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## MEMORANDUM

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**To:** Ioana Munteanu-Ramnic, P.E.  
New York State Department of Environmental Conservation

**From:** Sara Barbuto and Keith P. Brodock, P.E.  
Integral Engineering, P.C.

**Date:** February 10, 2017

**Subject:** Monthly Progress Report  
Former Cleaner Sales and Equipment Corp.  
NYSDEC Site #224177

**Project No.:** E051

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In accordance with the reporting requirements of the Brownfield Site Cleanup Agreement for the above-captioned Site, Integral Engineering, P.C. (Integral) presents this monthly progress report on behalf of 135 Kent Avenue Management Corp. This progress report presents an update on the implementation of the remedial program activities at 135 Kent Avenue (Former Cleaner Sales and Equipment Corp. Site; NYSDEC BCP No. 224177) for the month of January 2017.

### ACTIONS COMPLETED DURING THIS REPORTING PERIOD

During this reporting period, we have completed the following actions:

1. Collected site measurements to evaluate drill rig accessibility for implementation of proposed remedial investigation.
2. Collected sub-slab depressurization system (SSDS) monitoring measurements at vapor monitoring points (VMPs) and suction points.
3. SSDS component observations.
4. Completed SSDS repairs.

5. Inventoried air filter units.
6. Submitted the Draft Remedial Investigation Work Plan (RIWP) on January 9, 2017.

## Drill Rig Accessibility

As discussed in the draft Remedial Investigation Work Plan (the “Draft RIWP”) submitted to the New York State Department of Environmental Conservation (NYSDEC) on January 9, 2017, Integral evaluated interior drilling access at the site and concluded that a drill rig could only access the ramp area. We met with representatives from two drilling firms on January 4, 2017. We measured doorways into and throughout the building at the site and discussed drill rig access with the firms. Outcomes from the discussion were used to guide proposed drilling methodology and sample locations in the draft remedial investigation work plan.

## SSDS Monitoring

Integral performed SSDS monitoring of accessible VMPs and SSDS suction points on January 4, 2017. Pressure and photoionization detector (PID) readings were collected from VMPs; airflow velocity and PID readings were collected from SSDS suction points. The results of the January 4, 2017 monitoring event for accessible SSDS suction points and VMPs are as follows:

Location	PID (ppm)	Airflow Velocity (ft/min)	Pressure (inches of H <sub>2</sub> O)
SSDS Suction Points			
V-1	0.0	1,980	--
V-2	0.0	430	--
V-3	29.8 <sup>a</sup>	268	--
V-4	1.4 <sup>a</sup>	621	--
V-5	0.1	406	--
V-6	32.5 <sup>a</sup>	416	--
VMPs			
PV-1	0.2	--	- 0.003
PV-2	0.0	--	- 0.015
PV-3	0.5	--	- 0.004
PV-4	0.2	--	- 0.046
PV-5	0.6	--	- 0.525
PV-6	1.4	--	- 0.004
PV-7	0.0	--	- 0.026
PV-8	0.9	--	- 0.019
PV-9	0.6	--	+ 0.004

Location	PID (ppm)	Airflow Velocity (ft/min)	Pressure (inches of H <sub>2</sub> O)
PV-10	8.6 <sup>b</sup>	--	- 0.056

Notes:

a - Plumber's putty was used while taking measurement, and may have affected the result.  
 Putty was tested separately: PID = 2.2 ppm.

A Site Plan showing the locations of VMPs (labeled PV-x) and SSDS suction points (labeled V-x) is attached as Figure 1. PV-9 was noted during the January 2017 monitoring event to possibly not be sealed between the subsurface and the building foundation, and PV-10 was noted as having a loose connection (PV-10 was subsequently replaced on January 11, 2017).

Pressure and flow data collected on January 4, 2017 were compared to measurements collected during the last several monitoring events, performed by John V. Soderberg, P.E. on November 4, 2016 and Integral on December 28, 2016. Air flow measurements were obtained from all suction points during the November monitoring event, and ranged from 1,010 – 1,394 feet/min, and were generally greater than the values obtained during the December and January events. January 2017 vacuum pressure readings were comparable to those obtained in December 2016; VMP pressure was not reported for the November 4, 2016 event.

### SSDS Component Observations

Integral observed SSDS leaks and different operating equipment during the site observation. Integral observed the various components in the SSDS room and performed leak detection tests on January 4, 2017. The Sensaphone was updated to contact Integral personnel in the event of SSDS shut down or failure. The SSDS blower and heat exhaust fan were both operating, however, it was noted that the installed blower and heat exhaust fan were different models than those indicated in the *Construction Completion Report (CCR)* (submitted on March 21, 2016 by John V. Soderberg, P.E.):

Equipment	CCR	As-Built
Blower	Rotron Model EN656M5XL (3.0 HP)	Rotron Model EN505AX58ML (2.0 HP)
Heat Exhaust Fan	Fantec FR Series Model FR100 Heat Vent	RadonAway Model GP501

During the January 4, 2017 monitoring event leak detection fluid was applied to the pressurized piping joints between each SSDS treatment drum and the discharge pipe. Minor leaks were detected on several pipe connections, and a more substantial leak was

observed in a section of pipe that was duct-taped. Integral notified NYSDEC and New York State Department of Health (NYSDOH) of the detected leaks and duct-taped discharge pipe on January 6, 2017, and NYSDEC requested that the SSDS be turned off until it could be repaired. The SSDS was shut down by Integral on January 6, 2017 at approximately 5:00 p.m., and later repaired on January 11, 2017 (described below).

### **SSDS Repairs and Re-Start**

AARCO Environmental (Lindenhurst, NY) performed the following SSDS repairs with Integral oversight:

- Resealed leaking connections on SSDS piping;
- Repaired (with a glued coupling) the cut SSDS discharge pipe;
- Installed 0-100 iwc pressure gauges before and after the SSDS treatment drums, allowing for more accurate measurements of system pressure; and
- Re-installed vapor monitoring point PV-10 (now PV-10R) in the central hallway.

Integral documented the system repairs and performed a leak detection test once the SSDS was re-started (approximately 1:30 p.m. on January 11, 2017). No leaks were observed.

### **NYSDEC January 20, 2017 Call**

Keith Brodock and Sara Barbuto of Integral and Ioana Munteanu-Ramnic and Jane O'Connell of NYSDEC spoke on January 20, 2017 to discuss system repairs and monthly monitoring requirements. Everyone agreed that PID measurements at VMPs or SSDS suction points were not required during monthly monitoring. NYSDEC requested indoor air monitoring within second floor apartments and occupied first floor commercial spaces to evaluate the efficacy of the SSDS and air filter units. NYSDEC requested updated tenant contact information so that NYSDEC could reach out to tenants regarding building activities.

### **Air Filter Unit Inventory**

During the January 4, 2017 monitoring event, Integral identified the locations of air filter units in accessible areas and noted filter change-out information written on the units. An air filter unit inventory was generated (attached) and will be used in the development of a filter change-out schedule.

Integral was not able to access second floor apartments during the January 4<sup>th</sup> monitoring event and as such was not able to inventory all building air filter units. Contact information for building tenants was obtained from the landlord and distributed to NYSDEC and NYSDOH. A notice to tenants was distributed on February 2, 2017 requesting tenants to contact Integral regarding air filter units in their apartments; several building tenants have responded to the notice in the time since its delivery. The tenant contact list and air filter unit inventory as of February 7, 2017 are appended to this progress report.

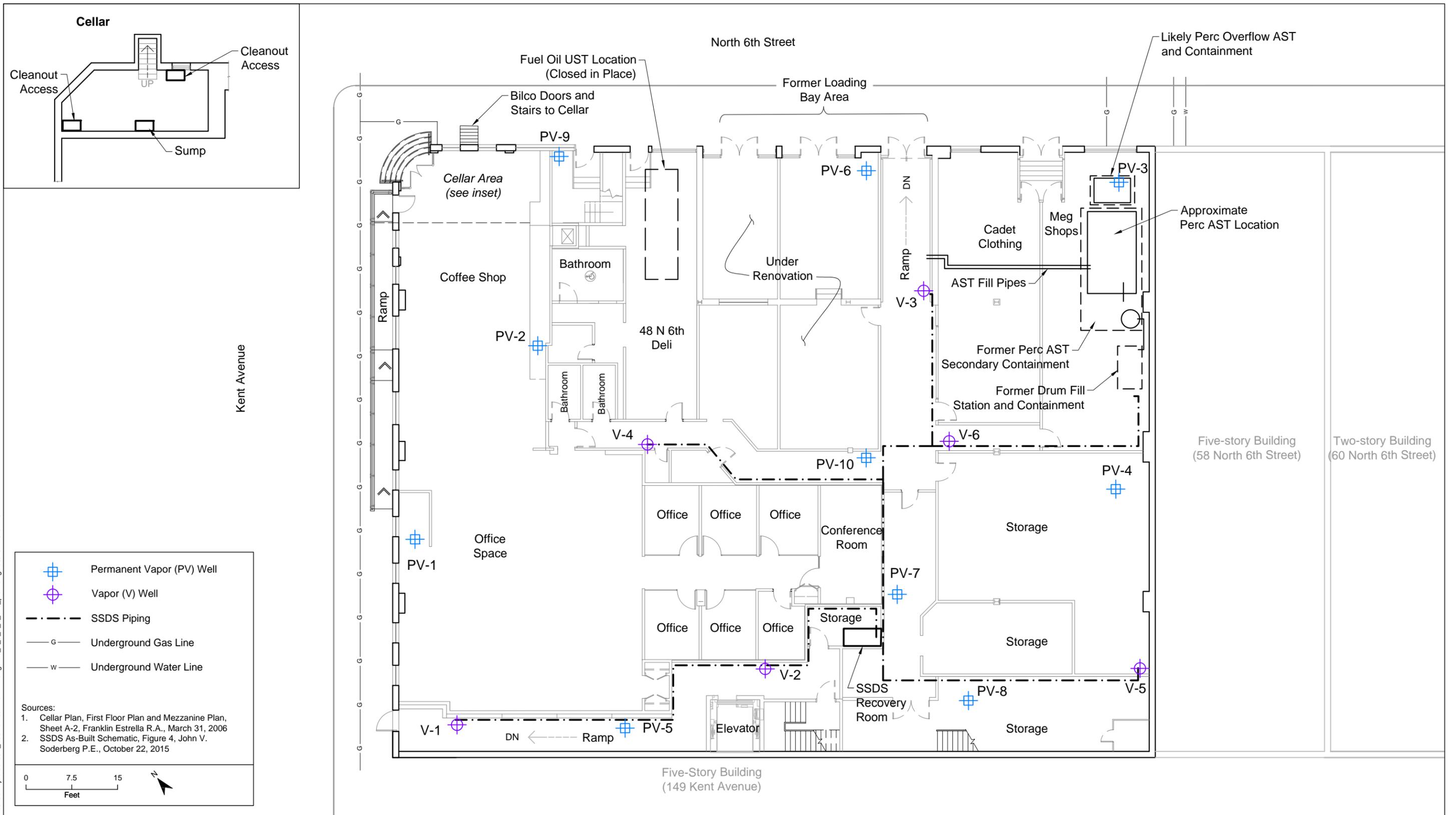
### **Draft RIWP Submittal**

As noted above, Integral submitted a Draft RIWP to NYSDEC on January 9, 2017. The draft RIWP includes a phased investigation that uses semi-quantitative measurements to focus soil and groundwater sample collection. A strong reason for this approach is the limited access to the interior of the building for drill rigs that can reach depths appropriate for characterization of this site (about 70 feet deep). The draft RIWP is currently undergoing review by NYSDEC.

### **NEXT STEPS / FEBRUARY 2017 MONITORING**

The SSDS is currently operating. February 2017 monthly monitoring was performed on February 2, 2017. Carbon in the SSDS treatment drums was replaced February 3, 2017. Integral continues to be in contact with building tenants regarding air filter unit use and filter change-out. Indoor air sampling is being scoped and will be discussed with the building owner.

Additional details regarding these February activities will be provided in the next monitoring report, due March 10, 2017.



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**DRAFT**

**Figure 1.**  
Site Sub-Slab Depressurization System and Monitoring Points  
135 Kent Avenue, Brooklyn, NY

**Tenant Contact List for 135 Kent Avenue, Brooklyn NY 11249**

FIRST FLOOR					
Business	Contact	Phone	Email	Notes	Physical Address
Meg Shops	Meg Kinney	347-294-0777	<a href="mailto:meg@megshops.com">meg@megshops.com</a>		54 North 6 <sup>th</sup> Street
NYLA LLC	500 W. 30 <sup>th</sup> Street, #4D New York, NY 10001			Opening March 1, bodyworks / massage	46 North 6 <sup>th</sup> Street
Mobile Spa	Fawad Lakhani	917-693-7766	<a href="mailto:themobilespanyc@gmail.com">themobilespanyc@gmail.com</a>	Phone repair and accessories store	50 North 6 <sup>th</sup> Street
Blossom Ice Cream	Fawad Lakhani	929-337-7595	<a href="mailto:themobilespanyc@gmail.com">themobilespanyc@gmail.com</a>	Manager is named Rachel	48 North 6 <sup>th</sup> Street
48 N Deli	Salah Alrawhaini	718-388-9805		Contact confirmed 2/2/17	50 North 6 <sup>th</sup> Street
Modern Space / Sweetleaf Coffee	Ted Kokkoris	914-715-1070	<a href="mailto:ted@modernspacesnyc.com">ted@modernspacesnyc.com</a>	Manager is named Lucas	135 Kent Avenue
Storage	Raul Sillau	718-218-9616	<a href="mailto:robin@robinindustriestd.com">robin@robinindustriestd.com</a>	Building landlord	
SECOND FLOOR					
Apartment	Contact	Phone	Email	Notes	Physical Address
Apartment C-2	Alexander Sussman & Justin Look	917-856-5331	<a href="mailto:alexsussman@gmail.com">alexsussman@gmail.com</a>	Telephone was not available on 01/25/17	135 Kent Avenue Apartment C-2
Apartment C-3	Drew McDowall & Jessica Gordon	917-575-3454	<a href="mailto:drewmcdowall@gmail.com">drewmcdowall@gmail.com</a>	Ioana left a message on his answering machine on 01/25/2017	135 Kent Avenue Apartment C-3
Apartment C-4	Jacob Kaplan & Katherine Haugh	917-596-6074	<a href="mailto:jkaplan279@gmail.com">jkaplan279@gmail.com</a>	Email response received 2/6/17	135 Kent Avenue Apartment C-4
Apartment C-5	Christian Amwander & Mitra Farahmand	917-443-2866	<a href="mailto:mail@mitra.pro">mail@mitra.pro</a>	2 air filter units delivered 2/3/17	135 Kent Avenue Apartment C-5
Apartment C-6	Brian Benavidez & Melissa Locker	646-267-5160 & 917-238-8907	<a href="mailto:babbab100@gmail.com">babbab100@gmail.com</a> <a href="mailto:melissalocker@gmail.com">melissalocker@gmail.com</a>	1 air filter, spoke to on 2/2/17	135 Kent Avenue Apartment C-6
Apartment C-7	Michael Stroyburg & Marie-Louise Stroyberg	917-767-5564	<a href="mailto:ms@issuu.com">ms@issuu.com</a> <a href="mailto:mlstroyberg@gmail.com">mlstroyberg@gmail.com</a>	Ioana talked to Michael 01/25/17; Marie emailed Integral 2/2/17.	135 Kent Avenue Apartment C-7
Apartment C-8	Sacha Dunn	646-246-1441		Jane talked to her on 01/25/2017. Previously organized air sampling.	135 Kent Avenue Apartment C-8
Apartment C-9	Christopher Niemczyk & Sarah Lowen	508-308-2269	<a href="mailto:cmniemczyk@gmail.com">cmniemczyk@gmail.com</a> <a href="mailto:sarahlowen2@gmail.com">sarahlowen2@gmail.com</a>	Email response received 2/6/2017	135 Kent Avenue Apartment C-9
Apartment C-11	Eugene Masat	646-662-5168		Ioana left a message for Eugene on 01/25/17	135 Kent Avenue Apartment C-11

Notes:

Information updated 2/7/2017.

Physical addresses are located in Brooklyn, NY, 11249.

**135 Kent Avenue Air Filter Unit Inventory**

Floor	Location	Approximate Area (square ft)	Observed by Integral	Air Filter Unit					
				Unit 1		Filter Change-out	Unit 2		Filter Change-out
				Type	Serial #		Type	Serial #	
1st	Meg Shops	820	x	R600	22-7695	11/4/16, 5/20/16	R600	7846	11/4/16, 5/20/16
1st	Cadet Clothing	705	x						
1st	Former Loading Bay Area, west	560	x						
1st	Former Loading Bay Area, east	770	x						
1st	48 North 6th Deli	820	x						
1st	Coffee Shop / Modern Space Realty	3,900	x	R600	7849	11/4/16, 5/20/16			
1st	Rear hallway		x	C600	7849	11/4/16, 5/20/16			
2nd	Hallway between Apartments 6 and 7		x	R600	7853	5/20/16, 8/30/16	R600	22-7698	9/24/15
2nd	Hallway near elevator shaft		x	C600	49-7420	8/30/16			
2nd	Apartment C-2	1,825							
2nd	Apartment C-3	1,040							
2nd	Apartment C-4	1,090		unknown	7850	Summer/fall 2016	unknown	49-7429	Summer/fall 2016
2nd	Apartment C-5	810		R600	7848	1/27/17	C600	49-7433	1/27/17
2nd	Apartment C-6	970							
2nd	Apartment C-7	950		unknown	22-7698	7/24/15	unknown	22-7696	7/24/15
2nd	Apartment C-8	970							
2nd	Apartment C-9	770							
2nd	Apartment C-10	1,110							
2nd	Apartment C-11	935							

Notes:

Information updated 2/7/2017.

Integral performed on-site observations on December 28, 2016, January 4 and February 2, 2017.

Filter not observed.

Tenant notices were posted on second floor apartments on February 2, 2017.

Change-out date notes do not indicate which filter(s) were changed.



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## MEMORANDUM

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**To:** Ioana Munteanu-Ramnic, P.E.  
New York State Department of Environmental Conservation

**From:** Sara Barbuto and Keith P. Brodock, P.E.  
Integral Engineering, P.C.

**Date:** March 10, 2017

**Subject:** Monthly Progress Report  
Former Cleaner Sales and Equipment Corp.  
NYSDEC Site #224177

**Project No.:** E051

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In accordance with the reporting requirements of the Brownfield Site Cleanup Agreement for the above-captioned Site, Integral Engineering, P.C. (Integral) presents this monthly progress report on behalf of 135 Kent Avenue Management Corp. This progress report presents an update on the implementation of the remedial program activities at 135 Kent Avenue (Former Cleaner Sales and Equipment Corp. Site; NYSDEC BCP No. 224177) for the month of February 2017.

### **ACTIONS COMPLETED DURING THIS REPORTING PERIOD**

During this reporting period, we have completed the following actions:

1. Collected sub-slab depressurization system (SSDS) monitoring measurements at vapor monitoring points (VMPs) and suction points.
2. Discussed monthly monitoring practices, SSDS repairs, and the Draft Remedial Investigation Work Plan (RIWP) during a site visit with NYSDEC.
3. Replaced carbon in the SSDS treatment drums.

