



440 Park Avenue South, 7th Floor
New York, NY 10016
tel: 212.696.0670
www.akrf.com

February 12, 2026

Ms. Jennifer Gonzalez
Region 2 – Division of Environmental Remediation
NYS Department of Environmental Conservation
47-40 21st Street
Long Island City, NY 11101

**Re: Site Management Modification Request
Operational Adjustment to Engineering Control
Former Nessen Lamps Site
3200 Jerome Avenue, Bronx, NY
BCP Site No. C203061**

Dear Ms. Gonzalez:

This submittal has been prepared by AKRF, Inc. (AKRF) on behalf of the Rinzler Family Limited Partnership (the “Volunteer”) to request a modification in the Operations & Maintenance (O&M) of the engineering controls required by the New York State Department of Environmental Conservation (NYSDEC)-approved Site Management Plan (SMP) for the Former Nessen Lamps (aka P.S. 51X) Site located at 3200 Jerome Avenue, Bronx, New York (the “Site”). A brief synopsis of the justification for the modification request, along with an overview of the intended approach to modify operations of the sub-slab depressurization and soil vapor extraction systems (SSD/SVES), are provided herein. Ultimately, we are proposing the modifications on behalf of the Volunteer to facilitate final removal of any remaining bound source material via soil vapor extraction through a cycling and pulsing program. The sub-slab depressurization (SSDS) component of the system will remain operational throughout this program to maintain protection of the Site building’s occupants.

Background and Justification

As recently reported to NYSDEC/NYSDOH in AKRF’s November 2025 Semi-Annual Remedial Monitoring Report, trichloroethene (TCE) contamination at the Site has been degrading for over 10 years due to the remedial actions completed by the Volunteer. The TCE concentration in groundwater at the source area during the most recent sampling event in August 2025 was 51 micrograms per liter (µg/L), which is the lowest reported value to date. TCE concentrations in groundwater beneath the Site have remained below 85 µg/L during all sampling events performed since November 2023.

While the SSD/SVES continues to be protective, vapor data indicates that the SVE component of the system is not removing TCE at a rate that would support or necessitate its continued operation. In consideration of the groundwater data, it is likely that this is due to an apparent lack of remaining source material. A graphical representation of historical TCE concentrations for the SVE influent sample are included in Attachment A.

Summary of Proposed System Modification Plan

Based on extensive historical data, TCE removal via SVE appears to be reaching asymptotic levels. Groundwater data indicates that this is likely attributable to the lack of remaining source material beneath the Site. The goal of the proposed system modification is to capture any trapped, residual source material through performance of an SVE pulsing program during the 2026-2027 reporting period, which would include:

- The change in the frequency of operation of the SVE well (SVE-1) from continuous (24 hours a day, 7 days a week) to an iterative frequency of approximately 3 months on and 3 months off for an initial period of approximately one year. The operational program would include cycling the SVE component of the system on and off for three-month intervals. The SVE component of the system would be active for 24 hours a day, 7 days a week for approximately two to three months, followed by an inactive cycle where the SVE component is prevented from inducing vacuum for a period of approximately two to three months.
- The blower controlling the system will remain active and the SSDS component of the system will continue to operate continuously (24 hours a day, 7 days a week) at the Site.
- AKRF will perform inspection and monitoring activities to verify that adequate vacuum beneath the building slab is maintained by the SSDS component of the system. At a minimum, AKRF will verify adequate vacuum is being maintained by the SSDS each time the SVE component is turned off or on throughout the proposed SVE pulsing program.
- System vapor sampling will occur shortly after the SVE well is re-activated to evaluate changes in the TCE removal rate and ultimately help determine efficacy and utility of the SVE component of the system.

AKRF respectfully requests that the NYSDEC and NYSDOH review this proposed modification request prior to our forthcoming submission of the 2025-2026 PRR in April 2026, so that we can prepare for and initiate the SVE pulsing program at the start of the 2026-2027 reporting period. All data and findings associated with the proposed modifications would be reported to NYSDEC and NYSDOH semi-annually and summarized for inclusion in the 2026-2027 PRR.

Please feel free to contact Dustin at (646) 388-9767 or dkapson@akrf.com if additional information is needed. We would also be happy to schedule a virtual meeting to review and discuss this proposal.

Sincerely,
AKRF, Inc.



