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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:** July 10, 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 June 2020.

### 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 vacuum monitoring points (VMPs) and suction points at 135 Kent Avenue.
2. Coordinated repair of SSDS alarm system phone line.
3. Performed actions to cure the violations listed in the January 15, 2020 Notice of Violation letter.

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

### 135 Kent Avenue SSDS Monitoring

Integral performed SSDS monitoring of accessible VMPs and SSDS suction points on June 3, 2020. Pressure readings were collected from VMPs; airflow velocity readings were collected from SSDS suction points. The results of the June 3, 2020 monitoring event for all SSDS suction points and VMPs are presented in Table 1 below.

Table 1. June 3, 2020 SSDS Monitoring Results

Location	Airflow Velocity (ft/min)	Pressure (inches of H <sub>2</sub> O)
SSDS Suction Points		
V-1	1,276	--
V-2	1,101	--
V-3	1,199	--
V-4	1,023	--
V-5	1,288	--
V-6	Not accessible	--
VMPs		
PV-1R	--	-0.013
PV-2R	--	-0.078
PV-3	--	-0.004
PV-4R	--	Not accessible
PV-5R	--	-0.015
PV-6RR	--	0.003
PV-7RR	--	-0.003
PV-8	--	-0.023
PV-10RR	--	-0.027
PV-11R	--	-0.002

The site plan, included as Figure 1, shows the locations of VMPs labeled as PV-x (permanent vapor wells) and SSDS suction points labeled as V-x (vapor wells). A positive pressure reading was observed in VMP PV-6RR. VMP PV-6RR may not be properly connected to the building sub slab. Plumber's putty was applied to this VMP during the June 3, 2020 SSDS monitoring event and no change was noted; if this VMP continues to have a positive pressure reading it will be re-installed. Integral was not able to access VMP PV-4R or suction point V-6 due to the temporary closure of HigherDose. Pressure and flow data collected on June 3, 2020 were generally comparable to those collected during the January and February 2020 monitoring events, and those performed at the site since December 2016.

During the June 3, 2020 monitoring event, Integral noted that the phone line for the Sensaphone SSDS alarm system was not functional. Integral returned to the site on Monday, June 15, 2020

to provide access to a Verizon technician. The Sensaphone was tested by Integral on June 16 and June 30, 2020 and is again operating.

## **Response to NOV Letter**

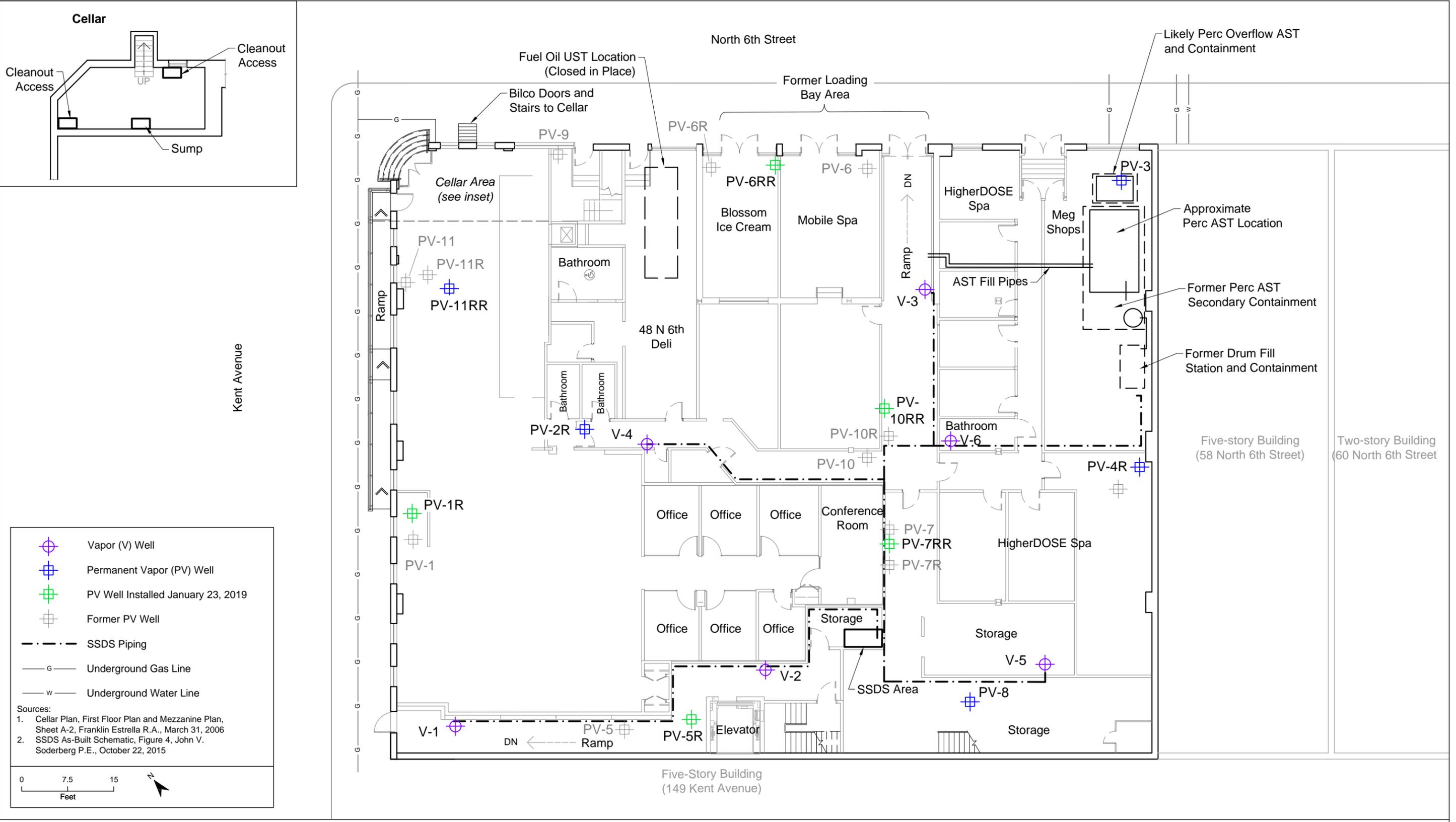
NYSDEC issued an NOV letter for the Site on January 15, 2020. NYSDEC listed two violations in the NOV letter; the first violation pertains to language within building leases, and the second pertains to air filtration units missing in the building and the schedule for the Site remedial investigation. 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 June 2020 monitoring period, Integral made progress on the agreed upon approaches to cure. Integral's actions included but were not limited to reviewing logistics for air filtration unit replacement in commercial spaces upon business reopening, communications with the master tenant regarding commercial space occupancy, and offsite SSDS pilot test feasibility at 58 North 6<sup>th</sup> Street under COVID-19 restrictions.