4. Inventoried accessible air filter units and delivered two air filter units to a tenant (Apt. C5) without any.

## SSDS Monitoring

Integral performed SSDS monitoring of accessible VMPs and SSDS suction points on February 2, 2017. Pressure readings were collected from VMPs; airflow velocity readings were collected from SSDS suction points. The results of the February 2, 2017 monitoring event for accessible SSDS suction points and VMPs are as follows:

Location	Airflow Velocity (ft/min)	Pressure (inches of H <sub>2</sub> O)
SSDS Suction Points		
V-1	1,994	--
V-2	452	--
V-3	546	--
V-4	680	--
V-5	478	--
V-6	850	--
VMPs		
PV-1	--	- 0.001
PV-2	--	+ 0.389
PV-3	--	- 0.013
PV-4	--	- 0.047
PV-5	--	- 0.750
PV-6	--	NA
PV-7	--	- 0.035
PV-8	--	- 0.017
PV-9	--	+ 0.004
PV-10R	--	- 0.043

Notes:  
 NA = not accessible

A Site Plan showing the locations of VMPs (labeled PV-x) and SSDS suction points (labeled V-x) is attached as Figure 1. PV-6 was covered over with new flooring during remodeling of the former furniture store, and was not accessible during the February 2017 monitoring event. PV-9 was noted during the January 2017 monitoring event as defective (to possibly not be sealed between the subsurface and the building foundation, and PV-2 was noted as having a loose connection during the February 2017 monitoring event. Integral discussed plans with the building owner to re-install monitoring points PV-2, PV-6, and PV-9.

Pressure and flow data collected on January 4, 2017 were compared to measurements collected during the last several monitoring events, performed by John V. Soderberg, P.E.

on November 4, 2016 and Integral on December 28, 2016. Air flow measurements were obtained from all suction points during the November monitoring event, and ranged from 1,010 – 1,394 feet/min, and were generally greater than the values obtained during the December 2016, January 2017, and February 2017 events. February 2017 vacuum pressure readings were comparable to those obtained in December 2016 and January 2017 monitoring events.

### **NYSDEC February 2, 2017 Site Visit**

Keith Brodock and Sara Barbuto of Integral and Ioana Munteanu-Ramnic and Jane O’Connell of NYSDEC met for a site visit on February 2, 2017. Topics of discussion included options for the remedial investigation, system repairs, indoor air sampling, and monthly monitoring requirements. Everyone agreed that photoionization detector (PID) measurements at VMPs or SSDS suction points were not required during monthly monitoring. During the site visit with NYSDEC, we observed the floor in the elevator shaft from the first floor landing; however, we were not able to lock out the elevator to do a comprehensive review of the slab. NYSDEC has requested that we evaluate the competency of the floor of the elevator shaft; Integral is working with the building owner to perform the elevator shaft floor evaluation. Integral agreed to explore installing an electrical outlet in the northern portion of the 2<sup>nd</sup> floor hallway in order to move one air filter unit to this new location. The draft RIWP is currently undergoing review by NYSDEC.

### **SSDS Carbon Change-Out**

AARCO Environmental (Lindenhurst, NY) performed a change-out of the SSDS treatment drums carbon on February 3, 2017. Spent carbon was removed from the lead and lag treatment drums. Three 55-pound bags of Westates® granular activated carbon (Evoqua, lot #61878) were added to each treatment drum. Integral obtained PID readings from each SSDS treatment room sample port prior to and following the carbon change-out. The PID results were as follows:

<b>Location</b>	<b>PID (ppm) 2/2/2017 [Before Carbon Changeout]</b>	<b>PID (ppm) 2/3/2017 [After Carbon Changeout]</b>
Before Lead Carbon Drum	<i>Valve was leaking and was removed; We will replace it.</i>	
Between Lead and Lag Carbon Drums	11.8	0.0
After Lag Carbon Drum	11.8	0.0

Integral documented the carbon change-out and performed a leak detection test once the SSDS was re-started (approximately 12:20 p.m. on February 3, 2017). No leaks were observed.

### **Air Filter Unit Inventory**

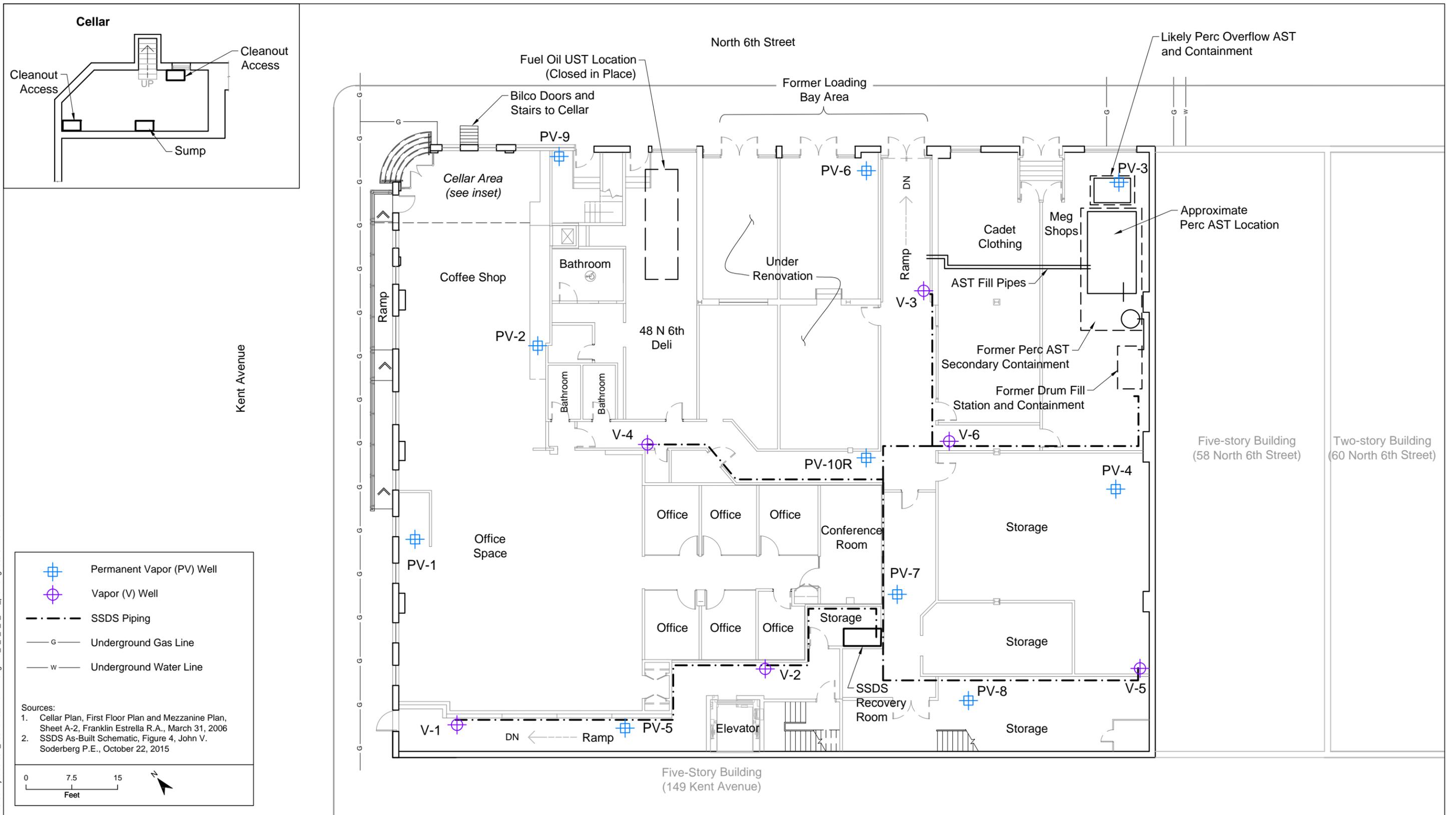
Integral prepared a request letter to tenants and distributed them on February 2, 2017. The notice provided contact information for NYSDEC and NYSDOH project managers, and requested that tenants contact Integral regarding air filter units in their apartments. As of March 9, 2017, tenants from five of the nine second floor apartments have responded to the notice. Integral distributed follow-up notices to non-responsive tenants on March 7, 2017. The tenant contact list and air filter unit inventory as of March 9, 2017 are appended to this progress report, as are copies of the initial letter and the follow-up letter to non-responsive tenants.

One tenant (Apt. C5) requested air filter units for her apartment that previously did not contain the units. Integral delivered two air filter units to this apartment on February 3, 2017. Several additional air filter units and carbon filters are stored in the building for future distribution.

### **NEXT STEPS / MARCH 2017 MONITORING**

The SSDS is currently operating. March 2017 monthly monitoring was performed on March 7, 2017. Integral continues to attempt to contact building tenants regarding air filter unit use and filter change-out. Indoor air sampling is being scoped (we had hoped to reach more tenants before proceeding).

Additional details regarding these March activities will be provided in the next monitoring report, due April 10, 2017.



**DRAFT**

**Figure 1.**  
Site Sub-Slab Depressurization System and Monitoring Points  
135 Kent Avenue, Brooklyn, NY



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February 2, 2017

Subject: **135 Kent Avenue Air Filters**

Dear Tenant:

At the end of December 2016, the building owner, Lester Cohen, engaged Integral Engineering, P.C. as the environmental engineer for your building, 135 Kent Avenue.

One of Integral's main tasks under our contract with Mr. Cohen is to confirm the proper operation and maintenance of air filters in your apartment.

As you may be aware, 135 Kent Avenue has two environmental mitigation measures in place: a sub-slab depressurization system, located in the trash collection area on the 1<sup>st</sup> floor of the building, and individual air filters, located within each apartment and occupied commercial space. Integral monitors these mitigation measures, which were approved – and required - by New York State Department of Environmental Conservation (NYSDEC) and New York State Department of Health (NYSDOH), on behalf of the building owner (not the master tenant, Raul Sillau). Project contact information for NYSDEC and NYSDOH is provided on the back of this letter.

Integral is generating an air filter inventory and maintenance schedule and will be coordinating an indoor air sampling event. **Please contact Sara Barbuto (contact information below) at your earliest convenience to provide the following: serial numbers on your air filter unit(s), notes on the units regarding filter changes, and the best way to communicate with you moving forward.**

We look forward to speaking with you. Please feel free to contact either of us at any time you have questions about these mitigation measures.

Sincerely,

Sara Barbuto  
Engineer  
Integral Engineering, P.C.  
Phone: 781.863.0988  
[sbarbuto@integral-corp.com](mailto:sbarbuto@integral-corp.com)

Keith Brodock, P.E.  
Senior Consultant  
Integral Engineering, P.C.  
Phone: 212.440.6702  
[kbrodock@integral-corp.com](mailto:kbrodock@integral-corp.com)

## 135 Kent Avenue State Agency Contact List

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Project Manager

Superfund and Brownfield Cleanup Section, Division of Environmental Remediation

New York State Department of Environmental Conservation

Phone: 718.482.4065

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Jane H. O'Connell

Chief

Superfund and Brownfield Cleanup Section, Division of Environmental Remediation

New York State Department of Environmental Conservation

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K'Drea Fox

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New York State Department of Health

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Justin H. Deming

Chief, Regions 2, 4 & 8

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Integral Engineering, P.C.  
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March 6, 2017

Subject: **135 Kent Avenue Air Filters**

Dear Tenant:

At the end of December 2016, the building owner, Lester Cohen, engaged Integral Engineering, P.C. as the environmental engineer for your building, 135 Kent Avenue.

One of Integral's main tasks under our contract with Mr. Cohen is to confirm the proper operation and maintenance of air filters in your apartment.

As you may be aware, 135 Kent Avenue has two environmental mitigation measures in place: a sub-slab depressurization system, located in the trash collection area on the 1<sup>st</sup> floor of the building, and individual air filters, located within each apartment and occupied commercial space. Integral monitors these mitigation measures, which were approved – and required - by New York State Department of Environmental Conservation (NYSDEC) and New York State Department of Health (NYSDOH), on behalf of the building owner (not the master tenant, Raul Sillau). Project contact information for NYSDEC and NYSDOH is provided on the back of this letter.

Integral is generating an air filter inventory and maintenance schedule and will be coordinating an indoor air sampling event. **Please contact Sara Barbuto (contact information below) at your earliest convenience to provide the following: air filter unit model number, serial numbers on your air filter unit(s), notes on the units regarding filter changes, and the best way to communicate with you moving forward.**

We look forward to speaking with you. Please feel free to contact either of us at any time you have questions about these mitigation measures.

Sincerely,

Sara Barbuto  
Engineer  
Integral Engineering, P.C.  
Phone: 781.863.0988  
[sbarbuto@integral-corp.com](mailto:sbarbuto@integral-corp.com)

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Senior Consultant  
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## 135 Kent Avenue State Agency Contact List

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**Tenant Contact List for 135 Kent Avenue, Brooklyn NY 11249**

FIRST FLOOR					
Business	Contact	Phone	Email	Notes	Physical Address
Meg Shops	Meg Kinney	347-294-0777	<a href="mailto:meg@megshops.com">meg@megshops.com</a>		54 North 6 <sup>th</sup> Street
NYLA LLC	500 W. 30 <sup>th</sup> Street, #4D New York, NY 10001			Opening March 1, bodyworks / massage	46 North 6 <sup>th</sup> Street
Mobile Spa	Fawad Lakhani	917-693-7766	<a href="mailto:themobilespanyc@gmail.com">themobilespanyc@gmail.com</a>	Phone repair and accessories store	50 North 6 <sup>th</sup> Street
Blossom Ice Cream	Fawad Lakhani	929-337-7595	<a href="mailto:themobilespanyc@gmail.com">themobilespanyc@gmail.com</a>	Manager is named Rachel	48 North 6 <sup>th</sup> Street
48 N Deli	Salah Alrawhaini	718-388-9805		Contact confirmed 2/2/2017	50 North 6 <sup>th</sup> Street
Modern Space / Sweetleaf Coffee	Ted Kokkoris	914-715-1070	<a href="mailto:ted@modernspacesnyc.com">ted@modernspacesnyc.com</a>	Manager is named Lucas	135 Kent Avenue
Storage	Raul Sillau	718-218-9616	<a href="mailto:robin@robinindustriestd.com">robin@robinindustriestd.com</a>	Building landlord	
SECOND FLOOR					
Apartment	Contact	Phone	Email	Notes	Physical Address
Apartment C-2	Alexander Sussman & Justin Look	917-856-5331	<a href="mailto:alexsussman@gmail.com">alexsussman@gmail.com</a>	Email response received 2/14/2017.	135 Kent Avenue Apartment C-2
Apartment C-3	Drew McDowall & Jessica Gordon	917-575-3454	<a href="mailto:drewmcdowall@gmail.com">drewmcdowall@gmail.com</a>	Ioana left a message on his answering machine on 01/25/2017.	135 Kent Avenue Apartment C-3
Apartment C-4	Jacob Kaplan & Katherine Haugh	917-596-6074	<a href="mailto:jkaplan279@gmail.com">jkaplan279@gmail.com</a>	Email response received 2/6/2017.	135 Kent Avenue Apartment C-4
Apartment C-5	Christian Amwander & Mitra Farahmand	917-443-2866	<a href="mailto:mail@mitra.pro">mail@mitra.pro</a>	Two air filter units delivered 2/3/17.	135 Kent Avenue Apartment C-5
Apartment C-6	Brian Benavidez & Melissa Locker	646-267-5160 & 917-238-8907	<a href="mailto:babbab100@gmail.com">babbab100@gmail.com</a> <a href="mailto:melissalocker@gmail.com">melissalocker@gmail.com</a>	Spoke to on 2/2/2017, no response.	135 Kent Avenue Apartment C-6
Apartment C-7	Michael Stroyburg & Marie-Louise Stroyberg	917-767-5564	<a href="mailto:ms@issuu.com">ms@issuu.com</a> <a href="mailto:mlstroyberg@gmail.com">mlstroyberg@gmail.com</a>	Ioana talked to Michael 01/25/2017; Marie emailed Integral 2/2/2017. New air filter units delivered 3/7/2017.	135 Kent Avenue Apartment C-7
Apartment C-8	Sacha Dunn	646-246-1441		Jane talked to her on 01/25/2017. Previously organized air sampling.	135 Kent Avenue Apartment C-8
Apartment C-9	Christopher Niemczyk & Sarah Lowen	508-308-2269	<a href="mailto:cmniemczyk@gmail.com">cmniemczyk@gmail.com</a> <a href="mailto:sarahlowen2@gmail.com">sarahlowen2@gmail.com</a>	Email response received 2/6/2017	135 Kent Avenue Apartment C-9
Apartment C-11	Eugene Masat	646-662-5168		Ioana left a message for Eugene on 01/25/17	135 Kent Avenue Apartment C-11

Notes:

Information updated 3/9/2017.

Physical addresses are located in Brooklyn, NY, 11249.

Integral delivered notices to all second floor tenants on 2/2/2017; Integral delivered notices to apartments C-3, C-6, C-8, and C-11 on 3/7/2017.

**135 Kent Avenue Air Filter Unit Inventory**

Floor	Location	Approximate Area (square ft)	Observed by Integral	Air Filter Unit					
				Unit 1		Filter Change-out	Unit 2		Filter Change-out
				Type	Serial #		Type	Serial #	
1st	Meg Shops	820	x	R600	22-7695	11/4/16, 5/20/16	R600	7846	11/4/16, 5/20/16
1st	Cadet Clothing	705	x						
1st	Former Loading Bay Area, west	560	x						
1st	Former Loading Bay Area, east	770	x						
1st	48 North 6th Deli	820	x						
1st	Coffee Shop / Modern Space Realty	3,900	x	R600	7849	11/4/16, 5/20/16			
1st	Rear hallway		x	C600	7849	11/4/16, 5/20/16			
2nd	Hallway between Apartments 6 and 7		x	R600	7853	5/20/16, 8/30/16	R600	22-7698	9/24/15
2nd	Hallway near elevator shaft		x	C600	49-7420	8/30/16			
2nd	Apartment C-2	1,825			7847	4/20/16		7855	4/20/16
2nd	Apartment C-3	1,040							
2nd	Apartment C-4	1,090		unknown	7850	Summer/fall 2016	unknown	49-7429	Summer/fall 2016
2nd	Apartment C-5	810		R600	7848	1/27/17	C600	49-7433	1/27/17
2nd	Apartment C-6	970							
2nd	Apartment C-7	950		unknown	unknown	1/27/17	unknown	unknown	1/27/17
2nd	Apartment C-8	970							
2nd	Apartment C-9	770		C600	49-7432	unknown	C600	22-7693	unknown
2nd	Apartment C-10	1,110							
2nd	Apartment C-11	935							

Notes:

Information updated 3/9/2017.

Integral performed on-site observations on December 28, 2016, January 4 and February 2, 2017.

Filter not observed.

Tenant notices were posted on second floor apartments on February 2 and March 7, 2017.

Change-out date notes do not indicate which filter(s) were changed.



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New York, NY 10006

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## MEMORANDUM

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**To:** Ioana Munteanu-Ramnic, P.E.  
New York State Department of Environmental Conservation

**From:** Sara Barbuto and Keith P. Brodock, P.E.  
Integral Engineering, P.C.

**Date:** April 10, 2017

**Subject:** Monthly Progress Report  
Former Cleaner Sales and Equipment Corp.  
NYSDEC Site #224177

**Project No.:** E051

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In accordance with the reporting requirements of the Brownfield Site Cleanup Agreement for the above-captioned Site, Integral Engineering, P.C. (Integral) presents this monthly progress report on behalf of 135 Kent Avenue Management Corp. This progress report presents an update on the implementation of the remedial program activities at 135 Kent Avenue (Former Cleaner Sales and Equipment Corp. Site; NYSDEC BCP No. 224177) for the month of March 2017.