Dustin Kapson, LSRP
Vice President



Marc Godick, QEP
Senior Vice President

cc:

J. Gonzalez, A. Obligado, NYSDEC
S. McLaughlin, S. Rushford, NYSDOH
J. Rinzler – Rinzler Family Limited Partnership
M. Lapin, M. Jepsen – AKRF

Figure 1 – Post-Remediation Groundwater Quality

Figure 2 – Site Cover System Plan

Attachment A – System Vapor Trends

Figures



Sample ID:	NYSDEC AWQS	NL MW-2E 3/10/2016	NL MW-2E 8/3/2016	NL MW-2E 10/19/2016	NL MW-2E 12/8/2016	NL MW-2E 4/13/2017	NL MW-2E 8/14/2017	NL MW-2E 11/7/2017	NL MW-2E 2/20/2018	NL MW-2E 5/25/2018	NL MW-2E 8/27/2018	NL MW-2E 11/6/2018	NL MW-2E 2/20/2019	NL MW-2E 6/6/2019	NL MW-2E 10/1/2019	NL MW-2E 12/23/2019	NL MW-2E 3/13/2020	NL MW-2E 5/28/2020	NL MW-2E 9/28/2020	NL MW-2E 2/16/2021	NL MW-2E 2/16/2021	NL MW-2E 8/24/2021	NL MW-2E 8/24/2021	NL MW-2E 2/22/2022	NL MW-2E 2/22/2022	NL MW-2E 4/15/2022	NL MW-2E 4/15/2022	NL MW-2E 2/22/2023	NL MW-2E 2/22/2023	NL MW-2E 11/7/2023	NL MW-2E 11/7/2023	NL MW-2E 2/20/2024	NL MW-2E 2/20/2024	NL MW-2E 8/27/2024	NL MW-2E 8/27/2024
Trichloroethene	5	31	77	37	380	14	14	11	19	13	9.7	13	12	12	10	8.5	5.9																		
cis-1,2-DCE	5	ND	1.9	0.54 J	55	ND	ND	ND	0.68 J	ND	0.3 J	0.64 J	0.68 J	0.65 J	ND	0.69 J	0.26 J																		
trans-1,2-DCE	5	ND	3.8	0.93 J	100	ND	ND	ND	3.3	0.91 J	5.9	5.9	11	14	4.1	7.0	1.9																		
Vinyl chloride	2	ND	0.32 J	ND	21	ND	ND	ND	0.11 J	ND	ND	ND	0.27 J	ND	0.32 J	0.51 J																			
Chloroform	7	ND	ND	ND	0.86 J	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND																		
Benzene	1	ND	0.32 J	ND	51	ND	ND	ND	1.2	ND	0.77 J	0.55 J	1.1	0.78 J	0.35 J	0.42 J	0.29 J																		
Isopropylbenzene	5	ND	ND	ND	2.9	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND																		

