

**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
beci@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 #3

Brownfield Cleanup Program

Former Nessen Lamps Site

**3200 Jerome Avenue
Bronx, NY 10468**

SITE No. C203061

NYSDEC REGION 2

April 2013

**Remedy Proposed for Brownfield Site
Contamination; Public Comment Period and Public
Meeting Announced**

Public Meeting, Tuesday, April 30th at 6:30 PM

**Sister Annunciata Bethell Senior Center aka Bedford Park Senior Center
243 E. 204th Street, Bronx, NY 10458**

NYSDEC invites you to a public meeting to discuss the proposed remedy to address contamination at the Site. You are encouraged to provide comments at the meeting, and during the 45-day comment period described in this fact sheet.

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to address contamination related to the Former Nessen Lamps (aka PS 51X) Site (the "Site") located at 3200 Jerome Avenue Bronx, New York. Please see the map for the site location.

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.

How to Comment: NYSDEC is accepting written comments about the proposed plan for 45 days, from **April 13, 2013** through **May 28, 2013**. The proposed plan is available for public review at the location(s) identified on the left-hand side of this page under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area on the left-hand side of this page.

Draft Remedial Action Work Plan and Proposed Decision Document: The cleanup plan is described in NYSDEC's Proposed Decision Document, which is based on a more detailed "Remedial Action Work Plan". The proposed Track 4 restricted residential use remedy consists of:

- Excavation and off-site disposal of the contaminant source area;
- Collection and analysis of end-point samples to ensure that all contaminant source material has been removed;
- Construction of a site cover consisting of clean fill, a soil vapor barrier, and in-kind replacement of the concrete slab in the excavation area, and the existing concrete building slab for the remainder of the building;
- In-situ ("in-place") treatment of contaminated groundwater;

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- Installation of a sub-slab depressurization system or other similar engineered system, to prevent the migration of vapors into the existing building;
- Implementation of a Community Air Monitoring Plan during all ground intrusive activities;
- Implementation of a Site Management Plan (SMP) for long term maintenance of the remedy; and
- Recording of an Environmental Easement to ensure implementation of the SMP.

The proposed remedy was developed by The Rinzler Family Limited Partnership (the "Volunteer") after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP). A "Remedial Investigation Report", which describes the results of the site investigation was submitted concurrently with the Remedial Action Work Plan and is also available for review.

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. 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>

Summary of the Investigation: The contaminants of concern in soil, groundwater and soil vapor are TCE and associated breakdown products. TCE is a Volatile Organic Compound (VOC) known to have been used on-site by the previous operator, Nessen Lamps, Inc. Petroleum-related VOCs have been detected in soil and groundwater and are also of concern.

Next Steps: NYSDEC will consider public comments, revise the cleanup plan as necessary, and issue a final Decision Document.

NYSDOH must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The draft RAWP is revised as needed to describe the selected remedy, and will be made available to the public. The Applicant(s) may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

NYSDEC will keep the public informed throughout the investigation and cleanup of the Site.

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>

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