### **ACTIONS COMPLETED DURING THIS REPORTING PERIOD**

During this reporting period, we have completed the following actions:

1. Collected sub-slab depressurization system (SSDS) monitoring measurements at vapor monitoring points (VMPs) and suction points.
2. Reviewed NYSDEC and NYSDOH comments to the Draft Remedial Investigation Work Plan (RIWP).

## SSDS Monitoring

Integral performed SSDS monitoring of accessible VMPs and SSDS suction points on March 7, 2017. Pressure readings were collected from VMPs; airflow velocity readings were collected from SSDS suction points. The results of the March 7, 2017 monitoring event for accessible SSDS suction points and VMPs are as follows:

Location	Airflow Velocity (ft/min)	Pressure (inches of H <sub>2</sub> O)
SSDS Suction Points		
V-1	2,142	--
V-2	407	--
V-3	333	--
V-4	746	--
V-5	595	--
V-6	966	--
VMPs		
PV-1	--	- 0.002
PV-2	--	- 0.016
PV-3	--	- 0.029
PV-4	--	- 0.052
PV-5	--	- 0.781
PV-6	--	NA
PV-7	--	- 0.072
PV-8	--	- 0.021
PV-9	--	+ 0.002
PV-10R	--	- 0.040

Notes:  
 NA = not accessible

A Site Plan showing the locations of VMPs (labeled PV-x) and SSDS suction points (labeled V-x) is attached as Figure 1. PV-6 was covered over with new flooring during remodeling of the former furniture store, and was not accessible during the March 2017 monitoring event. PV-9 was noted during the January 2017 monitoring event as defective (possibly not sealed between the subsurface and the building foundation). Integral is in the process of subcontracting the re-installation of monitoring points PV-6 and PV-9.

Pressure and flow data collected on March 7, 2017 were compared to measurements collected during the last several monitoring events, as performed by Integral since December 2016. Air flow measurements were obtained from all suction points during the March 2017 monitoring event, and ranged from 333 – 2,142 feet/min, and were generally greater than the values obtained during the December 2016, January 2017, and February

2017 events. March 2017 vacuum pressure readings were comparable to those obtained in the previous monitoring events conducted by Integral.

### **NYSDEC/NYSDOH Comments to Draft RIWP**

Integral received NYSDEC and NYSDOH comments to the draft RIWP on March 29, 2017. Integral is currently reviewing these comments and plans to submit a revised version of the RIWP in mid-April 2017. Fact Sheet preparation will commence upon NYSDEC acceptance of the revised RIWP.

### **NEXT STEPS / APRIL 2017 MONITORING**

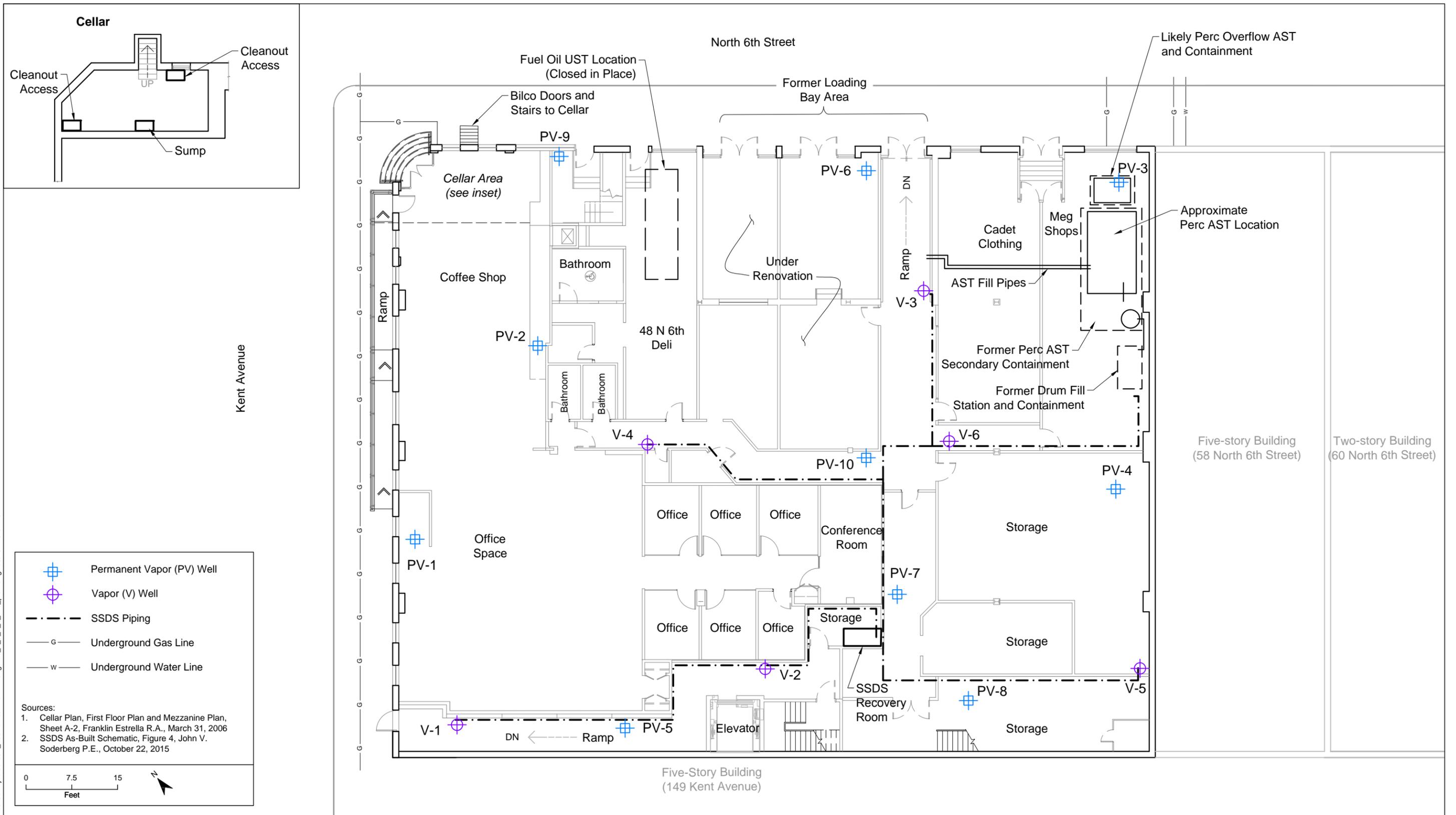
The SSDS is currently operating.

Integral is coordinating the remedial investigation indoor air sampling event within the building. Remedial investigation indoor air sampling is proposed for April 17 and 18, 2017.

On April 4, 2017, a residential tenant notified Integral that the SSDS was not running. Integral personnel went to the building to turn the SSDS back on and check the alarm system. The SSDS was re-started at approximately 12:30 p.m. on April 4 and was running without an issue when Integral left the building at 2 p.m. The alarm system phone line did not have a dial tone; a call was made to Verizon to schedule service to the line.

Integral personnel met with a Verizon technician on the morning of April 7, 2017 to look into the cause of the phone line issue. After several hours of inspection, the Verizon technician stated that the problem was on the connection outside of the building and the issue is being corrected. Integral will continue to monitor the alarm system phone line and work with Verizon to fix the issue.

April 2017 monthly monitoring was performed on April 7, 2017. Additional details regarding April activities will be provided in the next monitoring report, due May 10, 2017.



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**DRAFT**

**Figure 1.**  
Site Sub-Slab Depressurization System and Monitoring Points  
135 Kent Avenue, Brooklyn, NY



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## MEMORANDUM

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**To:** Ioana Munteanu-Ramnic, P.E.  
New York State Department of Environmental Conservation

**From:** Sara Barbuto and Keith P. Brodock, P.E.  
Integral Engineering, P.C.

**Date:** May 10, 2017

**Subject:** Monthly Progress Report  
Former Cleaner Sales and Equipment Corp.  
NYSDEC Site #224177

**Project No.:** E051

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In accordance with the reporting requirements of the Brownfield Site Cleanup Agreement for the above-captioned Site, Integral Engineering, P.C. (Integral) presents this monthly progress report on behalf of 135 Kent Avenue Management Corp. This progress report presents an update on the implementation of the remedial program activities at 135 Kent Avenue (Former Cleaner Sales and Equipment Corp. Site; NYSDEC BCP No. 224177) for the month of April 2017.

### ACTIONS COMPLETED DURING THIS REPORTING PERIOD

During this reporting period, we have completed the following actions:

1. Responded to a sub-slab depressurization system (SSDS) shut down and alarm system phone line issue.
2. Collected SSDS monitoring measurements at vapor monitoring points (VMPs) and suction points.
3. Reviewed NYSDEC and NYSDOH comments to the draft RIWP.
4. Collected indoor air samples in all occupied spaces in the building.

## SSDS Shutdown and Restart April 4, 2017

On April 4, 2017, a residential tenant of 135 Kent Avenue notified Integral that the SSDS was not running. Integral personnel went to the building to turn the SSDS on and check the alarm system. The SSDS was re-started at approximately 12:30 p.m. on April 4 and was running without an issue when Integral left the building at 2 p.m. The alarm system phone line did not have a dial tone; a call was made to Verizon to schedule service to the line. Integral personnel met with a Verizon technician on the morning of April 7, 2017 to look into the cause of the phone line issue. After a several hours of inspection, the Verizon technician stated that the problem was on the connection outside of the building. The phone line issue was corrected April 26, 2017 and the SSDS alarm system phone is operational as of the time of this report.

## SSDS Monitoring

Integral performed SSDS monitoring of accessible VMPs and SSDS suction points on April 7, 2017. Pressure readings were collected from VMPs; airflow velocity readings were collected from SSDS suction points. The results of the April 7, 2017 monitoring event for accessible SSDS suction points and VMPs are as follows:

Table 1. April 2017 SSDS Monitoring Results

Location	Airflow Velocity (ft/min)	Pressure (inches of H <sub>2</sub> O)
SSDS Suction Points		
V-1	1,706	--
V-2	289	--
V-3	211	--
V-4	484	--
V-5	485	--
V-6	371	--
VMPs		
PV-1	--	- 0.002
PV-2	--	- 0.001
PV-3	--	- 0.025
PV-4	--	NA
PV-5	--	- 0.050
PV-6	--	NA
PV-7	--	- 0.033
PV-8	--	- 0.021
PV-9	--	+ 0.003
PV-10R	--	NA

Table 1. April 2017 SSDS Monitoring Results

<b>Location</b>	<b>Airflow Velocity (ft/min)</b>	<b>Pressure (inches of H<sub>2</sub>O)</b>
Notes: NA = not accessible		

A Site Plan showing the locations of VMPs (labeled PV-x) and SSDS suction points (labeled V-x) is attached as Figure 1. PV-4, PV-6, and PV-10R were covered over with new flooring during remodeling of several commercial spaces, and were not accessible during the April 2017 monitoring event. PV-9 was noted during the January 2017 monitoring event as defective (possibly not sealed between the subsurface and the building foundation). Integral is in the process of subcontracting the re-installation of monitoring points PV-4, PV-6, PV-9, and PV-10R.

Pressure and flow data collected on April 7, 2017 were compared to measurements collected during the last several monitoring events, as performed by Integral since December 2016. Air flow measurements were obtained from all suction points during the April 2017 monitoring event, and ranged from 211 – 1,706 feet/min, and were generally comparable to values obtained during the first quarter of 2017. April 2017 vacuum pressure readings were comparable to those obtained in the previous monitoring events conducted by Integral.

## **Revised RIWP Submission**

Integral received NYSDEC and NYSDOH comments to the draft RIWP on March 29, 2017 and April 7, 2017. Integral is revising the RIWP and accompanying documents per these comments.

## **Remedial Investigation Air Sampling**

NYSDEC, as advised by NYSDOH, requested that remedial investigation indoor air sampling be performed in advance of a final RIWP in each occupied space within the building to evaluate the current remediation systems and potential impacts to human health within the Site building. The results of indoor air sampling will also be used to assist in evaluating the need for future onsite engineering controls.

Integral coordinated with tenants to perform the remedial investigation air sample collection on April 24-25, 2017. The following samples were collected:

- One (1) indoor air sample from the cellar (8-hour duration);
- Nine (9) indoor air samples from the first floor commercial spaces (8 hours);

- Twelve (12) indoor air samples from the second floor residential spaces (24 hours); and
- Two (2) outdoor (ambient) air samples (one for 8 hours and one for 24 hours).

Sample locations for first and second floor air samples are shown on Figures 2 and 3, respectively.

Air samples were sent to Alpha Analytical and analyzed for TO-15 VOCs. A preliminary results summary table is attached as Table 2. These data are considered preliminary as they have not been validated. Integral will perform data validation.

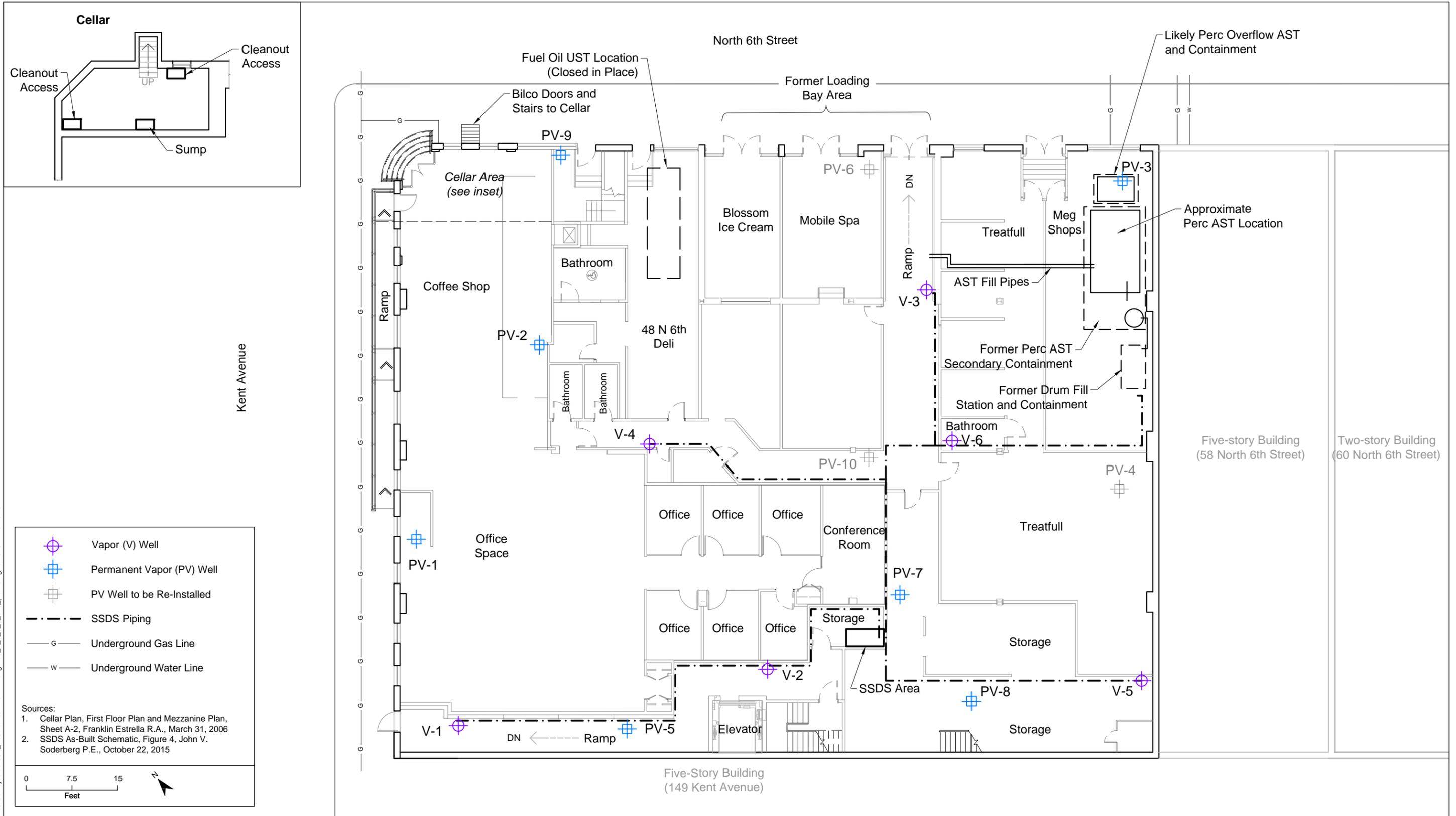
The preliminary air sample results were compared to NYSDOH air guideline values (AGVs). Preliminary methylene chloride results exceed the AGV of  $60 \mu\text{g}/\text{m}^3$  in 3 samples: the SSDS treatment room, Apartment C-6, and Apartment C-8. Integral is reviewing past data as well as potential sources of methylene chloride and will discuss findings with NYSDEC.

AGVs for trichloroethene (TCE) and tetrachloroethene (PCE) were not exceeded in any occupied space. The cellar air sample preliminary result for PCE,  $67.8 \mu\text{g}/\text{m}^3$ , exceeds the AGV of  $30 \mu\text{g}/\text{m}^3$ . However, the SSDS was not designed to depressurize the cellar (located approximately 8 ft bgs). There are no air filtration units in the cellar as it is not an occupied space and is not anticipated to be occupied by tenants or workers for extended lengths of time.

Integral will draft result notification letters to tenants and will send the draft letter to NYSDOH and NYSDEC for review and comment prior to sending to tenants.

## **NEXT STEPS / MAY 2017 MONITORING**

The SSDS and SSDS alarm system are currently operating. May 2017 monthly monitoring is scheduled for May 26, 2017. Additional details regarding May activities will be provided in the next monitoring report, due June 10, 2017.