Sample ID:	NYSDEC AWQS	NL MW-3 3/10/2016	NL MW-3 8/3/2016	NL MW-3 10/19/2016	NL MW-3 12/8/2016	NL MW-3 4/13/2017	NL MW-3 8/14/2017	NL MW-3 11/7/2017	NL MW-3 2/20/2018	NL MW-3 5/25/2018	NL MW-3 8/27/2018	NL MW-3 11/6/2018	NL MW-3 2/20/2019	NL MW-3 6/6/2019	NL MW-3 10/1/2019	NL MW-3 12/23/2019	NL MW-3 3/13/2020	NL MW-3 5/28/2020	NL MW-3 9/28/2020	NL MW-3 2/16/2021	NL MW-3 2/16/2021	NL MW-3 8/24/2021	NL MW-3 8/24/2021	NL MW-3 2/22/2022	NL MW-3 2/22/2022	NL MW-3 4/15/2022	NL MW-3 4/15/2022	NL MW-3 2/22/2023	NL MW-3 2/22/2023	NL MW-3 11/7/2023	NL MW-3 11/7/2023	NL MW-3 2/20/2024	NL MW-3 2/20/2024	NL MW-3 8/27/2024	NL MW-3 8/27/2024	
Trichloroethene	5	3,000	2,800	1,900	2,200	1,300	1,700	1,100	1,100	840	1,800	970	1,200 JK	1,100	810	600	570	340	340	480	480	350	390	340	300	410	460	200	180	60	70	85	92	84	77	
cis-1,2-DCE	5	160	73	110	75	45	64	40	36	29	55	36	36	27	20	20	11	12	14	14	12	14	5.1	10	12	14	7.3	6.7	2.1	2.4	2.4	2.4	2.6	2.6		
trans-1,2-DCE	5	54	13 J	26	18	11	9.3	7.1	8	5.7	6.8	4.4 J	3.8 J	3.2 J	2.3	2.2	1.9 J	1.5	1.5	1.8	1.5 J	0.97 J	0.95 J	1.5	1.5	1.3	1.5	1.4	1.3	0.98 J	0.91 J	0.71 J	0.77 J	0.91 J		
Vinyl chloride	2	12	1.4 J	8.4 J	5.0 J	2.5 J	2.5 J	2.0 J	2.6 J	1.0 J	2.0 J	1.6 J	0.9 J	1.1 J	0.86 J	1.4 J	0.8 J	0.41 J	0.43 J	0.51 J	ND	ND	0.62 J	0.53 J	0.59 J	0.58 J	0.61 J	0.47 J	0.19 J	0.18 J	0.19 J	0.19 J	ND	ND		
Chloroform	7	15	60	24	34	15	21	12	13	16	31	15	21 JK	18	15	9.2	10	8	6	7.5	8.3	8.9	11	2.4	3.6	8.5	9.5	2.5	2.3	0.51 J	0.58 J	ND	0.17 J	0.53 J		
Benzene	1	16	12 J	28	23	6.5	6.7	7.3	6.0	8.8	8.0	2.6 JL	5.9	4.2	4.9	4.8	3.8	4.0	3.8	4.6	4.0	2.3	1.7	4.5	4.4	3.1	3.6	6.6	6.7	6.5	6.0	6.1	4.1	4.0		
Isopropylbenzene	5	ND	ND	4.5 J	6.0 J	4.3 J	2.2 J	3.2 J	2.5 J	3.3 J	ND	5.5	ND	4.9 J	2.7	6.3	5.5	5.5	5.7	7.6	6.3	1.4	0.9 J	12	11	4.5	5.6	13	12	14	15	14	15	11	10	

Sample ID:	NYSDEC AWQS	NL MW-1E 3/10/2016	NL MW-1E 8/2/2016	NL MW-1E 10/18/2016	NL MW-1E 12/8/2016	NL MW-1E 4/13/2017	NL MW-1E 8/14/2017	NL MW-1E 11/7/2017	NL MW-1E 2/20/2018	NL MW-1E 5/25/2018	NL MW-1E 8/27/2018	NL MW-1E 11/6/2018	NL MW-1E 2/20/2019	NL MW-1E 6/6/2019	NL MW-1E 10/1/2019	NL MW-1E 12/23/2019	NL MW-1E 3/13/2020	NL MW-1E 5/28/2020	NL MW-1E 9/28/2020	NL MW-1E 2/16/2021	NL MW-1E 2/16/2021	NL MW-1E 8/24/2021	NL MW-1E 8/24/2021	NL MW-1E 2/22/2022	NL MW-1E 2/22/2022	NL MW-1E 4/15/2022	NL MW-1E 4/15/2022	NL MW-1E 2/22/2023	NL MW-1E 2/22/2023	NL MW-1E 11/7/2023	NL MW-1E 11/7/2023	NL MW-1E 2/20/2024	NL MW-1E 2/20/2024		
Trichloroethene	5	130	86	100	30	19	37	24	4.5	20	17	17	10	9.5	9.5	7.4																			
cis-1,2-DCE	5	0.98 J	0.48 J	0.34 J	2.3	0.34 J	ND	0.32 J	0.39 J	ND	ND	ND	ND	ND	ND	ND																			
trans-1,2-DCE	5	ND	ND	ND	0.44 J	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND																			
Vinyl chloride	2	0.24 J	ND	ND	0.71 J	0.15 J	ND	ND	0.19 J	ND	ND	ND	ND	ND	ND	ND																			
Chloroform	7	0.45 J	0.39 J	0.38 J	1.2	0.57 J	2.3	0.95 J	0.9 J	0.87 J	0.82 J	0.71 J	0.38 J																						
Benzene	1	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND																			
Isopropylbenzene	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND																			