The type of the air filtration unit currently installed at the Site is the AirPura R600. This unit was approved by NYSDEC and New York State Department of Health (NYSDOH) prior to their installation at the Site. Integral has not been able to find these units in stock at air purification vendors in 2020. When Integral spoke with air purification vendors in June 2020, we were informed that these units are not being manufactured at this time. We called two air purification unit vendors, Allergy Buyers Club and The Air Purifier Store, to discuss the Site air purification needs and identify alternate options. Integral purchased AirPura R600 units from these vendors in the past. Both vendors recommended the AustinAir Healthmate HM400 for the Site. Sara Barbuto of Integral sent an email communication to NYSDEC and NYSDOH on June 25, 2020 regarding approval of the AustinAir Healthmate HM400 in commercial and residential spaces that do not currently have air filtration units. Integral plans to order and deploy these units in commercial and residential spaces once approval is granted.

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

The SSDS system and Sensaphone alarm system are currently operating. The July monthly monitoring event is scheduled for July 15, 2020. Pending NYSDEC and NYSDOH approval of the alternate air filtration unit AustinAir Healthmate HM400, Integral plans to install air filtration units in residential and commercial spaces in July. Integral will continue to make progress on the actions to cure the violations in the NOV letter in light of state and local restrictions. Additional details regarding July 2020 activities will be provided in the next monitoring report, due August 10, 2020.

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

135 Kent Avenue  
 Site # C224177  
 SSDS Monitoring Form

Date: 6/3/20  
 Time Begin: 1035  
 Time End: ~~1255~~ 1305  
 Staff: Jonathan Pereira

Sub-Slab Monitoring Point	Pressure (in. H <sub>2</sub> O)
PV-1R	-0.013
PV-2R	-0.078
PV-3	No access - 0.004
PV-4R	No access
PV-5R	-0.015
PV-6RR	0.003
PV-7RR	-0.003
PV-8	-0.023
PV-10RR	-0.027
PV-11R	-0.002

SSDS Monitoring Point	Flow Velocity (ft/min)
V-1	1,276
V-2	1,101
V-3	1,199
V-4	1,023
V-5	1,288
V-6	no access

Notes: Higher Dose locations PV-4R & V-6 unaccessible due to shop closure

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	31	1.3	
After lag drum	Gauge PI104 Sample Port	18	0.3	
Ambient Air				

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