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	Vapor (V) Well
	Permanent Vapor (PV) Well
	PV Well to be Re-Installed
	SSDS Piping
	Underground Gas Line
	Underground Water Line

Sources:  
 1. Cellar Plan, First Floor Plan and Mezzanine Plan, Sheet A-2, Franklin Estrella R.A., March 31, 2006  
 2. SSDS As-Built Schematic, Figure 4, John V. Soderberg P.E., October 22, 2015

0 7.5 15  
 Feet



**DRAFT**

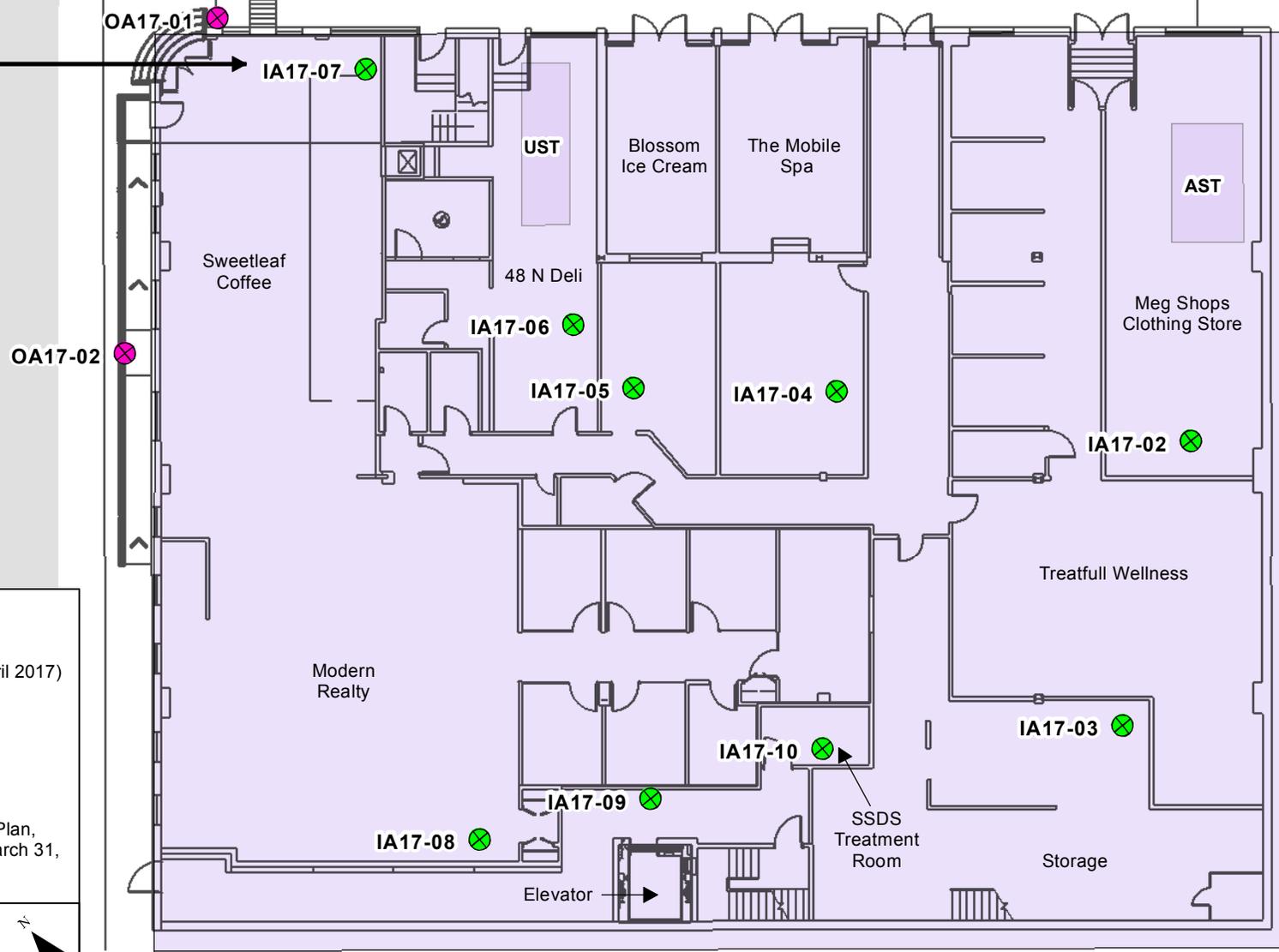
**Figure 1.**  
 Site Sub-Slab Depressurization System and Monitoring Points  
 135 Kent Avenue, Brooklyn, NY

Sample IA17-01 was collected in the cellar, beneath the coffee shop and nearest the foundation wall adjacent to North 6th Street.

North 6<sup>th</sup> Street

Kent Avenue

58 North 6<sup>th</sup> Street



135 Kent Avenue

Air Sample Location, First Floor (April 2017)

- Indoor Air Sample
- Outdoor Air Sample

Sources:  
1. First Floor Plan and Mezzanine Plan, Sheet A-2, Franklin Estrella R.A., March 31, 2006

0 5 10 20  
Feet

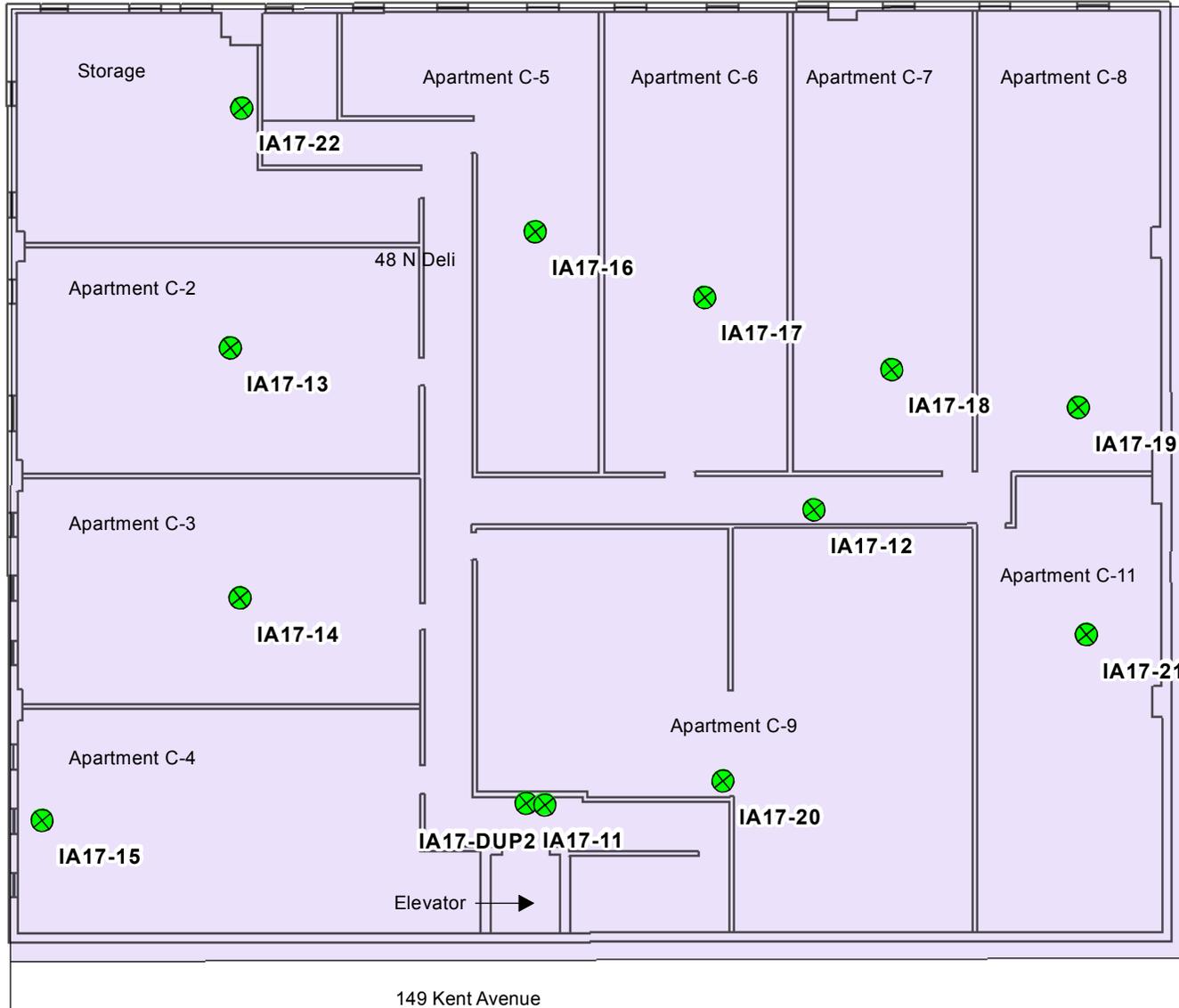
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**Figure 2.**  
April 24-25, 2017 Indoor and Outdoor Air Sample Locations, First Floor  
135 Kent Avenue, Brooklyn, NY

North 6<sup>th</sup> Street

Kent Avenue

58 North 6th Street



135 Kent Avenue  
 Air Sample Location, Second Floor (April 2017)  
 Indoor Air Sample

0 5 10 20  
 Feet



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**Figure 3.**  
 April 24-25, 2017 Indoor Air Sample Locations, Second Floor  
 135 Kent Avenue, Brooklyn, NY

Table 2. Preliminary Results from April 24-25, 2017 Air Sample Collection, 135 Kent Avenue, Brooklyn, NY, NYSDEC Site #C224177

Sample Number:	OA17-01	OA17-02	IA17-01	IA17-02	IA17-03	IA17-04	IA17-05	IA17-06	IA17-07	IA17-08
Sample Location:	North 6th Street Sidewalk	Kent Avenue Sidewalk	Cellar	Meg Shops Clothing Store	Rear Storage	The Mobile Spa	Blossom Ice Cream	48 N Deli	Sweetleaf Coffee	Modern Space Realty
Floor:	1st	1st	Basement	1st						
Collection Period:	8-hour	24-hour	8-hour							
Sample End Date:	4/24/2017	4/25/2017	4/24/2017	4/24/2017	4/24/2017	4/24/2017	4/24/2017	4/24/2017	4/24/2017	4/24/2017
Lab Sample ID:	L1713153-15	L1713153-16	L1713153-17	L1713153-14	L1713153-20	L1713153-18	L1713153-21	L1713153-19	L1713153-02	L1713153-01
Parameter	NYSDOH AGV ( $\mu\text{g}/\text{m}^3$ )	Concentration ( $\mu\text{g}/\text{m}^3$ )								
1,1,1-Trichloroethane	<0.109	<0.109	<0.109	<0.109	<0.109	<0.109	<0.109	<0.109	<0.109	<0.109
1,1,2,2-Tetrachloroethane	<1.37	<1.37	<1.37	<1.37	<1.37	<1.37	<1.37	<1.37	<1.37	<1.37
1,1,2-Trichloroethane	<1.09	<1.09	<1.09	<1.09	<1.09	<1.09	<1.09	<1.09	<1.09	<1.09
1,1-Dichloroethane	<0.809	<0.809	<0.809	<0.809	<0.809	<0.809	<0.809	<0.809	<0.809	<0.809
1,1-Dichloroethene	<0.079	<0.079	<0.079	<0.079	<0.079	<0.079	<0.079	<0.079	<0.079	<0.079
1,2,4-Trichlorobenzene	<1.48	<1.48	<1.48	<1.48	<1.48	<1.48	<1.48	<1.48	<1.48	<1.48
1,2,4-Trimethylbenzene	<0.983	<0.983	<0.983	1.39	1.99	2.22	1.43	1.17	<0.983	<0.983
1,2-Dibromoethane	<1.54	<1.54	<1.54	<1.54	<1.54	<1.54	<1.54	<1.54	<1.54	<1.54
1,2-Dichlorobenzene	<1.20	<1.20	<1.20	<1.20	<1.20	<1.20	<1.20	<1.20	<1.20	<1.20
1,2-Dichloroethane	<0.809	<0.809	<0.809	<0.809	<0.809	<0.809	<0.809	<0.809	<0.809	<0.809
1,2-Dichloropropane	<0.924	<0.924	<0.924	<0.924	<0.924	<0.924	<0.924	<0.924	<0.924	<0.924
1,3,5-Trimethylbenzene	<0.983	<0.983	<0.983	<0.983	<0.983	<0.983	<0.983	<0.983	<0.983	<0.983
1,3-Butadiene	<0.442	<0.442	<0.442	<0.442	<0.442	<0.442	<0.442	<0.442	<0.442	<0.442
1,3-Dichlorobenzene	<1.20	<1.20	<1.20	<1.20	<1.20	<1.20	<1.20	<1.20	<1.20	<1.20
1,4-Dichlorobenzene	<1.20	<1.20	<1.20	<1.20	<1.20	<1.20	<1.20	<1.20	<1.20	<1.20
1,4-Dioxane	<0.721	<0.721	<0.721	<0.721	<0.721	<0.721	<0.721	<0.721	<0.721	<0.721
2,2,4-Trimethylpentane	1.2	<0.934	0.986	1.57	2.88	1.56	1.32	1.45	1.31	1.08
2-Butanone	<1.47	<1.47	<1.47	1.49	5.99	6.19	2.27	2.34	4.28	3.92
2-Hexanone	<0.820	<0.820	<0.820	<0.820	<0.820	<0.820	<0.820	<0.820	<0.820	<0.820
3-Chloropropene	<0.626	<0.626	<0.626	<0.626	<0.626	<0.626	<0.626	<0.626	<0.626	<0.626
4-Ethyltoluene	<0.983	<0.983	<0.983	<0.983	<0.983	<0.983	<0.983	<0.983	<0.983	<0.983
4-Methyl-2-pentanone	<2.05	<2.05	<2.05	<2.05	<2.05	<2.05	<2.05	<2.05	<2.05	<2.05
Acetone	17.3	8.88	19.3	19.5	34.4	180	23.6	27.8	66.5	61
Benzene	1.12	0.882	1.07	1.15	2.24	1.4	1.27	1.35	1.24	1.11
Benzyl chloride	<1.04	<1.04	<1.04	<1.04	<1.04	<1.04	<1.04	<1.04	<1.04	<1.04
Bromodichloromethane	<1.34	<1.34	<1.34	<1.34	<1.34	<1.34	<1.34	<1.34	<1.34	<1.34
Bromoform	<2.07	<2.07	<2.07	<2.07	<2.07	<2.07	<2.07	<2.07	<2.07	<2.07
Bromomethane	<0.777	<0.777	<0.777	<0.777	<0.777	<0.777	<0.777	<0.777	<0.777	<0.777
Carbon disulfide	<0.623	<0.623	<0.623	<0.623	<0.623	<0.623	<0.623	<0.623	<0.623	<0.623
Carbon tetrachloride	0.409	0.39	0.447	0.308	0.465	0.541	0.623	0.491	0.44	0.421
Chlorobenzene	<0.921	<0.921	<0.921	<0.921	<0.921	<0.921	<0.921	<0.921	<0.921	<0.921
Chloroethane	<0.528	<0.528	<0.528	<0.528	<0.528	<0.528	<0.528	<0.528	<0.528	<0.528
Chloroform	<0.977	<0.977	9.62	<0.977	1.01	2.56	1.16	<0.977	3.42	3.82
Chloromethane	1.41	1.28	0.948	1.36	1.14	1.01	1.09	1.13	1.57	1.53
cis-1,2-Dichloroethene	<0.079	<0.079	5.04	<0.079	<0.079	<0.079	<0.079	<0.079	0.428	0.349
trans-1,2-Dichloroethene	<0.793	<0.793	<0.793	<0.793	<0.793	<0.793	<0.793	<0.793	<0.793	<0.793
cis-1,3-Dichloropropene	<0.908	<0.908	<0.908	<0.908	<0.908	<0.908	<0.908	<0.908	<0.908	<0.908
trans-1,3-Dichloropropene	<0.908	<0.908	<0.908	<0.908	<0.908	<0.908	<0.908	<0.908	<0.908	<0.908
Cyclohexane	<0.688	<0.688	<0.688	<0.688	1.09	<0.688	<0.688	<0.688	0.75	0.988
Dibromochloromethane	<1.70	<1.70	<1.70	<1.70	<1.70	<1.70	<1.70	<1.70	<1.70	<1.70
Dichlorodifluoromethane	1.89	1.95	1.69	2.03	1.88	1.76	1.76	1.79	2.04	2.08

Table 2. Preliminary Results from April 24-25, 2017 Air Sample Collection, 135 Kent Avenue, Brooklyn, NY, NYSDEC Site #C224177

Sample Number:	OA17-01	OA17-02	IA17-01	IA17-02	IA17-03	IA17-04	IA17-05	IA17-06	IA17-07	IA17-08	
Sample Location:	North 6th Street Sidewalk	Kent Avenue Sidewalk	Cellar	Meg Shops Clothing Store	Rear Storage	The Mobile Spa	Blossom Ice Cream	48 N Deli	Sweetleaf Coffee	Modern Space Realty	
Floor:	1st	1st	Basement	1st							
Collection Period:	8-hour	24-hour	8-hour								
Sample End Date:	4/24/2017	4/25/2017	4/24/2017	4/24/2017	4/24/2017	4/24/2017	4/24/2017	4/24/2017	4/24/2017	4/24/2017	
Lab Sample ID:	L1713153-15	L1713153-16	L1713153-17	L1713153-14	L1713153-20	L1713153-18	L1713153-21	L1713153-19	L1713153-02	L1713153-01	
Parameter	NYSDOH AGV ( $\mu\text{g}/\text{m}^3$ )	Concentration ( $\mu\text{g}/\text{m}^3$ )									
Ethanol		32.6	17.7	21.9	317	239	722	462	311	362	384
Ethyl Acetate		5.84	2.59	3.68	6.27	8.47	25.6	19.1	8.25	6.59	6.56
Ethylbenzene		<0.869	<0.869	<0.869	<0.869	2.41	1.52	0.938	0.877	<0.869	<0.869
Freon-113		<1.53	<1.53	<1.53	<1.53	<1.53	<1.53	<1.53	<1.53	<1.53	<1.53
Freon-114		<1.40	<1.40	<1.40	<1.40	<1.40	<1.40	<1.40	<1.40	<1.40	<1.40
Heptane		<0.820	<0.820	<0.820	<0.820	2.05	1.26	<0.820	0.844	1.02	0.979
Hexachlorobutadiene		<2.13	<2.13	<2.13	<2.13	<2.13	<2.13	<2.13	<2.13	<2.13	<2.13
Isopropanol		8.11	2.27	5.48	42.5	192	1630	60.7	302	320	315
Methyl tert butyl ether		<0.721	<0.721	<0.721	<0.721	<0.721	<0.721	<0.721	<0.721	<0.721	<0.721
Methylene chloride	60	3.11	2.44	8.48	41.3	2.37	6.43	2.19	5.38	3.61	28.4
n-Hexane		1	<0.705	0.976	2.57	3.88	1.5	0.983	1.06	1.14	2.09
o-Xylene		0.925	<0.869	<0.869	1.24	2.72	1.55	1.11	1.12	0.908	<0.869
p/m-Xylene		2.54	<1.74	1.93	3.28	8.77	4.39	3.11	3.28	2.52	2.16
Styrene		<0.852	<0.852	<0.852	<0.852	<0.852	1.38	<0.852	<0.852	<0.852	<0.852
Tertiary butyl Alcohol		<1.52	<1.52	<1.52	<1.52	<1.52	<1.52	<1.52	<1.52	<1.52	<1.52
Tetrachloroethene	30	1.11	0.651	<b>67.8</b>	1.69	3.25	5.09	4.79	3.19	10.1	8.68
Tetrahydrofuran		<1.47	<1.47	<1.47	<1.47	<1.47	<1.47	<1.47	<1.47	<1.47	<1.47
Toluene		4.75	2.54	3.56	8.52	13	26.2	10.6	8.33	6.71	6.67
Trichloroethene	2	<0.107	<0.107	1.99	<0.107	<0.107	0.14	<0.107	0.107	0.296	0.258
Trichlorofluoromethane		1.34	1.24	<1.12	2.32	1.75	5.79	12.2	2.12	2.23	2.02
Vinyl bromide		<0.874	<0.874	<0.874	<0.874	<0.874	<0.874	<0.874	<0.874	<0.874	<0.874
Vinyl chloride		<0.051	<0.051	<0.051	<0.051	<0.051	<0.051	<0.051	<0.051	<0.051	<0.051

Notes:

Data are preliminary and have not been validated.  
All analyses conducted by TO15.  
NYSDOH AGV = New York State Department of Health air guideline value

**AGV Exceedance**

Table 2. Preliminary Results from April 24-25, 2017 Air Sample Collection, 135 Kent Avenue, Brooklyn, NY, NYSDEC Site #C224177 (continued)