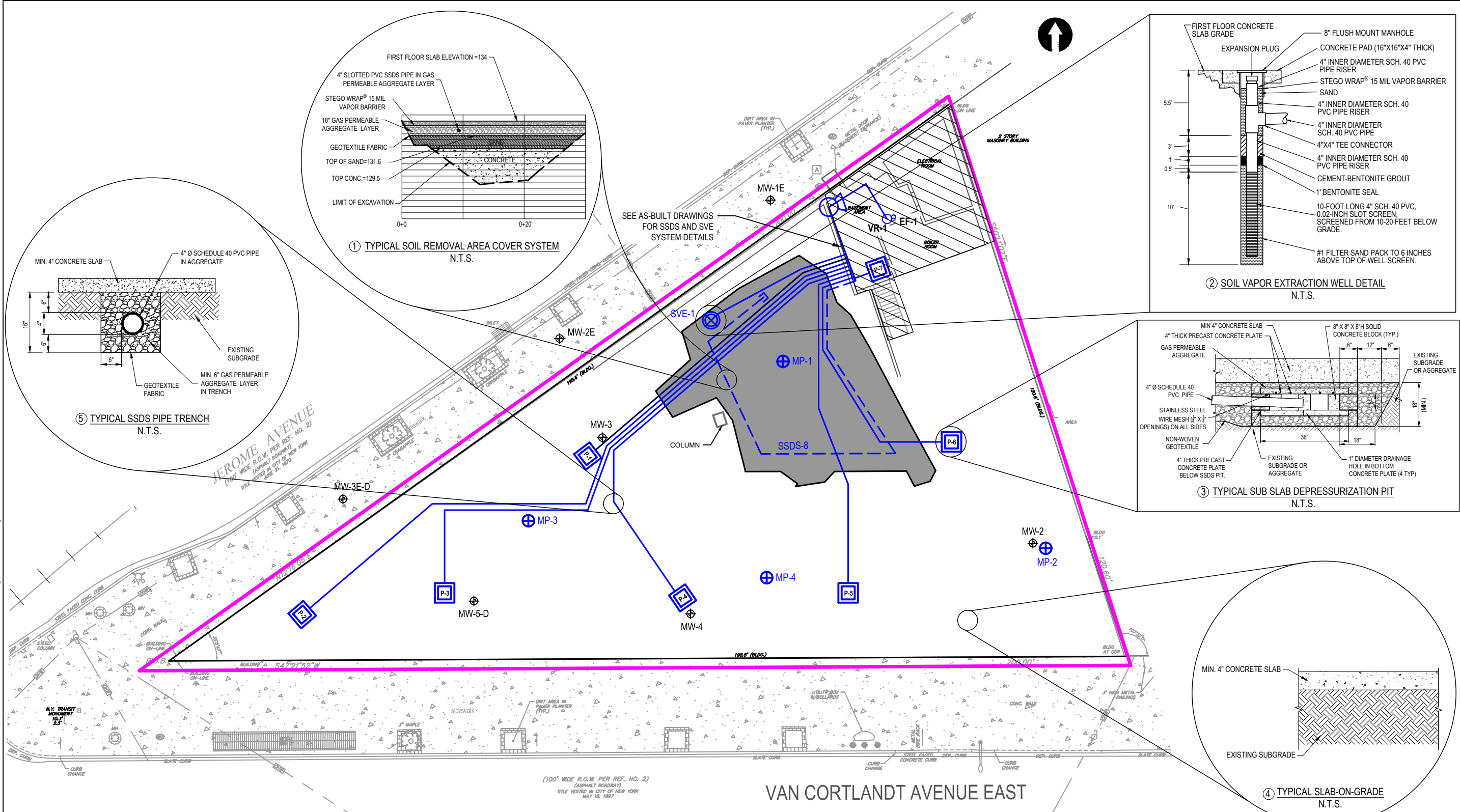
Sample ID:	NYSDEC AWQS	NL MW-2 03/06/2014	NL MW-2 05/05/2014	NL MW-2 07/11/2014	NL MW-2 10/22/2014	NL MW-2 1/29/2015	NL MW-2 5/6/2015	NL MW-2 9/3/2015	NL MW-2 12/15/2015	NL MW-2 3/9/2016	NL MW-2 8/2/2016	NL MW-2 10/18/2016
Trichloroethene	5	2.1	1.7	3	0.73 J	ND	0.35 J	0.49 J	0.96 J	0.73 J	0.60 J	0.49 J
cis-1,2-DCE	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
trans-1,2-DCE	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Vinyl chloride	2	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Chloroform	7	0.66 J	0.77 J	1.2	0.57 J	2.3	0.95 J	0.9 J	0.87 J	0.82 J	0.71 J	0.38 J
Benzene	1	ND	0.55 J	ND	ND	ND	ND	ND	ND	ND	ND	ND
Isopropylbenzene	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND

