-40 21st Street
Long Island City, NY 11101
(718) 482-7541
dana.kaplan@dec.ny.gov

Public Health questions:
Dawn Hettrick
NYSDOH
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
(518) 402-7860
beei@health.ny.gov

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

FACT SHEET #5

Former Nessen Lamps Site (aka PS 51X)
3200 Jerome Avenue
Bronx, NY 10468

Brownfield Cleanup Program

SITE No. C203061

November 2014

NYSDEC REGION 2

Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the Former Nessen Lamps Site (the "Site") located at 3200 Jerome Avenue, in the Bronx, New York under New York State's Brownfield Cleanup Program. Please see the attached map for the site location.

Cleanup activities were performed by The Rinzler Family Limited Partnership (the "Volunteer") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The Volunteer has submitted a draft Final Engineering Report for NYSDEC review which states that cleanup requirements have been or will be achieved to fully protect public health and the environment for the proposed site use.

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.

Highlights of the Site Cleanup: The following activities have been or will shortly be 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;
- Recording of an Environmental Easement, including Institutional Controls, to prevent future exposure to any residual contamination remaining at the Site and to ensure that the Site is used in accordance with the approved remedy; and
- Preparation of a Site Management Plan 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.

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BROWNFIELD CLEANUP PROGRAM

Next Steps: When NYSDEC approves the Final Engineering Report, it will be made available to the public (see "Where to Find Information" below). NYSDEC then will issue a Certificate of Completion which will be announced in a fact sheet that is sent to the site contact list. The Volunteer will be able to redevelop the site after receiving a Certificate of Completion. In addition, the Volunteer:

- will have no liability to the State for contamination at or coming from the Site, subject to certain conditions; and
- will be eligible for tax credits to offset a portion of the costs of performing cleanup activities and for redevelopment of the Site.

A Certificate of Completion may be modified or revoked if, for example, a Volunteer does not comply with the terms of its Brownfield Cleanup Agreement with NYSDEC.

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.

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.

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

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.

You may continue also to receive paper copies of site information for a time after you sign up with a county listserv, until the transition to electronic distribution is complete.

Site Location Map