Sample Number:	IA17-09	IA17-10	IA17-DUP1	IA17-11	IA17-DUP2	IA17-12	IA17-13	IA17-14	IA17-15	IA17-16
Sample Location:	Hallway near elevator	SSDS treatment room		Hallway near elevator		Hallway between Apartments C-2 & C-5	Apartment C-2	Apartment C-3	Apartment C-4	Apartment C-5
Floor:	1st	1st	1st	2nd						
Collection Period:	8-hour	8-hour	8-hour	24-hour						
Sample End Date:	4/24/2017	4/24/2017	4/24/2017	4/25/2017	4/25/2017	4/25/2017	4/25/2017	4/25/2017	4/25/2017	4/25/2017
Lab Sample ID:	L1713153-08	L1713153-09	L1713153-10	L1713153-03	L1713153-04	L1713153-05	L1713153-13	L1713153-12	L1713153-07	L1713153-24
Parameter	NYSDOH AGV ( $\mu\text{g}/\text{m}^3$ )	Concentration ( $\mu\text{g}/\text{m}^3$ )								
1,1,1-Trichloroethane	<0.109	<0.109	<0.109	<0.109	<0.109	<0.109	<0.109	<0.109	<0.109	<0.109
1,1,2,2-Tetrachloroethane	<1.37	<1.37	<1.37	<1.37	<1.37	<1.37	<1.37	<1.37	<1.37	<1.37
1,1,2-Trichloroethane	<1.09	<1.09	<1.09	<1.09	<1.09	<1.09	<1.09	<1.09	<1.09	<1.09
1,1-Dichloroethane	<0.809	<0.809	<0.809	<0.809	<0.809	<0.809	<0.809	<0.809	<0.809	<0.809
1,1-Dichloroethene	<0.079	<0.079	<0.079	<0.079	<0.079	<0.079	<0.079	<0.079	<0.079	<0.079
1,2,4-Trichlorobenzene	<1.48	<1.48	<1.48	<1.48	<1.48	<1.48	<1.48	<1.48	<1.48	<1.48
1,2,4-Trimethylbenzene	1.1	1.15	1.12	2.2	2.2	2.64	4.49	4.83	2.73	2.46
1,2-Dibromoethane	<1.54	<1.54	<1.54	<1.54	<1.54	<1.54	<1.54	<1.54	<1.54	<1.54
1,2-Dichlorobenzene	<1.20	<1.20	<1.20	<1.20	<1.20	<1.20	<1.20	<1.20	<1.20	<1.20
1,2-Dichloroethane	<0.809	<0.809	<0.809	<0.809	<0.809	<0.809	<0.809	<0.809	0.931	<0.809
1,2-Dichloropropane	<0.924	<0.924	<0.924	<0.924	<0.924	<0.924	<0.924	<0.924	<0.924	<0.924
1,3,5-Trimethylbenzene	<0.983	<0.983	<0.983	<0.983	<0.983	<0.983	1.68	1.85	1	<0.983
1,3-Butadiene	<0.442	<0.442	<0.442	<0.442	<0.442	<0.442	<0.442	<0.442	<0.442	<0.442
1,3-Dichlorobenzene	<1.20	<1.20	<1.20	<1.20	<1.20	<1.20	<1.20	<1.20	<1.20	<1.20
1,4-Dichlorobenzene	3.27	4.03	3.82	<1.20	<1.20	<1.20	<1.20	<1.20	<1.20	<1.20
1,4-Dioxane	<0.721	<0.721	<0.721	<0.721	<0.721	<0.721	<0.721	<0.721	<0.721	<0.721
2,2,4-Trimethylpentane	1.16	1.14	1.08	<0.934	<0.934	<0.934	<0.934	<0.934	<0.934	<0.934
2-Butanone	2.84	3.1	3.01	2.61	2.64	2.61	4.07	3.78	2.87	2.63
2-Hexanone	<0.820	<0.820	<0.820	<0.820	<0.820	<0.820	<0.820	<0.820	<0.820	<0.820
3-Chloropropene	<0.626	<0.626	<0.626	<0.626	<0.626	<0.626	<0.626	<0.626	<0.626	<0.626
4-Ethyltoluene	<0.983	<0.983	<0.983	<0.983	<0.983	<0.983	0.983	<0.983	<0.983	<0.983
4-Methyl-2-pentanone	<2.05	<2.05	<2.05	<2.05	<2.05	<2.05	<2.05	<2.05	<2.05	<2.05
Acetone	30.6	35.4	39.9	38.2	38.5	39	71.7	77.2	104	25.4
Benzene	1.19	1.15	1.11	0.923	0.853	0.994	1.13	0.949	0.847	<0.639
Benzyl chloride	<1.04	<1.04	<1.04	<1.04	<1.04	<1.04	<1.04	<1.04	<1.04	<1.04
Bromodichloromethane	<1.34	<1.34	<1.34	<1.34	<1.34	<1.34	<1.34	<1.34	<1.34	<1.34
Bromoform	<2.07	<2.07	<2.07	<2.07	<2.07	<2.07	<2.07	<2.07	<2.07	<2.07
Bromomethane	<0.777	<0.777	<0.777	<0.777	<0.777	<0.777	<0.777	<0.777	<0.777	<0.777
Carbon disulfide	<0.623	<0.623	<0.623	<0.623	<0.623	<0.623	<0.623	<0.623	<0.623	<0.623
Carbon tetrachloride	0.44	0.434	0.478	0.44	0.44	0.459	0.516	0.472	0.51	0.34
Chlorobenzene	<0.921	<0.921	<0.921	<0.921	<0.921	<0.921	<0.921	<0.921	<0.921	<0.921
Chloroethane	<0.528	<0.528	<0.528	<0.528	<0.528	<0.528	<0.528	<0.528	<0.528	<0.528
Chloroform	1.1	1.12	1.24	1.51	1.49	1.57	3.27	3.06	3.54	1.29
Chloromethane	1.46	1.45	1.37	1.46	1.53	1.47	1.99	1.66	1.74	1.26
cis-1,2-Dichloroethene	0.111	0.119	0.119	0.123	0.119	0.139	0.186	0.17	0.198	<0.079
trans-1,2-Dichloroethene	<0.793	<0.793	<0.793	<0.793	<0.793	<0.793	<0.793	<0.793	<0.793	<0.793
cis-1,3-Dichloropropene	<0.908	<0.908	<0.908	<0.908	<0.908	<0.908	<0.908	<0.908	<0.908	<0.908
trans-1,3-Dichloropropene	<0.908	<0.908	<0.908	<0.908	<0.908	<0.908	<0.908	<0.908	<0.908	<0.908
Cyclohexane	0.699	0.812	0.747	0.892	0.871	1.13	0.881	1.02	2.22	<0.688
Dibromochloromethane	<1.70	<1.70	<1.70	<1.70	<1.70	<1.70	<1.70	<1.70	<1.70	<1.70
Dichlorodifluoromethane	1.79	2.05	1.88	1.83	1.94	2.03	1.98	1.87	1.58	2.01

Table 2. Preliminary Results from April 24-25, 2017 Air Sample Collection, 135 Kent Avenue, Brooklyn, NY, NYSDEC Site #C224177 (continued)

Sample Number:	IA17-09	IA17-10	IA17-DUP1	IA17-11	IA17-DUP2	IA17-12	IA17-13	IA17-14	IA17-15	IA17-16	
Sample Location:	Hallway near elevator	SSDS treatment room		Hallway near elevator		Hallway between Apartments C-2 & C-5	Apartment C-2	Apartment C-3	Apartment C-4	Apartment C-5	
Floor:	1st	1st	1st	2nd							
Collection Period:	8-hour	8-hour	8-hour	24-hour							
Sample End Date:	4/24/2017	4/24/2017	4/24/2017	4/25/2017	4/25/2017	4/25/2017	4/25/2017	4/25/2017	4/25/2017	4/25/2017	
Lab Sample ID:	L1713153-08	L1713153-09	L1713153-10	L1713153-03	L1713153-04	L1713153-05	L1713153-13	L1713153-12	L1713153-07	L1713153-24	
Parameter	NYSDOH AGV ( $\mu\text{g}/\text{m}^3$ )	Concentration ( $\mu\text{g}/\text{m}^3$ )									
Ethanol		313	358	343	320	320	339	663	669	1190	1110
Ethyl Acetate		16.6	19.7	19.4	6.16	6.49	6.2	7.1	5.98	5.91	16.8
Ethylbenzene		<0.869	<0.869	<0.869	<0.869	<0.869	<0.869	<0.869	<0.869	<0.869	<0.869
Freon-113		<1.53	<1.53	<1.53	<1.53	<1.53	<1.53	<1.53	<1.53	<1.53	<1.53
Freon-114		<1.40	<1.40	<1.40	<1.40	<1.40	<1.40	<1.40	<1.40	<1.40	<1.40
Heptane		0.943	0.979	0.967	<0.820	<0.820	0.865	2.2	0.84	<0.820	<0.820
Hexachlorobutadiene		<2.13	<2.13	<2.13	<2.13	<2.13	<2.13	<2.13	<2.13	<2.13	<2.13
Isopropanol		94.9	106	99.3	146	145	181	536	146	187	79.4
Methyl tert butyl ether		<0.721	<0.721	<0.721	<0.721	<0.721	<0.721	<0.721	<0.721	<0.721	<0.721
Methylene chloride	60	5	2.16	<b>193</b>	3.43	7.3	2.15	5.07	2.09	2.14	2.56
n-Hexane		1.99	1.93	7.4	0.955	1.02	0.906	1.21	0.892	<0.705	<0.705
o-Xylene		<0.869	0.916	<0.869	<0.869	<0.869	<0.869	1.09	1.06	<0.869	<0.869
p/m-Xylene		2.37	2.44	2.42	2.02	1.92	1.88	2.52	2.44	<1.74	<1.74
Styrene		<0.852	<0.852	<0.852	<0.852	<0.852	<0.852	<0.852	<0.852	<0.852	<0.852
Tertiary butyl Alcohol		<1.52	<1.52	<1.52	<1.52	<1.52	<1.52	<1.52	<1.52	<1.52	<1.52
Tetrachloroethene	30	7.39	8.75	8.41	5.47	5.37	6.62	7.73	7.39	6.08	6.49
Tetrahydrofuran		1.79	2.39	1.87	<1.47	<1.47	<1.47	<1.47	<1.47	<1.47	<1.47
Toluene		9.99	10.3	9.57	6.07	5.99	5.77	9.95	6.97	5.77	6.59
Trichloroethene	2	0.134	0.134	0.14	0.145	0.145	0.183	0.188	0.226	0.172	<0.107
Trichlorofluoromethane		1.69	1.65	1.75	2.31	2.25	2.42	2.38	2.08	2.16	6.57
Vinyl bromide		<0.874	<0.874	<0.874	<0.874	<0.874	<0.874	<0.874	<0.874	<0.874	<0.874
Vinyl chloride		<0.051	<0.051	<0.051	<0.051	<0.051	<0.051	<0.051	0.148	0.082	<0.051

Notes:

Data are preliminary and have not been validated.  
All analyses conducted by TO15.  
NYSDOH AGV = New York State Department of Health air guideline value

**AGV Exceedance**

Table 2. Preliminary Results from April 24-25, 2017 Air Sample Collection, 135 Kent Avenue, Brooklyn, NY, NYSDEC Site #C224177 (continued)

Sample Number:	IA17-17	IA17-18	IA17-19	IA17-20	IA17-21	IA17-22
Sample Location:	Apartment C-6	Apartment C-7	Apartment C-8	Apartment C-9	Apartment C-11	Former Apartment C-1 (Storage)
Floor:	2nd	2nd	2nd	2nd	2nd	2nd
Collection Period:	24-hour	24-hour	24-hour	24-hour	24-hour	24-hour
Sample End Date:	4/25/2017	4/25/2017	4/25/2017	4/25/2017	4/25/2017	4/25/2017
Lab Sample ID:	L1713153-23	L1713153-11	L1713153-06	L1713153-26	L1713153-25	L1713153-22
Parameter	NYSDOH AGV ( $\mu\text{g}/\text{m}^3$ )	Concentration ( $\mu\text{g}/\text{m}^3$ )				
1,1,1-Trichloroethane		<0.109	<0.109	<0.109	<0.109	<0.109
1,1,2,2-Tetrachloroethane		<1.37	<1.37	<1.37	<1.37	<1.37
1,1,2-Trichloroethane		<1.09	<1.09	<1.09	<1.09	<1.09
1,1-Dichloroethane		<0.809	<0.809	<0.809	<0.809	<0.809
1,1-Dichloroethene		<0.079	<0.079	<0.079	<0.079	<0.079
1,2,4-Trichlorobenzene		<1.48	<1.48	<1.48	<1.48	<1.48
1,2,4-Trimethylbenzene		4.53	1.96	2.45	4.13	1.84
1,2-Dibromoethane		<1.54	<1.54	<1.54	<1.54	<1.54
1,2-Dichlorobenzene		<1.20	<1.20	<1.20	<1.20	<1.20
1,2-Dichloroethane		<0.809	<0.809	<0.809	<0.809	<0.809
1,2-Dichloropropane		<0.924	<0.924	<0.924	<0.924	<0.924
1,3,5-Trimethylbenzene		1.81	<0.983	<0.983	1.62	<0.983
1,3-Butadiene		<0.442	<0.442	<0.442	<0.442	<0.442
1,3-Dichlorobenzene		<1.20	<1.20	<1.20	<1.20	<1.20
1,4-Dichlorobenzene		<1.20	<1.20	<1.20	29.5	<1.20
1,4-Dioxane		<0.721	<0.721	<0.721	<0.721	<0.721
2,2,4-Trimethylpentane		<0.934	<0.934	<0.934	<0.934	<0.934
2-Butanone		6.13	3.04	4.36	6.61	3.45
2-Hexanone		<0.820	<0.820	<0.820	<0.820	<0.820
3-Chloropropene		<0.626	<0.626	<0.626	<0.626	<0.626
4-Ethyltoluene		0.983	<0.983	<0.983	<0.983	2.38
4-Methyl-2-pentanone		<2.05	<2.05	<2.05	<2.05	<2.05
Acetone		71.7	71	71	59.4	33.5
Benzene		1.78	<0.639	0.933	1.19	0.971
Benzyl chloride		<1.04	<1.04	<1.04	<1.04	<1.04
Bromodichloromethane		<1.34	<1.34	<1.34	<1.34	<1.34
Bromoform		<2.07	<2.07	<2.07	<2.07	<2.07
Bromomethane		<0.777	<0.777	<0.777	<0.777	<0.777
Carbon disulfide		<0.623	<0.623	0.726	<0.623	<0.623
Carbon tetrachloride		0.604	0.264	0.528	0.566	0.51
Chlorobenzene		<0.921	<0.921	<0.921	<0.921	<0.921
Chloroethane		<0.528	<0.528	<0.528	<0.528	<0.528
Chloroform		2.13	1.66	4.98	3.17	<0.977
Chloromethane		1.42	1.98	1.69	1.56	1.28
cis-1,2-Dichloroethene		<0.079	<0.079	<0.079	0.115	<0.079
trans-1,2-Dichloroethene		<0.793	<0.793	<0.793	<0.793	<0.793
cis-1,3-Dichloropropene		<0.908	<0.908	<0.908	<0.908	<0.908
trans-1,3-Dichloropropene		<0.908	<0.908	<0.908	<0.908	<0.908
Cyclohexane		2.96	<0.688	1.23	1.74	1.95
Dibromochloromethane		<1.70	<1.70	<1.70	<1.70	<1.70
Dichlorodifluoromethane		1.98	2.26	1.61	1.58	1.48

Table 2. Preliminary Results from April 24-25, 2017 Air Sample Collection, 135 Kent Avenue, Brooklyn, NY, NYSDEC Site #C224177 (continued)

Sample Number:	IA17-17	IA17-18	IA17-19	IA17-20	IA17-21	IA17-22	
Sample Location:	Apartment C-6	Apartment C-7	Apartment C-8	Apartment C-9	Apartment C-11	Former Apartment C-1 (Storage)	
Floor:	2nd	2nd	2nd	2nd	2nd	2nd	
Collection Period:	24-hour	24-hour	24-hour	24-hour	24-hour	24-hour	
Sample End Date:	4/25/2017	4/25/2017	4/25/2017	4/25/2017	4/25/2017	4/25/2017	
Lab Sample ID:	L1713153-23	L1713153-11	L1713153-06	L1713153-26	L1713153-25	L1713153-22	
Parameter	NYSDOH AGV ( $\mu\text{g}/\text{m}^3$ )	Concentration ( $\mu\text{g}/\text{m}^3$ )					
Ethanol		486	439	1260	1080	422	266
Ethyl Acetate		12.9	5.69	14.1	12.3	5.12	4.29
Ethylbenzene		0.895	<0.869	<0.869	<0.869	<0.869	<0.869
Freon-113		<1.53	<1.53	<1.53	<1.53	<1.53	<1.53
Freon-114		<1.40	<1.40	<1.40	<1.40	<1.40	<1.40
Heptane		3.04	0.865	3.29	<0.820	1.75	0.922
Hexachlorobutadiene		<2.13	<2.13	<2.13	<2.13	<2.13	<2.13
Isopropanol		302	273	231	241	157	220
Methyl tert butyl ether		<0.721	<0.721	<0.721	<0.721	<0.721	<0.721
Methylene chloride	60	<b>83</b>	2.5	<b>67.7</b>	3.15	2.16	3.54
n-Hexane		3.52	<0.705	2.98	0.99	0.863	0.828
o-Xylene		1.25	<0.869	0.89	0.934	0.899	1.35
p/m-Xylene		3.09	<1.74	2.18	2.22	2.4	2.48
Styrene		<0.852	<0.852	<0.852	<0.852	<0.852	<0.852
Tertiary butyl Alcohol		<1.52	<1.52	<1.52	<1.52	<1.52	<1.52
Tetrachloroethene	30	6.25	5.13	3.82	9.63	3.5	6.48
Tetrahydrofuran		<1.47	<1.47	1.81	<1.47	<1.47	<1.47
Toluene		18.4	8.25	10.1	10.3	7.88	6.48
Trichloroethene	2	0.129	0.118	<0.107	0.188	<0.107	0.156
Trichlorofluoromethane		4.6	4.45	3.78	2.75	2.17	2.03
Vinyl bromide		<0.874	<0.874	<0.874	<0.874	<0.874	<0.874
Vinyl chloride		<0.051	<0.051	<0.051	<0.051	<0.051	<0.051

Notes:

Data are preliminary and have not been validated.  
All analyses conducted by TO15.  
NYSDOH AGV = New York State Department of Health air guideline value

**AGV Exceedance**



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## MEMORANDUM

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**To:** Ioana Munteanu-Ramnic, P.E.  
New York State Department of Environmental Conservation

**From:** Sara Barbuto and Keith P. Brodock, P.E.  
Integral Engineering, P.C.

**Date:** July 11, 2017

**Subject:** Monthly Progress Report  
Former Cleaner Sales and Equipment Corp.  
NYSDEC Site #224177

**Project No.:** E051

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In accordance with the reporting requirements of the Brownfield Site Cleanup Agreement for the above-captioned Site, Integral Engineering, P.C. (Integral) presents this monthly progress report on behalf of 135 Kent Avenue Management Corp. This progress report presents an update on the implementation of the remedial program activities at 135 Kent Avenue (Former Cleaner Sales and Equipment Corp. Site; NYSDEC BCP No. 224177) for the month of June 2017.

### ACTIONS COMPLETED DURING THIS REPORTING PERIOD

During this reporting period, we have completed the following actions:

1. Observed the cellar and noted wall and floor openings.
2. Collected SSDS monitoring measurements at vapor monitoring points (VMPs) and suction points.
3. Delivered the draft RIWP to the document repository and distributed the NYSDEC Fact Sheet.