Sample ID:	NYSDEC AWQS	NL MW-4 03/06/2014	NL MW-4 05/05/2014	NL MW-4 07/11/2014	NL MW-4 10/22/2014	NL MW-4 1/29/2015	NL MW-4 5/6/2015	NL MW-4 9/3/2015	NL MW-4 12/15/2015	NL MW-4 3/9/2016	NL MW-4 8/2/2016	NL MW-4 10/18/2016
Trichloroethene	5	14	11	3.1	10	7.3	1.9	ND	0.69 J	ND	1.6	2.2
cis-1,2-DCE	5	1.4	0.85 J	0.73 J	1.2	0.8	5.0	4.7	2.9	0.34 J	ND	ND
trans-1,2-DCE	5	ND	0.24 J	0.16 J	0.51 J	0.84 J	ND	0.2 J	ND	ND	ND	ND
Vinyl chloride	2	1.2	0.97 J	1.3	ND	1.2	ND	ND	1.7	1.1	0.35 J	0.61 J
Chloroform	7	1.3	0.59 J	ND	ND	ND	ND	ND	ND	ND	ND	ND
Benzene	1	ND	ND	ND	ND	ND	ND	ND	0.24 J	0.5 J	0.17 J	0.45 J
Isopropylbenzene	5	4.3	6.2	8	16	3.7	5.1	5	14	16	0.9	14

Sample ID:	NYSDEC AWQS	NL MW-5-D 03/07/2014	NL MW-5-D 05/05/2014	NL MW-5-D 07/10/2014	NL MW-5-D 10/22/2014	NL MW-5-D 1/30/2015	NL MW-5-D 5/6/2015	NL MW-5-D 9/3/2015	NL MW-5-D 12/14/2015	NL MW-5-D 3/9/2016	NL MW-5-D 8/2/2016	NL MW-5-D 10/18/2016	NL MW-5-D 12/8/2016	NL MW-5-D 12/8/2016	NL MW-5-D 8/14/2017	NL MW-5-D 11/5/2018	NL MW-5-D 3/13/2020
Trichloroethene	5	16	13	32	54	41	3.8	2.7	2.8	9.5	8.8	8.1	14	14	4.9	2.3	0.91 J
cis-1,2-DCE	5	13	16	2.9	47	120	3.3	5.8	32	0.51 J	1.1	13	4.3	4.9	2.1	0.75 J	
trans-1,2-DCE	5	18	18	2.8	44	100	3.5	4.5	19	0.42 J	0.55 J	17	6.0	2.4	0.96 J	0.30 J	
Vinyl chloride	2	1.4	3	ND	9.7	35	0.8 J	1	4.1	ND	ND	2.4	1.5	ND	ND	0.65 J	
Chloroform	7	0.13 J	ND	0.22 J	ND	ND	ND	ND	ND	ND	ND	0.4 J	0.29 J	ND	0.68 J	ND	
Benzene	1	0.72 J	3.6	0.15 J	8.4	14	1.5	1.9	3.7	ND	ND	9.7	6.3	0.17 J	ND	ND	
Isopropylbenzene	5	0.39 J	0.39 J	ND	3.6	2.8	11	0.4 J	1.4	ND	ND	3.7	5.3	ND	ND	ND	

Sample ID:	NYSDEC AWQS	NL MW-3E-D 03/05/2014	NL MW-3E-D 05/02/2014	NL MW-3E-D 07/10/2014	NL MW-3E-D 10/22/2014	NL MW-3E-D 1/29/2015	NL MW-3E-D 5/6/2015	NL MW-3E-D 9/3/2015	NL MW-3E-D 12/15/2015	NL MW-3E-D 3/9/2016	NL MW-3E-D 8/2/2016	NL MW-3E-D 10/18/2016	NL MW-3E-D 12/8/2016	NL MW-3E-D 12/8/2016	NL MW-3E-D 8/14/2017	NL MW-3E-D 11/5/2018	NL MW-3E-D 3/13/2020
------------	-------------	-----------------------	-----------------------	-----------------------	-----------------------	----------------------	---------------------	---------------------	-----------------------	---------------------	---------------------	-----------------------	----------------------	----------------------	----------------------	----------------------	----------------------

