

**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

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
dpkaplan@gw.dec.state.ny.us

Public Health questions:

Dawn Hettrick
NYSDOH
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
(518) 402-7860
bee@health.state.ny.us

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

FACT SHEET #4

Brownfield Cleanup Program

**Former Nessen Lamps Site
3200 Jerome Avenue
Bronx, NY 10468**

SITE No. C203061

NYSDEC REGION 2

June 2013

Environmental Cleanup to Begin at Brownfield Site

Action is about to begin that will address the contamination related to the Former Nessen Lamps (aka PS 51X) Site ("Site") located at 3200 Jerome Avenue, Bronx, New York under New York State's Brownfield Cleanup Program ("BCP"). The cleanup activities will be performed by The Rinzler Family Limited Partnership (the "Volunteer") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The Remedial Action Work Plan ("RAWP") has been found by the NYSDEC to be protective of public health and the environment and has been approved by NYSDEC. The approved RAWP and other documents related to the cleanup of this Site can be found at the document repositories listed in the box at left. Remedial activities are expected to commence in late July 2013, and are expected to last approximately 6 months.

SITE DESCRIPTION: 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. 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>

HIGHLIGHTS OF THE REMEDIAL ACTION: 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 restricted residential use remedy consist of:

- Excavation - Excavation and 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, the Site specific cleanup criteria. Clean fill will be brought in to replace the excavated soil prior to Site cover restoration.
- In-Situ Chemical Oxidation (ISCO) - ISCO is a technology used to treat residual volatile organic compounds (VOCs) in the groundwater. A chemical oxidant will be injected into the subsurface in an approximately 3,000-square foot area located in the central portion of the Site, where the highest concentrations in groundwater have been observed.
- Vapor Mitigation – A vapor barrier and sub-slab depressurization system (SSDS) will be installed in the building to prevent the migration of vapors into the building.
- Composite Cover System – A Site cover, consisting of the concrete slab for the building, currently exists and will be maintained to allow for restricted residential use of the Site. In the areas that will be excavated, the concrete slab will be replaced in-kind after the area is filled with clean backfill and a vapor barrier and SSDS piping are installed.

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- Publication of a Site Management Plan (SMP) for long-term management of residual contamination as required by the Environmental Easement, including plans for: Institutional and Engineering Controls(IC/ECs); monitoring; operation and maintenance; and reporting.
- Recording of an Environmental Easement, including ICs, to prevent future exposure to any residual contamination remaining at the Site.

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 for the protection of on-Site workers and residents and includes required air monitoring as well as dust and odor suppression measures.

SIGNIFICANT THREAT DETERMINATION: Based on the findings of the investigation, NYSDEC in consultation with the New York State Department of Health (NYSDOH) has determined that the Site poses a significant threat to public health or the environment due to elevated concentrations of contaminants in groundwater, soil and/or soil vapor. The activities in the report have been designed to address the identified contamination and the threat posed. This determination means that funding for a Technical Assistance Grant ("TAG) is available to qualifying community groups. Please visit:

<http://www.dec.ny.gov/regulations/2590.html>

or contact the NYSDEC project manager for more information on how to apply for a TAG.

NEXT STEPS: After the Volunteer completes the cleanup activities, they will prepare a Final Engineering Report and submit it to NYSDEC. The Final Engineering Report 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(s). The applicant would be able to redevelop the Site after receiving a Certificate of Completion. In addition, the applicant:

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

A fact sheet that describes the content of the Final Engineering Report will be sent to the Site contact list. The fact sheet will identify any institutional controls (for example, deed restrictions) or engineering controls (for example, a Site cap) necessary at the Site in relation to the issuance of the Certificate of Completion.

BROWNFIELD CLEANUP PROGRAM OVERVIEW: 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 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>

Contact the NYSDEC project manager if you have any concerns or questions on implementation of the work plan, or if you or someone you know would like to be added to the project contact list to receive future fact sheets for this Site. 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.

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Site Location Map