## Cellar Observation

NYSDEC requested Integral perform an observation of the building cellar for potential floor and wall openings that may have contributed to an elevated tetrachloroethylene result during the April 2017 indoor air sampling. Integral observed the building cellar on June 1, 2017. Cellar walls are a mix of brick and concrete with some cracking. The cellar floor is a 6-inch concrete slab with the following openings:

- Cleanout Access Pit - West: ~ 3 x 2 ft, water pipe entrance with water meter, dirt bottom
- Sump pit: ~ 3 x 2 ft, sump pump on top of a rusted metal plate, unclear what is below
- Cleanout Access Pit - East: ~ 2 x 1.5 ft, inlet for building water connection, dirt bottom with open pipe underneath the water pipe

Cellar floor openings are indicated on the attached Site Plan (Figure 1). Since some of these openings are important to utility operation (e.g., sewer cleanouts), permanent sealing with concrete is not possible; however, a gasketed lid that could be removed for maintenance would help reduce soil vapor intrusion. Integral will work with the building owner to seal these openings.

## SSDS Monitoring

Integral performed SSDS monitoring of accessible VMPs and SSDS suction points on June 27, 2017. Pressure readings were collected from VMPs; airflow velocity readings were collected from SSDS suction points. The results of the June 27, 2017 monitoring event for accessible SSDS suction points and VMPs are as follows:

Table 1. June 2017 SSDS Monitoring Results

Location	Airflow Velocity (ft/min)	Pressure (inches of H <sub>2</sub> O)
SSDS Suction Points		
V-1	2,120	--
V-2	431	--
V-3	284	--
V-4	716	--
V-5	441	--
V-6	NA	--
VMPs		
PV-1	--	- 0.006
PV-2	--	- 0.023
PV-3	--	- 0.024

Table 1. June 2017 SSDS Monitoring Results

Location	Airflow Velocity (ft/min)	Pressure (inches of H <sub>2</sub> O)
PV-4	--	NA
PV-5	--	- 0.243
PV-6	--	NA
PV-7	--	- 0.076
PV-8	--	- 0.021
PV-9	--	0.002
PV-10R	--	NA

Notes: NA = not accessible

A Site Plan showing the locations of VMPs (labeled PV-x) and SSDS suction points (labeled V-x) is attached as Figure 1. V-6 is located in a recently renovated wellness center (Treatfull, formerly Cadet clothing) and was locked and inaccessible during the monitoring event; keys will be obtained prior to the next sampling event. PV-4, PV-6, and PV-10R were covered over with new flooring during remodeling of several commercial spaces, and were not accessible during the June 2017 monitoring event. PV-9 was noted during the January 2017 monitoring event as possibly defective (possibly not sealed between the subsurface and the building foundation). Integral is in the process of subcontracting the re-installation of monitoring points PV-4, PV-6, PV-9, and PV-10R.

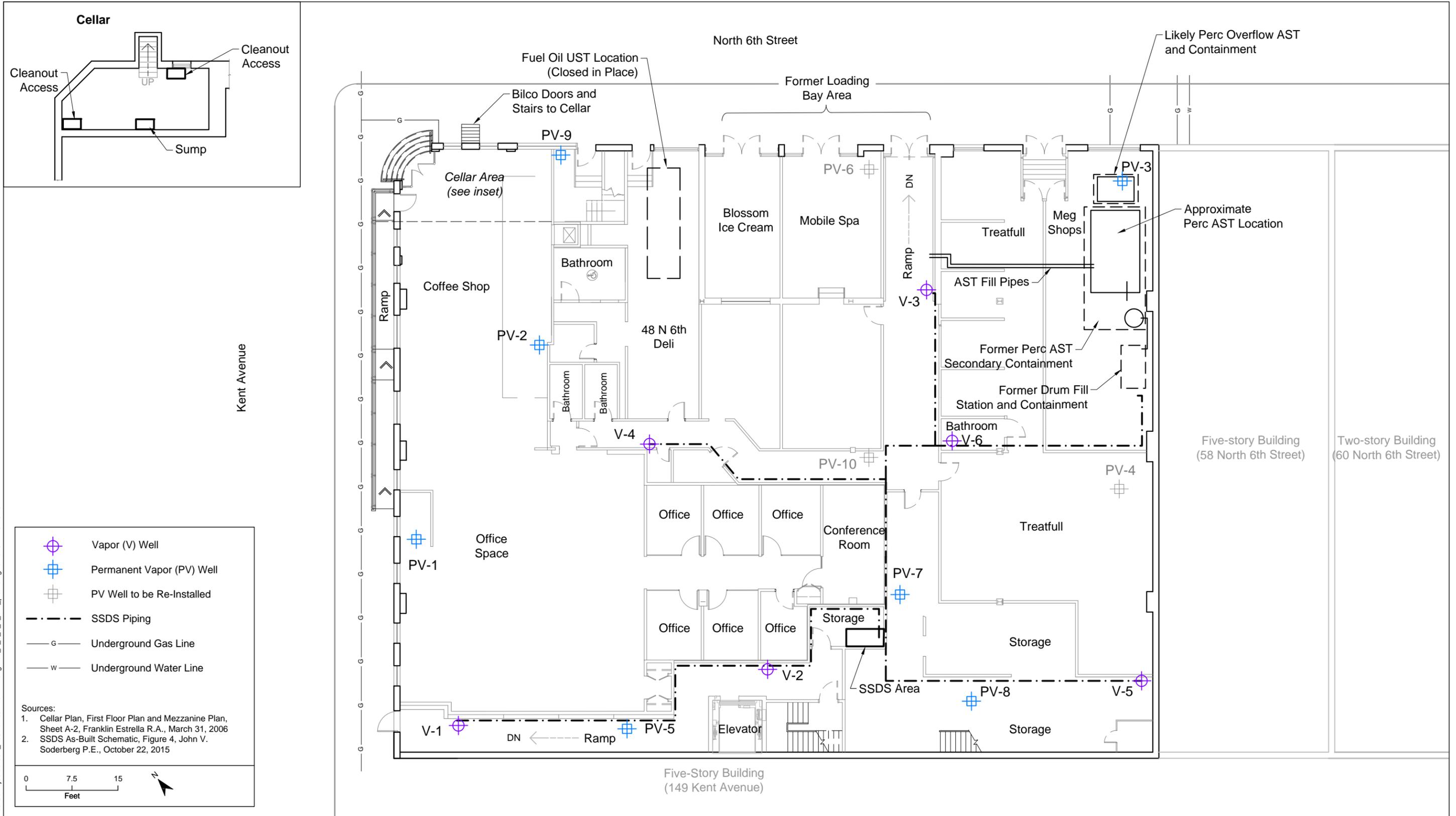
Pressure and flow data collected on June 27, 2017 were compared to measurements collected during the last several monitoring events, as performed by Integral since December 2016. Air flow measurements obtained from suction points during the June 2017 monitoring event ranged from 284 – 2,120 feet/min, and were generally comparable to values obtained during the first quarter of 2017. June 2017 vacuum pressure readings were comparable to those obtained in the previous monitoring events conducted by Integral.

### **Draft RIWP Submitted for Public Comment**

On June 27, 2017 Integral delivered the draft RIWP to the document repository, Brooklyn Community Board #1, located at 435 Graham Avenue, Brooklyn, NY. The draft RIWP will be available for public comment from June 28 through July 28, 2017. Integral distributed NYSDEC-prepared Fact Sheets to the site contact list on the morning of June 28, 2017.

## **NEXT STEPS / JULY 2017 MONITORING**

The SSDS and SSDS alarm system are currently operating. July 2017 monthly monitoring is scheduled for July 26, 2017. Additional details regarding July activities will be provided in the next monitoring report, due August 10, 2017.



**DRAFT**

**Figure 1.**  
Site Sub-Slab Depressurization System and Monitoring Points  
135 Kent Avenue, Brooklyn, NY



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## MEMORANDUM

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**To:** Ioana Munteanu-Ramnic, P.E.  
New York State Department of Environmental Conservation

**From:** Sara Barbuto and Keith P. Brodock, P.E.  
Integral Engineering, P.C.

**Date:** August 10, 2017

**Subject:** Monthly Progress Report  
Former Cleaner Sales and Equipment Corp.  
NYSDEC Site #224177

**Project No.:** E051

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In accordance with the reporting requirements of the Brownfield Site Cleanup Agreement for the above-captioned Site, Integral Engineering, P.C. (Integral) presents this monthly progress report on behalf of 135 Kent Avenue Management Corp. This progress report presents an update on the implementation of the remedial program activities at 135 Kent Avenue (Former Cleaner Sales and Equipment Corp. Site; NYSDEC BCP No. 224177) for the month of July 2017.

### ACTIONS COMPLETED DURING THIS REPORTING PERIOD

During this reporting period we have completed the following actions:

1. Submitted the validated indoor air sampling results and draft tenant notification letters to NYSDEC and New York State Department of Health (NYSDOH) for review.
2. Collected SSDS monitoring measurements at vapor monitoring points (VMPs) and suction points.

## Indoor Air Sampling Results and Draft Tenant Notification Letters

On July 12, 2017 Integral submitted the validated indoor air sampling results and draft tenant notification letters to NYSDEC and NYSDOH for review. NYSDOH and NYSDEC responses were received on July 19, 2017, and Integral reissued the revised tenant notification letters on August 4, 2017. NYSDOH provided comments on the revised tenant notification letters on August 9, 2017. Integral is currently modifying the tenant notification letters per NYSDOH's comments and will submit a final draft on August 11, 2017.

## SSDS Monitoring

Integral performed SSDS monitoring of accessible VMPs and SSDS suction points on July 18, 2017. Pressure readings were collected from VMPs; airflow velocity readings were collected from SSDS suction points. The results of the July 18, 2017 monitoring event for accessible SSDS suction points and VMPs are as follows:

Table 1. July 2017 SSDS Monitoring Results

Location	Airflow Velocity (ft/min)	Pressure (inches of H <sub>2</sub> O)
SSDS Suction Points		
V-1	1,720	--
V-2	290	--
V-3	352	--
V-4	620	--
V-5	438	--
V-6	NA	--
VMPs		
PV-1	--	- 0.006
PV-2	--	- 0.020
PV-3	--	- 0.030
PV-4	--	NA
PV-5	--	- 0.066
PV-6	--	NA
PV-7	--	- 0.257
PV-8	--	- 0.022
PV-9	--	- 0.002
PV-10R	--	NA

Notes: NA = not accessible

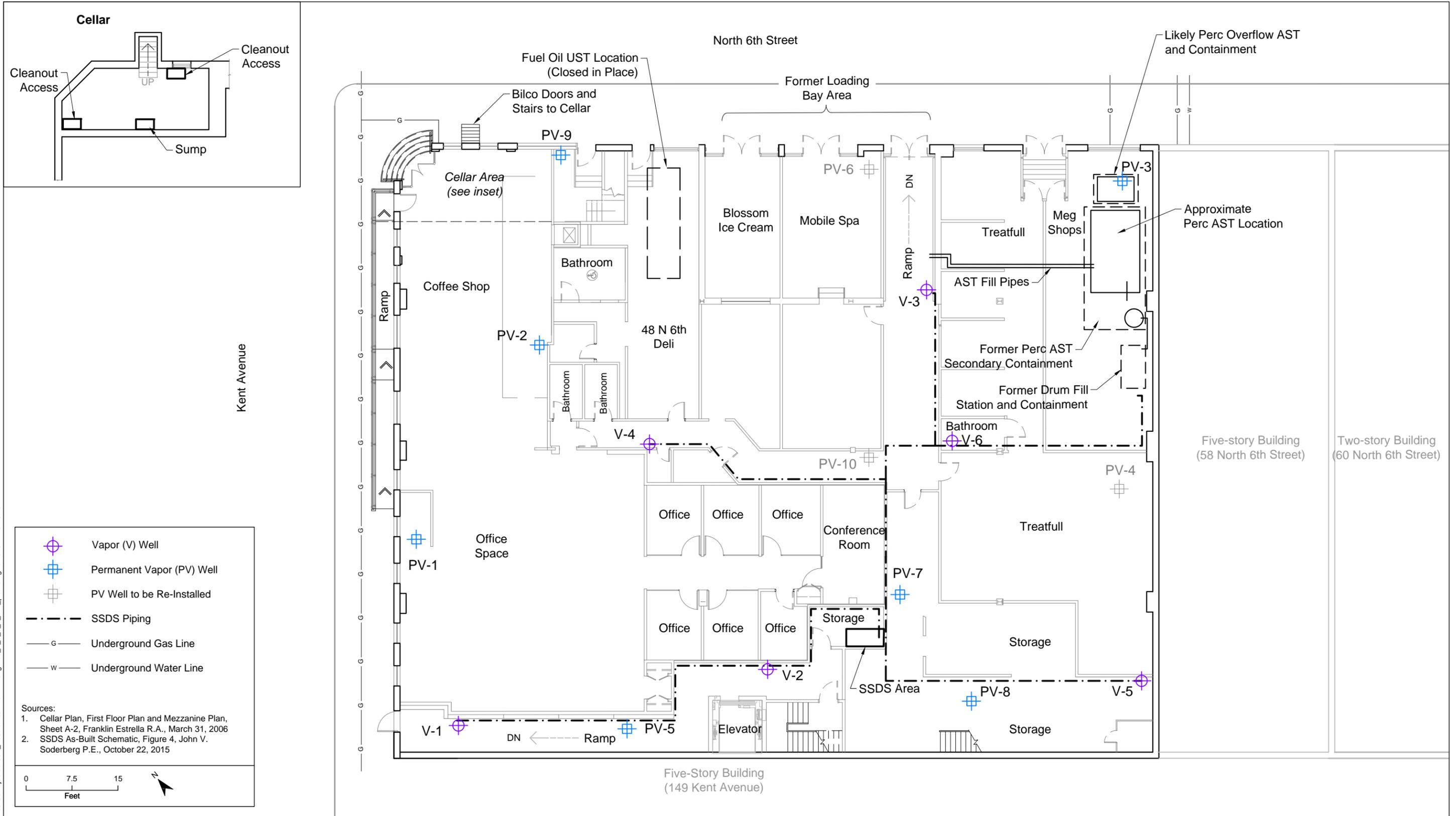
A Site Plan showing the locations of VMPs (labeled PV-x) and SSDS suction points (labeled V-x) is attached as Figure 1. V-6 is located in a recently renovated wellness center

(Treatfull, formerly Cadet clothing) and was locked and inaccessible during the monitoring event; keys will be obtained prior to the next sampling event. PV-4, PV-6, and PV-10R were covered over with new flooring during remodeling of several commercial spaces, and were not accessible during the July 2017 monitoring event. Integral is in the process of subcontracting the re-installation of monitoring points PV-4, PV-6, PV-9, and PV-10R.

Pressure and flow data collected on July 18, 2017 were compared to measurements collected during the last several monitoring events, as performed by Integral since December 2016. Air flow measurements obtained from suction points during the July 2017 monitoring event ranged from 290 – 1,720 feet/min, and were generally comparable to values obtained during the first quarter of 2017. July 2017 vacuum pressure readings were comparable to those obtained in the previous monitoring events conducted by Integral.

## **NEXT STEPS / AUGUST 2017 MONITORING**

The SSDS and SSDS alarm system are currently operating. August 2017 monthly monitoring is scheduled for August 22, 2017. Additional details regarding August activities will be provided in the next monitoring report, due September 10, 2017.



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	Vapor (V) Well
	Permanent Vapor (PV) Well
	PV Well to be Re-Installed
	SSDS Piping
	Underground Gas Line
	Underground Water Line

Sources:  
 1. Cellar Plan, First Floor Plan and Mezzanine Plan, Sheet A-2, Franklin Estrella R.A., March 31, 2006  
 2. SSDS As-Built Schematic, Figure 4, John V. Soderberg P.E., October 22, 2015

0 7.5 15  
 Feet



**DRAFT**

**Figure 1.**  
 Site Sub-Slab Depressurization System and Monitoring Points  
 135 Kent Avenue, Brooklyn, NY



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## MEMORANDUM

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**To:** Ioana Munteanu-Ramnic, P.E.  
New York State Department of Environmental Conservation

**From:** Sara Barbuto and Keith P. Brodock, P.E.  
Integral Engineering, P.C.

**Date:** September 11, 2017

**Subject:** Monthly Progress Report  
Former Cleaner Sales and Equipment Corp.  
NYSDEC Site #224177

**Project No.:** E051

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In accordance with the reporting requirements of the Brownfield Site Cleanup Agreement for the above-captioned Site, Integral Engineering, P.C. (Integral) presents this monthly progress report on behalf of 135 Kent Avenue Management Corp. This progress report presents an update on the implementation of the remedial program activities at 135 Kent Avenue (Former Cleaner Sales and Equipment Corp. Site; NYSDEC BCP No. 224177) for the month of August 2017.

### ACTIONS COMPLETED DURING THIS REPORTING PERIOD

During this reporting period, we have completed the following actions:

1. Observed construction in the commercial space formerly occupied by Cadet Clothing.
2. Discussed comments to the draft RIWP with NYSDEC and re-issued the RIWP.
3. Collected SSDS monitoring measurements at vapor monitoring points (VMPs) and suction points.

## Construction in Former Cadet Clothing Commercial Space

On August 2, 2017, Integral received notice from one of the residential tenants that construction, and more specifically, jackhammering, was occurring in the commercial space formerly occupied by Cadet Clothing / Treat Full (space adjacent to Meg Shops) (see site plan, attached as Figure 1). Integral contacted the building landlord and was put in touch with the construction manager for the new commercial tenant, "HigherDOSE", a sauna spa. The construction manager told Integral that the building slab was not penetrated, and gave Integral a tour of the new construction on August 7, 2017. Integral brought a photo-ionization detector (PID) and did not detect volatile compounds above background. Construction is nearly complete in the new space and Integral is in communication with the building landlord to obtain updated tenant contact information.

## Draft RIWP Comments and Updated Draft RIWP

On August 18, 2017 Integral discussed public comments to the draft RIWP with NYSDEC. Integral revised the RIWP per the discussion and submitted an updated draft RIWP to NYSDEC on August 22, 2017. Integral awaits NYSDEC's review and authorization to initiate the remedial investigation.

