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## MEMORANDUM

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**To:** Wendi Y. Zheng  
New York State Department of Environmental Conservation

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

**Date:** May 11, 2020

**Subject:** Monthly Progress Report  
Former Cleaner Sales and Equipment Corp. NYSDEC Site No. 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 to New York State Department of Environmental Conservation (NYSDEC) 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 Site No. 224177) for the month of April 2020.

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

During this reporting period we have completed the following actions:

1. Reviewed sub-slab depressurization system (SSDS) pressure gauge readings at 135 Kent Avenue.
2. Submitted a response letter regarding actions to cure violations listed in the NYSDEC January 15, 2020 Notice of Violation (NOV) letter.

Additional information regarding these actions is provided in the following sections.

### 135 Kent Avenue SSDS Monitoring

Due to COVID-19 concerns and NYSDEC’s recent guidance interpreting Governor Cuomo’s Executive Order 202.6, Integral cannot perform monitoring in a manner that would allow for proper social distancing within the building, and was not able to perform SSDS monitoring of vapor monitoring points (VMPs) and SSDS suction points in April 2020. The master tenant, Raul Sillau, performed a site visit on May 11, 2020, upon request by Integral. Mr. Sillau confirmed that the SSDS was running and provided photos of SSDS pressure gauges PI102 and PI103 (see attached Figure 1). These readings are consistent with pressure readings observed during the January and February 2020 monitoring events, as presented in Table 1 below.

Table 1. SSDS Pressure Gauge Readings, 2020

Gauge	Pressure (inches of H <sub>2</sub> O)			
	January 23, 2020	February 26, 2020	March 31, 2020	May 11, 2020
PI102 (Before SSDS Drum)	45	44	45	46
PI103 (After SSDS Drum)	32	32	31	31

As documented by Integral in the monthly progress reports, the SSDS blower has run consistently without incident during the January and February 2020 monitoring events and all 2019 monitoring events. The May 11, 2020 SSDS pressure gauge readings are indicative of similar SSDS blower function as was observed by Integral during the January and February 2020 monitoring events, when readings at VMPs indicated vacuum pressure was being applied across the slab throughout the building.

Integral does not anticipate any maintenance activities will be required for the SSDS during the next several months: Integral and AARCO Environmental performed a carbon changeout of the SSDS treatment drums on February 26, 2020 and the next carbon changeout will likely not be necessary until August 2020. Integral and Mr. Sillau are in communication and will continue to monitor SSDS blower function and pressure gauges.

### Response to NOV Letter

NYSDEC issued an NOV letter for the Site on January 15, 2020. NYSDEC listed two violations in the NOV letter; the first violation pertains to language within building leases, and the second pertains to air filtration units missing in the building and the schedule for the Site remedial investigation. On April 10, 2020, Integral submitted a response letter regarding actions to cure violations listed in the NOV letter. This letter included documentation of 135 Kent Avenue leases, coordination of air filtration unit procurement, preparation of draft tenant agreement letters that communicate the importance of air filtration unit operation, and continued progress on offsite remedial activities. During the April 2020 monitoring period, Integral made progress on

the agreed upon approaches to cure. Integral's actions included but were not limited to performing logistics for installing new air filtration units in 135 Kent Avenue, and coordination with the master tenant regarding commercial space occupancy.

### **PLANNED ACTIVITIES FOR THE MAY 2020 REPORTING PERIOD**

While Integral anticipates COVID-19 restrictions will remain in place in May 2020, we are reviewing logistics with Mr. Sillau to maintain physical distancing from building tenants in order to resume SSDS monitoring. Additional details regarding May 2020 activities will be provided in the next monitoring report, due June 10, 2020.

**SSDS Pressure Gauge PI102**  
**(Before Lead Carbon Treatment Drum)**  
Pressure = 46 inches of H<sub>2</sub>O



**SSDS Pressure Gauge PI103**  
**(After Lead and Before Lag Carbon Treatment Drum)**  
Pressure = 31 inches of H<sub>2</sub>O



Notes:  
Photographs taken by Raul Sillau on May 11, 2020.