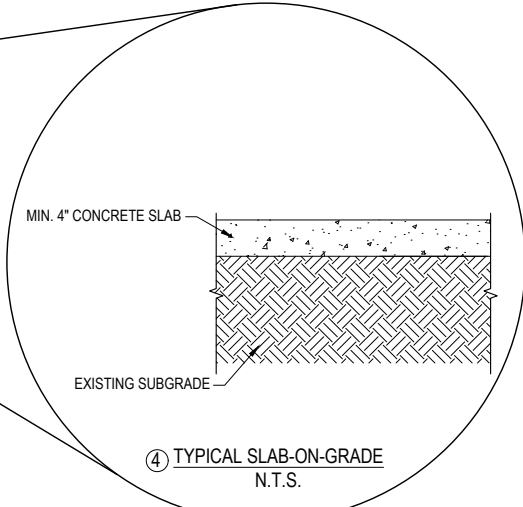
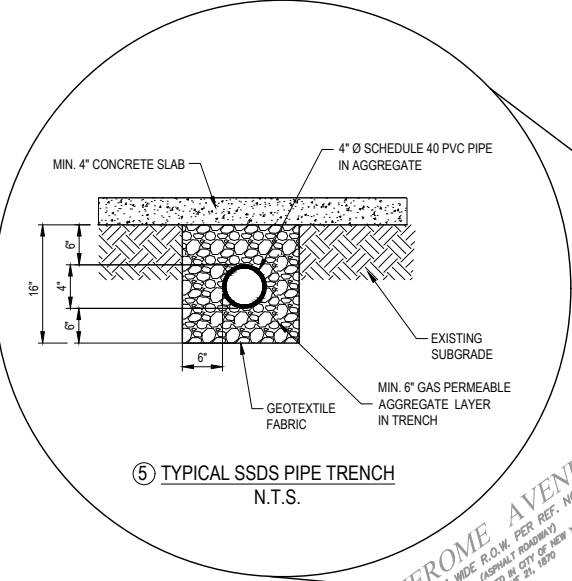
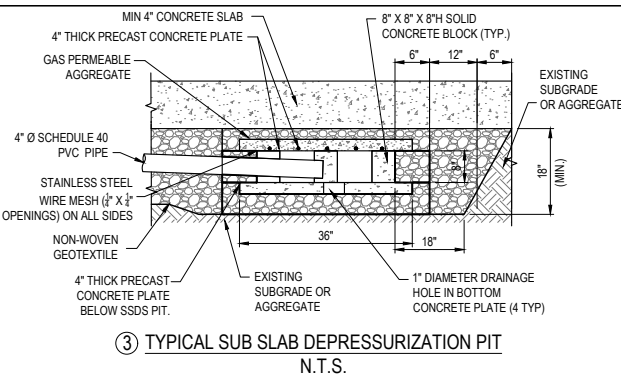
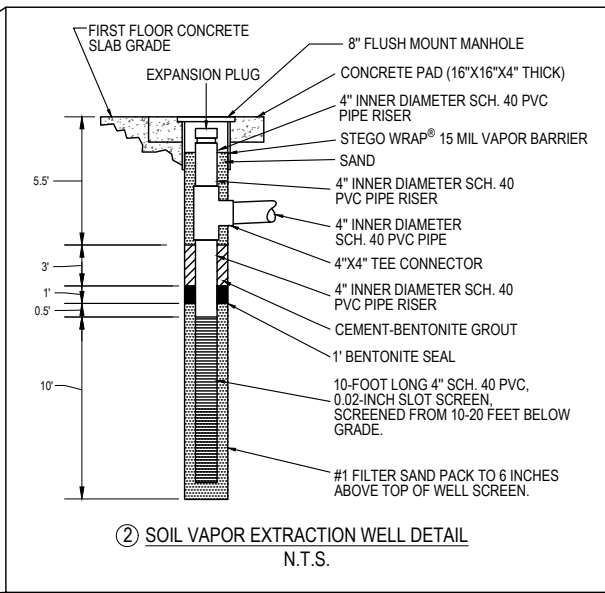
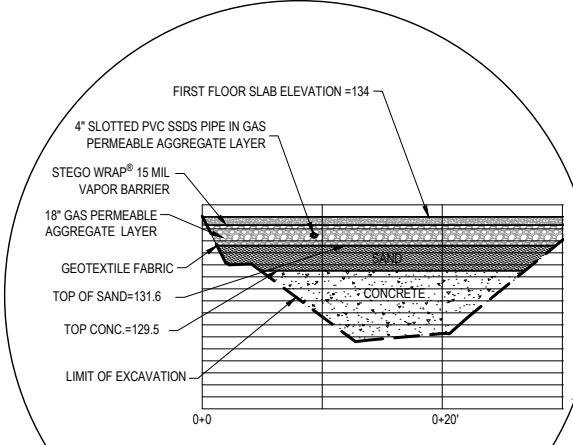
©2023 AKRF, Inc. Q:\Projects\11455 - 3200 JEROME AVE\Technical\AR04-SM\PRRs\2023\CAD\annual\11455 Fig. 3 Site Cover.dwg last save: mvilleux 4/21/2023 10:35 AM