## SSDS Monitoring

Integral performed SSDS monitoring of accessible VMPs and SSDS suction points on August 22, 2017. Pressure readings were collected from VMPs; airflow velocity readings were collected from SSDS suction points. The results of the August 22, 2017 monitoring event for accessible SSDS suction points and VMPs are as follows:

Table 1. August 2017 SSDS Monitoring Results

Location	Airflow Velocity (ft/min)	Pressure (inches of H <sub>2</sub> O)
SSDS Suction Points		
V-1	1,680	--
V-2	244	--
V-3	196	--
V-4	496	--
V-5	460	--
V-6	NA	--
VMPs		
PV-1	--	- 0.003
PV-2	--	- 0.022
PV-3	--	- 0.026
PV-4	--	NA

Table 1. August 2017 SSDS Monitoring Results

<b>Location</b>	<b>Airflow Velocity (ft/min)</b>	<b>Pressure (inches of H<sub>2</sub>O)</b>
PV-5	--	- 0.097
PV-6	--	NA
PV-7	--	- 0.013
PV-8	--	- 0.024
PV-9	--	- 0.003
PV-10R	--	NA

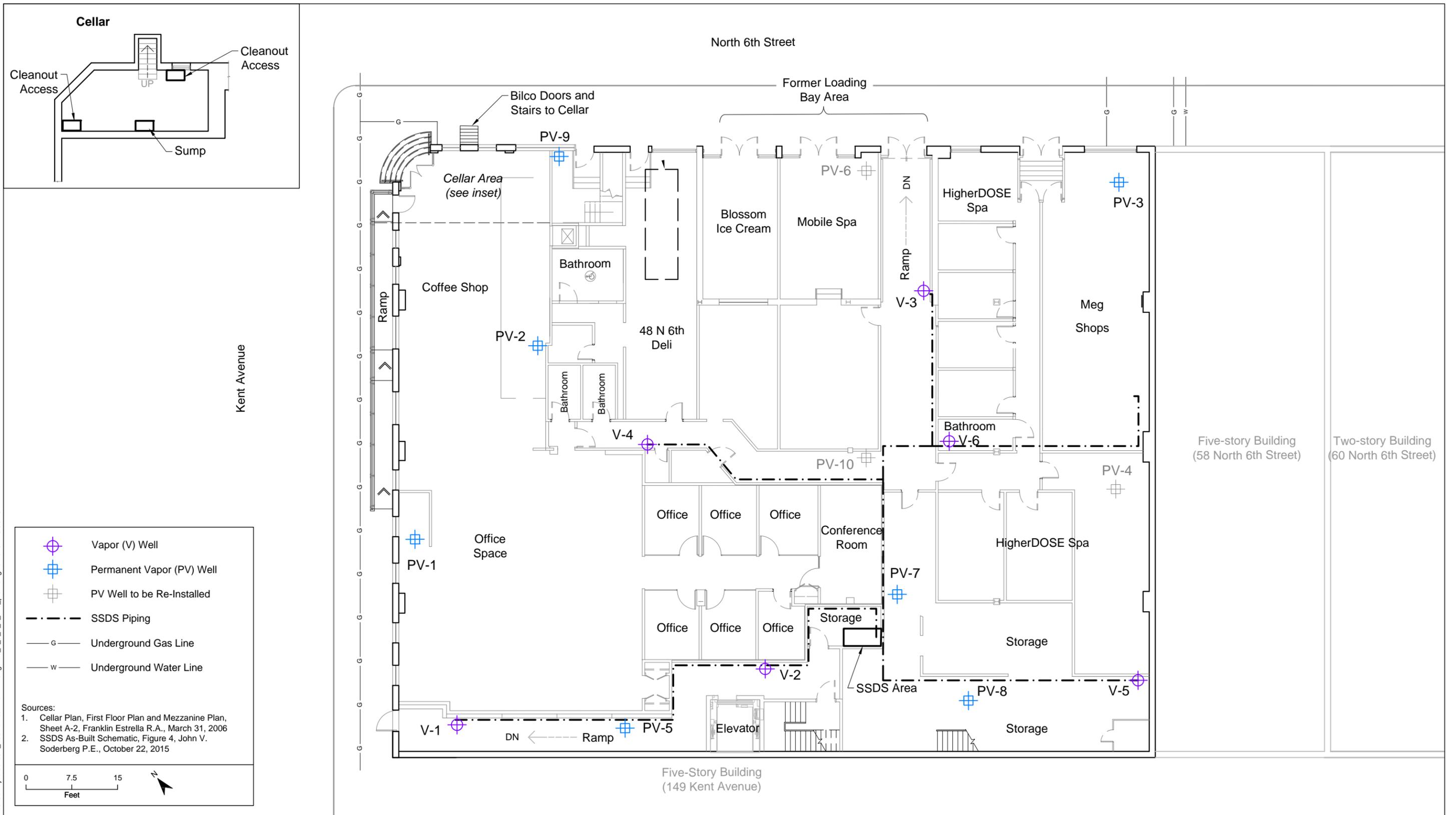
Notes: NA = not accessible

A Site Plan showing the locations of VMPs (labeled PV-x) and SSDS suction points (labeled V-x) is attached as Figure 1. V-6 is located in a recently renovated wellness center (HigherDOSE, formerly Cadet clothing) and was locked and inaccessible during the monitoring event; keys will be obtained prior to the next sampling event. PV-4, PV-6, and PV-10R were covered over with new flooring during remodeling of several commercial spaces, and were not accessible during the August 2017 monitoring event. Integral is in the process of subcontracting the re-installation of monitoring points PV-4, PV-6, PV-9, and PV-10R.

Pressure and flow data collected on August 22, 2017 were compared to measurements collected during the last several monitoring events, as performed by Integral since December 2016. Air flow measurements obtained from suction points during the August 2017 monitoring event ranged from 244 – 1,680 feet/min, and were generally comparable to values obtained during the first half of 2017. August 2017 vacuum pressure readings were comparable to those obtained in the previous monitoring events conducted by Integral.

## **NEXT STEPS / SEPTEMBER 2017 MONITORING**

The SSDS and SSDS alarm system are currently operating. September 2017 monthly monitoring is scheduled for September 25, 2017. Additional details regarding September activities will be provided in the next monitoring report, due October 10, 2017.



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**Figure 1.**  
Site Plan and Sub-Slab Depressurization System and Monitoring Points  
135 Kent Avenue, Brooklyn, NY



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## MEMORANDUM

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**To:** Ioana Munteanu-Ramnic, P.E.  
New York State Department of Environmental Conservation

**From:** Sara Barbuto and Keith P. Brodock, P.E.  
Integral Engineering, P.C.

**Date:** October 10, 2017

**Subject:** Monthly Progress Report  
Former Cleaner Sales and Equipment Corp.  
NYSDEC Site #224177

**Project No.:** E051

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In accordance with the reporting requirements of the Brownfield Site Cleanup Agreement for the above-captioned Site, Integral Engineering, P.C. (Integral) presents this monthly progress report on behalf of 135 Kent Avenue Management Corp. This progress report presents an update on the implementation of the remedial program activities at 135 Kent Avenue (Former Cleaner Sales and Equipment Corp. Site; NYSDEC BCP No. 224177) for the month of September 2017.

### ACTIONS COMPLETED DURING THIS REPORTING PERIOD

During this reporting period, we have completed the following actions:

1. Submitted the finalized Remedial Investigation Work Plan (RIWP) for NYSDEC approval.
2. Collected SSDS monitoring measurements at vapor monitoring points (VMPs) and suction points.

## RIWP Finalization

Integral discussed public comments to the draft RIWP with NYSDEC in August and early September 2017. On September 11, 2017, NYSDEC indicated the draft RIWP was approvable and requested the submittal of a final RIWP. Integral submitted the final RIWP to NYSDEC on September 19, 2017. NYSDEC issued approval and authorization to initiate the remedial investigation on September 20, 2017. Integral placed a printed copy of the complete RIWP in the project repository on September 26, 2017.

## SSDS Monitoring

Integral performed SSDS monitoring of accessible VMPs and SSDS suction points on September 26, 2017. Pressure readings were collected from VMPs; airflow velocity readings were collected from SSDS suction points. The results of the September 26, 2017 monitoring event for accessible SSDS suction points and VMPs are as follows:

Table 1. September 2017 SSDS Monitoring Results

Location	Airflow Velocity (ft/min)	Pressure (inches of H <sub>2</sub> O)
SSDS Suction Points		
V-1	1,263	--
V-2	306	--
V-3	211	--
V-4	575	--
V-5	485	--
V-6	NA	--
VMPs		
PV-1	--	-0.003
PV-2	--	-0.494
PV-3	--	-0.030
PV-4	--	NA
PV-5	--	-0.231
PV-6	--	NA
PV-7	--	-0.077
PV-8	--	-0.018
PV-9	--	-0.002
PV-10R	--	NA

Notes: NA = not accessible

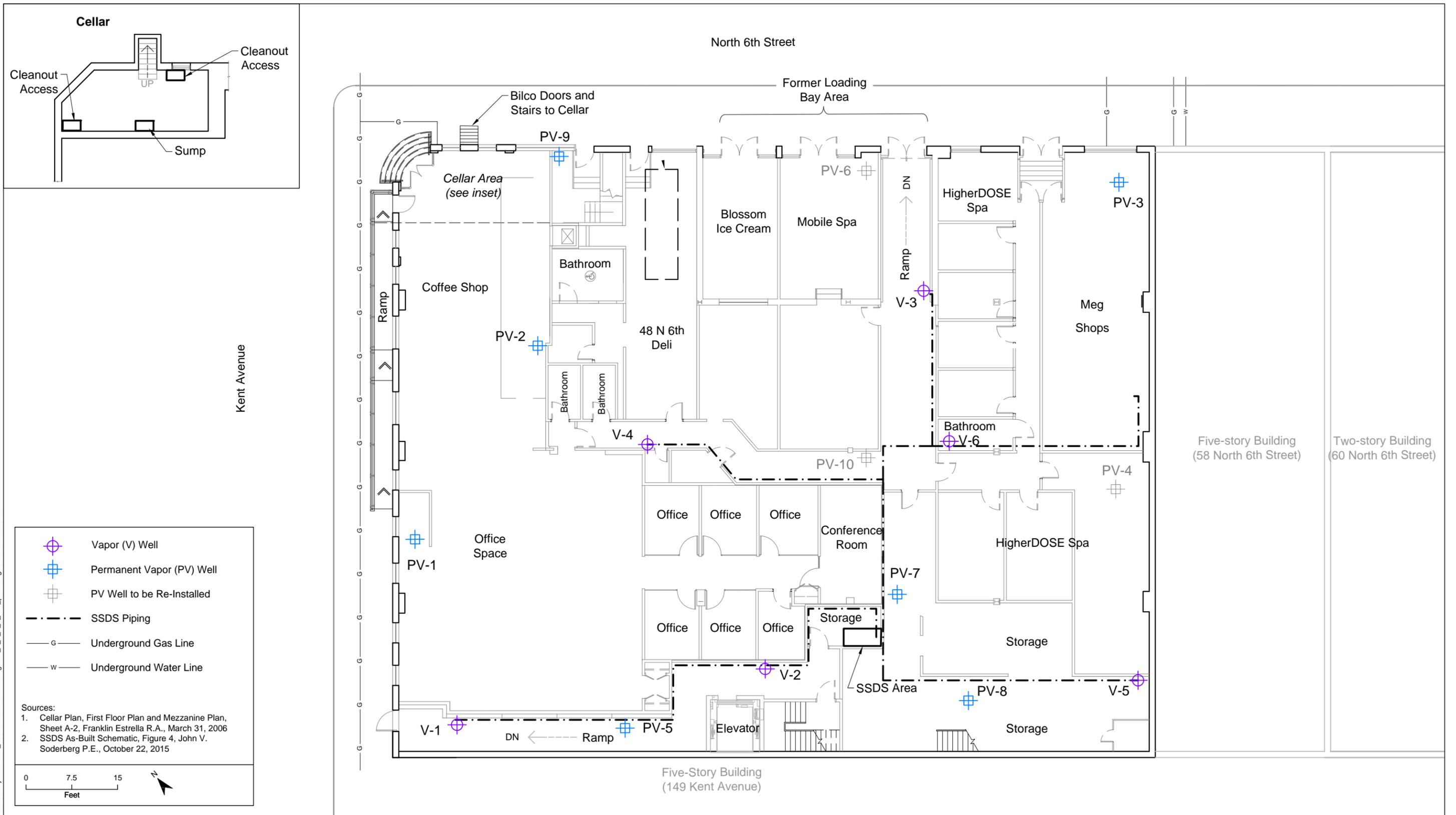
A Site Plan showing the locations of VMPs (labeled PV-x) and SSDS suction points (labeled V-x) is attached as Figure 1. V-6 is located in a recently renovated wellness center (HigherDOSE, formerly Cadet clothing) and was locked and inaccessible during the

monitoring event; keys will be obtained prior to the next sampling event. PV-4, PV-6, and PV-10R were covered over with new flooring during remodeling of several commercial spaces, and were not accessible during the September 2017 monitoring event. Integral is in the process of subcontracting the re-installation of monitoring points PV-4, PV-6, PV-9, and PV-10R.

Pressure and flow data collected on September 26, 2017 were compared to measurements collected during the last several monitoring events, as performed by Integral since December 2016. Air flow measurements obtained from suction points during the September 2017 monitoring event ranged from 211 – 1,263 feet/min, and were generally comparable to values obtained during the first half of 2017. September 2017 vacuum pressure readings were comparable to those obtained in the previous monitoring events conducted by Integral.

## **NEXT STEPS / OCTOBER 2017 MONITORING**

The SSDS and SSDS alarm system are currently operating. October 2017 monthly monitoring is scheduled for October 26, 2017. Additional details regarding October activities will be provided in the next monitoring report, due November 10, 2017.



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	Vapor (V) Well
	Permanent Vapor (PV) Well
	PV Well to be Re-Installed
	SSDS Piping
	Underground Gas Line
	Underground Water Line

Sources:  
 1. Cellar Plan, First Floor Plan and Mezzanine Plan, Sheet A-2, Franklin Estrella R.A., March 31, 2006  
 2. SSDS As-Built Schematic, Figure 4, John V. Soderberg P.E., October 22, 2015

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 Feet



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 Site Sub-Slab Depressurization System and Monitoring Points  
 135 Kent Avenue, Brooklyn, NY



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## MEMORANDUM

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**To:** Ioana Munteanu-Ramnic, P.E.  
New York State Department of Environmental Conservation

**From:** Sara Barbuto and Keith P. Brodock, P.E.  
Integral Engineering, P.C.

**Date:** November 10, 2017

**Subject:** Monthly Progress Report  
Former Cleaner Sales and Equipment Corp.  
NYSDEC Site #224177

**Project No.:** E051

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### **ACTIONS COMPLETED DURING THIS REPORTING PERIOD**

During this reporting period, we have completed the following actions:

1. Scoping and Mobilization for Remedial Investigation (RI).
2. Collected SSDS monitoring measurements at vapor monitoring points (VMPs) and suction points.

### **Scoping and Mobilization for RI**

Following NYSDEC approval of the draft remedial investigation work plan (RIWP) on September 11, 2017, Integral issued the final RIWP on September 19, 2017. Integral has

performed RI scoping efforts during October 2017, including speaking with proposed subcontractors regarding RI costs and availability. Integral is in communication with the 135 Kent Avenue Management Corp regarding RI costs, and is discussing scheduling and mobilization with the master tenant.

## SSDS Monitoring

Integral performed SSDS monitoring of accessible VMPs and SSDS suction points on October 26, 2017. Pressure readings were collected from VMPs; airflow velocity readings were collected from SSDS suction points. The results of the October 26, 2017 monitoring event for accessible SSDS suction points and VMPs are as follows:

Table 1. October 2017 SSDS Monitoring Results

Location	Airflow Velocity (ft/min)	Pressure (inches of H <sub>2</sub> O)
SSDS Suction Points		
V-1	2,055	--
V-2	323	--
V-3	195	--
V-4	605	--
V-5	453	--
V-6	NA	--
VMPs		
PV-1	--	-0.003
PV-2	--	-0.015
PV-3	--	-0.02
PV-4	--	NA
PV-5	--	-0.053
PV-6	--	NA
PV-7	--	-0.003
PV-8	--	-0.023
PV-9	--	-0.001
PV-10R	--	NA

Notes: NA = not accessible

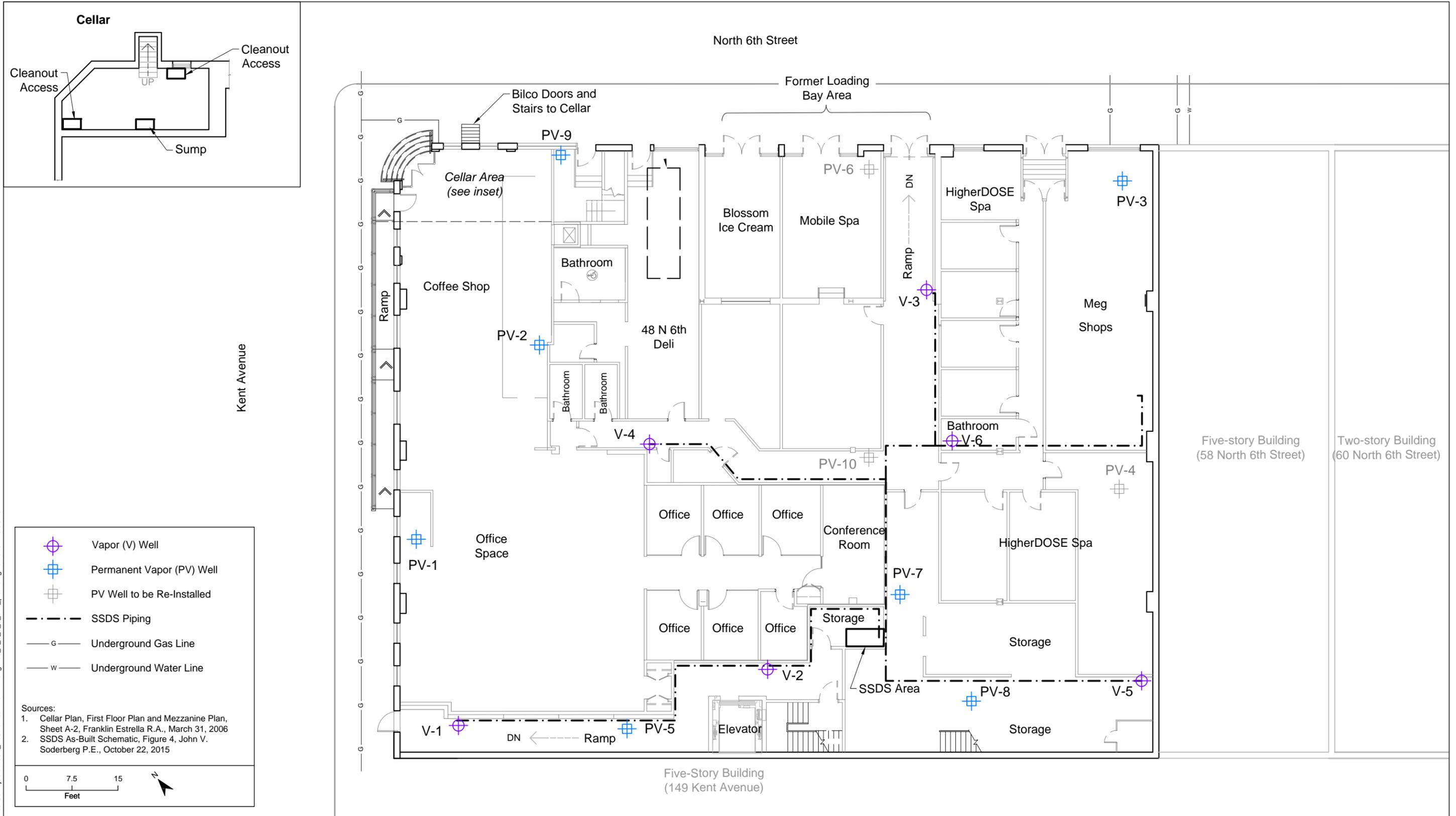
A Site Plan showing the locations of VMPs (labeled PV-x) and SSDS suction points (labeled V-x) is attached as Figure 1. V-6 is located in a recently renovated wellness center (HigherDOSE, formerly Cadet clothing) and was locked and inaccessible during the monitoring event; keys will be obtained prior to the next sampling event. PV-4, PV-6, and PV-10R were covered over with new flooring during remodeling of several commercial spaces, and were not accessible during the October 2017 monitoring event. Integral is in

the process of subcontracting the re-installation of monitoring points PV-4, PV-6, PV-9, and PV-10R.

Pressure and flow data collected on October 26, 2017 were compared to measurements collected during the last several monitoring events, as performed by Integral since December 2016. Air flow measurements obtained from suction points during the October 2017 monitoring event ranged from 195 – 2,055 feet/min, and were generally comparable to values obtained during the first half of 2017. October 2017 vacuum pressure readings were comparable to those obtained in the previous monitoring events conducted by Integral.

### **NEXT STEPS / NOVEMBER 2017 MONITORING**

The SSDS and SSDS alarm system are currently operating. November 2017 monthly monitoring is scheduled for November 27, 2017. Additional details regarding November activities and RI mobilization will be provided in the next monitoring report, due December 10, 2017.



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**DRAFT**

**Figure 1.**  
Site Sub-Slab Depressurization System and Monitoring Points  
135 Kent Avenue, Brooklyn, NY



Integral Engineering, P.C.  
61 Broadway  
Suite 1601  
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## MEMORANDUM

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**To:** Ioana Munteanu-Ramnic, P.E.  
New York State Department of Environmental Conservation

**From:** Sara Barbuto and Keith P. Brodock, P.E.  
Integral Engineering, P.C.

**Date:** December 12, 2017

**Subject:** Monthly Progress Report  
Former Cleaner Sales and Equipment Corp.  
NYSDEC Site #224177

**Project No.:** E051

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In accordance with the reporting requirements of the Brownfield Site Cleanup Agreement for the above-captioned Site, Integral Engineering, P.C. (Integral) presents this monthly progress report on behalf of 135 Kent Avenue Management Corp. This progress report presents an update on the implementation of the remedial program activities at 135 Kent Avenue (Former Cleaner Sales and Equipment Corp. Site; NYSDEC BCP No. 224177) for the month of November 2017.

### **ACTIONS COMPLETED DURING THIS REPORTING PERIOD**

During this reporting period, we have completed the following actions:

1. Collected SSDS monitoring measurements at vapor monitoring points (VMPs) and suction points.
2. Revised schedule for the Remedial Investigation (RI).

### **SSDS Monitoring**

Integral performed SSDS monitoring of accessible VMPs and SSDS suction points on November 28, 2017. Pressure readings were collected from VMPs; airflow velocity

readings were collected from SSDS suction points. The results of the November 28, 2017 monitoring event for accessible SSDS suction points and VMPs are as follows:

Table 1. November 2017 SSDS Monitoring Results

<b>Location</b>	<b>Airflow Velocity (ft/min)</b>	<b>Pressure (inches of H<sub>2</sub>O)</b>
SSDS Suction Points		
V-1	1,733	--
V-2	140	--
V-3	250	--
V-4	713	--
V-5	243	--
V-6	NA	--
VMPs		
PV-1	--	-0.001
PV-2	--	-NA
PV-3	--	-0.027
PV-4	--	NA
PV-5	--	-0.124
PV-6	--	NA
PV-7	--	-0.003
PV-8	--	-0.021
PV-9	--	-0.001
PV-10R	--	NA

Notes: NA = not accessible

A Site Plan showing the locations of VMPs (labeled PV-x) and SSDS suction points (labeled V-x) is attached as Figure 1. V-6 is located in a recently renovated wellness center (HigherDOSE, formerly Cadet clothing) and was locked and inaccessible during the monitoring event; keys will be obtained prior to the next sampling event. PV-4, PV-6, and PV-10R were covered over with new flooring during remodeling of several commercial spaces, and were not accessible during the November 2017 monitoring event. PV-2 is located in the recently vacated Sweatleaf Coffee space and is now covered with a dishwasher. Integral is in the process of subcontracting the re-installation of monitoring points PV-2, PV-4, PV-6, PV-9, and PV-10R.

Pressure and flow data collected on November 28, 2017 were compared to measurements collected during the last several monitoring events, as performed by Integral since December 2016. Air flow measurements obtained from suction points during the November 2017 monitoring event ranged from 140 – 1,733 feet/min, and were generally comparable to values obtained during previous 2017 monitoring events. November 2017

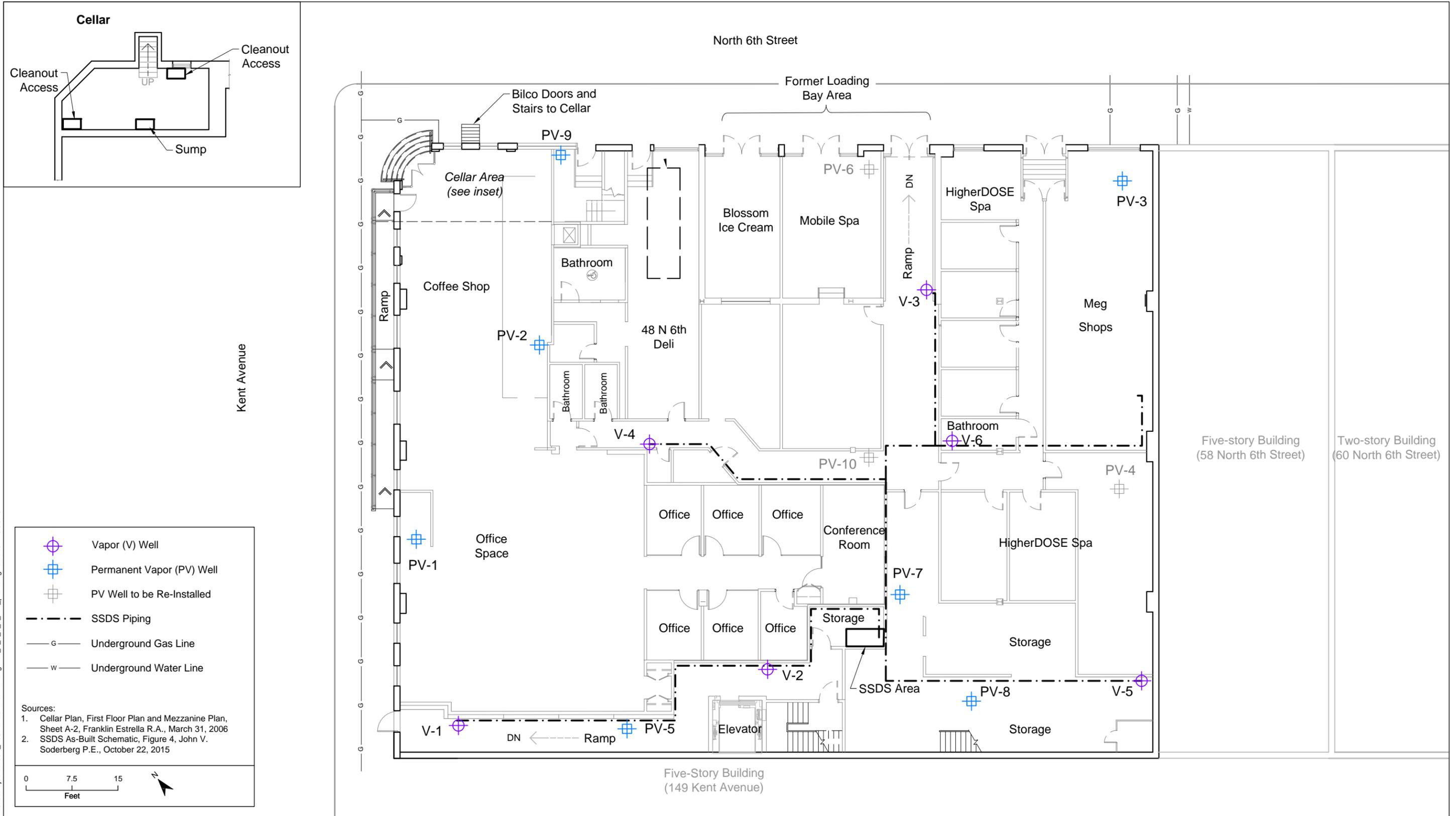
vacuum pressure readings were comparable to those obtained in the previous monitoring events conducted by Integral.

### **Revised Schedule for RI**

Integral has performed RI scoping efforts during November 2017 including speaking with the 135 Kent Avenue Management Corp, master tenant, and subcontractors regarding RI costs and mobilization. Following a discussion with NYSDEC on November 21, Integral submitted a revised schedule for the RI to NYSDEC on November 28, 2017. The first phase of the RI is scheduled to begin end of January 2018.

### **NEXT STEPS / DECEMBER 2017 MONITORING**

The SSDS and SSDS alarm system are currently operating. December 2017 monthly monitoring is scheduled for December 28, 2017. Integral is working with the building owner and tenants to perform maintenance to the indoor air filtration units. In addition, a SSDS carbon change out is tentatively planned for December 2017. Additional details regarding December activities and RI mobilization will be provided in the next monitoring report, due January 10, 2018.



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**DRAFT**

**Figure 1.**  
Site Sub-Slab Depressurization System and Monitoring Points  
135 Kent Avenue, Brooklyn, NY



135 Kent Avenue  
 Site # C224177  
 SSDS Monitoring Form

Date: 11/20/17  
 Time Begin: 1535  
 Time End: 1735  
 Staff: Kane Corso

Sub-Slab Monitoring Point	Pressure (in. H <sub>2</sub> O)
PV-1	-0.001
PV-2	covered
PV-3	-0.027
PV-4	covered
PV-5	-0.124
PV-6	covered
PV-7	-0.003
PV-8	-0.021
PV-9	-0.001
PV-10R	covered

SSDS Monitoring Point	Flow Velocity (ft/min)	Relative Humidity	Temp. (°F)
V-1	1733	Not	63.2
V-2	140	measured	66.3
V-3	250		65.3
V-4	713		66.1
V-5	243		66.1
<del>V-6</del>	NO	access	

Notes:

PV-2 in the former sweet leaf space is covered with an old dishwasher.

SSDS Treatment Room	Monitoring Point	Pressure (in. H <sub>2</sub> O)	PID (ppm)	Notes
Before lead drum	Gauge PI102	45	no port	/
Before lag drum	Gauge PI103 Sample Port	32	19.2	
After lag drum	Gauge PI104 Sample Port	19	9.2	
Ambient Air			0.0	

- Is SSDS blower operating:  Yes  No
- Is heat exhaust fan operating:  Yes  No
- Is Sensaphone operating:  Yes  No
- Tampering, vandalism, or damage to
  - SSDS: Yes  No
  - Exhaust stack: Yes  No



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## MEMORANDUM

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**To:** Ioana Munteanu-Ramnic, P.E.  
New York State Department of Environmental Conservation

**From:** Sara Barbuto and Keith P. Brodock, P.E.  
Integral Engineering, P.C.

**Date:** January 10, 2018

**Subject:** Monthly Progress Report  
Former Cleaner Sales and Equipment Corp.  
NYSDEC Site #224177

**Project No.:** E051

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In accordance with the reporting requirements of the Brownfield Site Cleanup Agreement for the above-captioned Site, Integral Engineering, P.C. (Integral) presents this monthly progress report on behalf of 135 Kent Avenue Management Corp. This progress report presents an update on the implementation of the remedial program activities at 135 Kent Avenue (Former Cleaner Sales and Equipment Corp. Site; NYSDEC BCP No. 224177) for the month of December 2017.

### ACTIONS COMPLETED DURING THIS REPORTING PERIOD

During this reporting period, we have completed the following actions:

1. Collected Sub Slab Depressurization System (SSDS) monitoring measurements at vapor monitoring points (VMPs) and suction points.
2. Revised the schedule for the Remedial Investigation (RI).
3. Coordinated SSDS treatment drum carbon change out.
4. Coordinated SSDS and vapor monitoring point reinstallation.

## SSDS Monitoring

Integral performed SSDS monitoring of accessible VMPs and SSDS suction points on December 27, 2017. Pressure readings were collected from VMPs; airflow velocity readings were collected from SSDS suction points. The results of the December 27, 2017 monitoring event for accessible SSDS suction points and VMPs are as follows:

Table 1. December 2017 SSDS Monitoring Results

Location	Airflow Velocity (ft/min)	Pressure (inches of H <sub>2</sub> O)
SSDS Suction Points		
V-1	1,639	--
V-2	204	--
V-3	410	--
V-4	710	--
V-5	305	--
V-6	NA	--
VMPs		
PV-1	--	NA
PV-2	--	NA
PV-3	--	-0.019
PV-4	--	NA
PV-5	--	-0.023
PV-6	--	NA
PV-7	--	1.991
PV-8	--	-0.03
PV-9	--	-1.040
PV-10R	--	NA

Notes: NA = not accessible

Figure 1, the Site Plan, shows the locations of VMPs labeled as PV-x (permanent vapor wells) and SSDS suction points labeled as V-x (vapor wells). V-6 is located in a recently renovated wellness center (HigherDOSE, formerly Cadet clothing) and was locked and inaccessible during the monitoring event. PV-4, PV-6, and PV-10R were covered over with new flooring during remodeling of several commercial spaces, and were not accessible during the December 2017 monitoring event. PV-1 and PV-2 are located in Modern Spaces, which was locked and inaccessible during the time of inspection. Integral attempted calling Modern Spaces, but was unable to reach anyone to gain access to the monitoring points. Integral is in the process of subcontracting the re-installation of monitoring points PV-2, PV-4, PV-6, PV-7, PV-9, PV-10R, and V-6.

Pressure and flow data collected on December 27, 2017 were compared to measurements collected during the last several monitoring events, as performed by Integral since

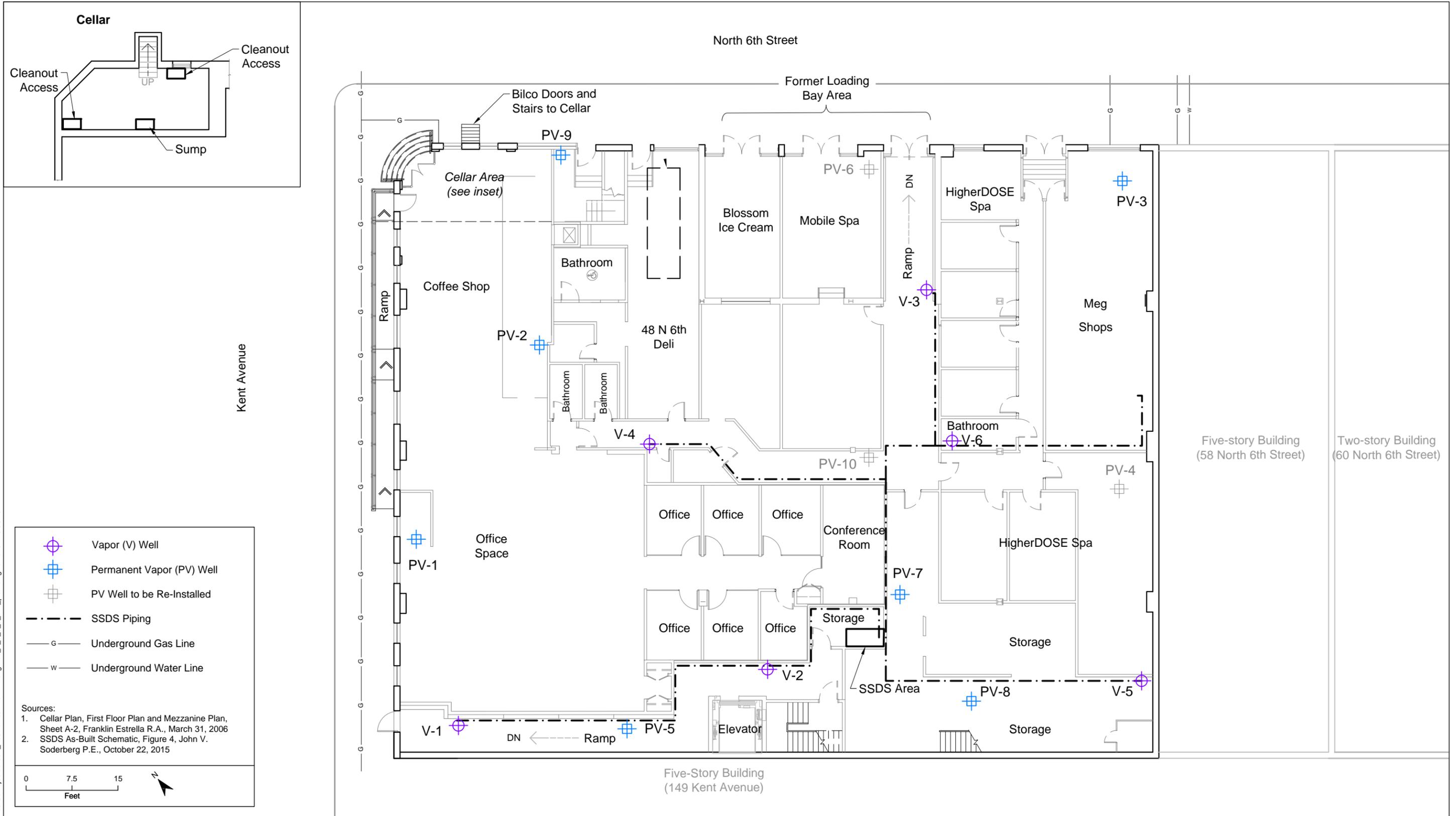
December 2016. Air flow measurements obtained from suction points during the December 2017 monitoring event ranged from 204 – 1,639 feet/min, and were generally comparable to values obtained during previous 2017 monitoring events. December 2017 vacuum pressure readings were comparable to those obtained in the previous monitoring events conducted by Integral, except for PV-7. PV-7 had a pressure reading of -0.003 inches of water and 1.991 inches of water during the November and December 2017 monitoring events, respectively.

### **Revised Schedule for RI**

Integral has performed RI scoping efforts during December 2017 including speaking with the 135 Kent Avenue Management Corp, Robin Industries Ltd (master tenant), and subcontractors regarding RI costs and mobilization. The first phase of the RI, which includes indoor air sampling, soil vapor sampling, membrane interface probing (MIP) and hydraulic profile testing (HPT), and concrete chip sampling, is scheduled to begin end of January 2018.

### **NEXT STEPS / JANUARY 2018 MONITORING**

The SSDS and SSDS alarm system are currently operating. January 2018 monthly monitoring is scheduled for January 26, 2018. Integral is working with the building owner and tenants to perform maintenance to the indoor air filtration units. In addition, a SSDS carbon change out is tentatively planned for January 2018. Additional details regarding January activities and RI mobilization will be provided in the next monitoring report, due February 10, 2018.



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**DRAFT**

**Figure 1.**  
Site Sub-Slab Depressurization System and Monitoring Points  
135 Kent Avenue, Brooklyn, NY

135 Kent Avenue  
 Site # C224177  
 SSDS Monitoring Form

Date: 12/27/17  
 Time Begin: 11:45  
 Time End: 1:15  
 Staff: Katie Corso

Sub-Slab Monitoring Point	Pressure (in. H <sub>2</sub> O)
PV-1	no access
PV-2	no access
PV-3	<del>0.019</del> -0.019
PV-4	covered
PV-5	-0.023
PV-6	covered
PV-7	1.991
PV-8	-0.03
PV-9	-1.040
PV-10R	NO Access

SSDS Monitoring Point	Flow Velocity (ft/min)	Relative Humidity	Temp. (°F)
V-1	1039		41.1
V-2	204	8	55.9
V-3	410		51.3
V-4	710		51.6
V-5	305		52.8
V-6	No access		

Notes: modern spaces closed, no access to PV-1 and PV-2.

SSDS Treatment Room	Monitoring Point	Pressure (in. H <sub>2</sub> O)	PID (ppm)	Notes
Before lead drum	Gauge PI102	46	no port	
Before lag drum	Gauge PI103 Sample Port	32	13.0	
After lag drum	Gauge PI104 Sample Port	19	11.0	
Ambient Air			0.0	

Is SSDS blower operating:

Yes No

Is heat exhaust fan operating:

Yes No

Is Sensaphone operating:

Yes No

Tampering, vandalism, or damage to

SSDS:

Yes No

Exhaust stack:

Yes No