LEGEND

- | | | | | | | | |
|--|--|--|-------------------------------|--|-----------------------|--|--|
| | VAPOR BARRIER, GAS PERMEABLE AGGREGATE, AND CONCRETE SLAB RESTORATION ASSOCIATED WITH SOIL REMOVAL | | SUB-SLAB MONITORING POINT | | SSDS/SVE BLOWER | | 4-INCH Ø SOLID PVC PIPE (IN SUB-SLAB TRENCHES) |
| | EXTENT OF BASEMENT | | SOIL VAPOR EXTRACTION WELL | | PROJECT SITE BOUNDARY | | 4-INCH Ø SLOTTED PVC PIPE |
| | 8-INCH Ø STEEL PIPE VERTICAL RISER AND IDENTIFICATION NUMBER | | GROUNDWATER MONITORING WELL | | BUILDING LINE | | |
| | 2-INCH Ø STEEL PIPE VERTICAL RISER AND IDENTIFICATION NUMBER | | SUB-SLAB DEPRESSURIZATION PIT | | | | |

- NOTES:**
- THE ENTIRE SITE (BLOCK 3323, LOT 36) IS AFFECTED BY ENGINEERING CONTROLS CONSISTING OF THE CAP (CONCRETE FLOOR SLABS AND UNDERLYING MATERIALS) AND THE SUB-SLAB DEPRESSURIZATION AND SOIL VAPOR EXTRACTION SYSTEM.
 - BASEMAP TAKEN FROM A15 (LOWER FLOOR PLAN) DATED 9/20/90 AND EXTENT OF SOIL EXCAVATION TAKEN FROM DPK CONSULTING, LLC SURVEY DATED 5/13/14.
 - ELEVATIONS SHOWN IN SOIL REMOVAL AREA ARE BASED ON THE BRONX BOROUGH DATUM.



AKRF
440 Park Avenue South, New York, NY 10016

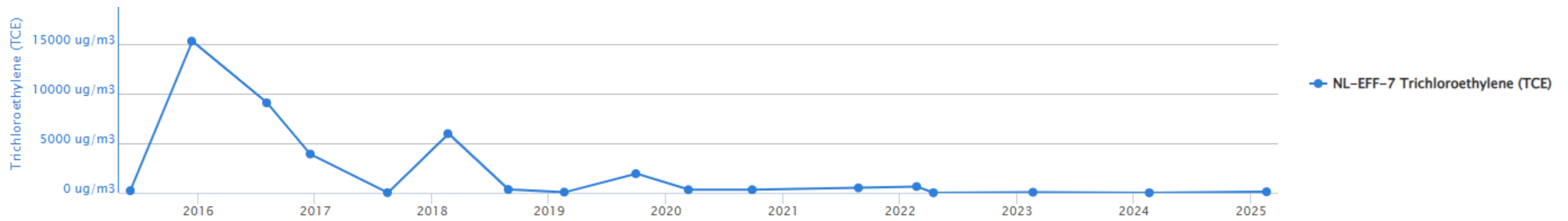
Former Nessen Lamps Site
3200 Jerome Avenue
Bronx, New York

SITE COVER SYSTEM PLAN

DATE	4/21/2024
PROJECT NO.	11455
FIGURE	2

Attachment A:
System Vapor Trends

NL-IV-7



NL-SVE-1



NL-IV-TOTAL



NL-EV-POST

