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MEMORANDUM

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: August 10, 2020

Subject: Monthly Progress Report
Former Cleaner Sales and Equipment Corp. NYSDEC Site No. 224177

Project No.: E051

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 July 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 July 30, 2020. Pressure readings were collected from VMPs; airflow velocity readings were collected from SSDS suction points. The results of the July 30, 2020 monitoring event for SSDS suction points and VMPs are presented in Table 1 below.

Table 1. July 30, 2020 SSDS Monitoring Results

Location	Airflow Velocity (ft/min)	Pressure (inches of H ₂ O)
SSDS Suction Points		
V-1	978	--
V-2	1,125	--
V-3	1,065	--
V-4	1,232	--
V-5	Inaccessible	--
V-6	1,188	--
VMPs		
PV-1R	--	-0.011
PV-2R	--	-0.076
PV-3	--	-0.005
PV-4R	--	-0.034
PV-5R	--	-0.013
PV-6RR	--	-0.003
PV-7RR	--	-0.004
PV-8	--	-0.017
PV-10RR	--	-0.031
PV-11R	--	-0.005

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). Pressure and flow data collected on July 30, 2020 were generally comparable to those collected during the February and June 2020 monitoring events, and those performed at the Site since December 2016.

Integral was not able to access suction point V-5, located in a storage room, due to the room being filled for a tenant that is moving into the building. Integral will coordinate with the tenants to have access to V-5 during the next monitoring event. This tenant, Designers Collab, was preparing for the opening of the former coffee shop space during the July monitoring event. Integral received their contact information and also discussed SSDS monitoring and air filtration unit requirements.

During the July 30, 2020 monitoring event, Integral noted that the phone line for the

Sensaphone SSDS alarm system was not functioning again. Integral coordinated a repair request with Verizon.

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 July 2020 monitoring period, Integral made progress on the agreed upon approaches to cure. Integral's actions included but were not limited to purchasing and delivering air filtration units to the building at 135 Kent Avenue, communications with the master tenant regarding commercial space occupancy, and offsite SSDS pilot test feasibility at 58 North 6th Street under COVID-19 restrictions.

Integral delivered replacement air filtration units to the 135 Kent Avenue building storage area on July 30, 2020. 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 filtration vendors in 2020. Integral spoke with two air filtration vendors, Allergy Buyers Club and The Air Purifier Store, to discuss the Site air filtration needs and identify alternate options. 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 installing the AustinAir Healthmate HM400 in commercial and residential spaces that do not currently have air filtration units. NYSDEC and NYSDOH reviewed this request and on July 15, 2020 NYSDEC sent approval via email. Integral ordered the air filtration units and on July 30, 2020, transported the units to the Site and placed them in storage. Integral did not deploy units in the building that day as no tenants had yet responded to access requests. Integral has since coordinated delivery of air filtration units to Meg Shops and HigherDOSE and will continue to communicate with tenants to coordinate air filtration unit installation in August 2020.

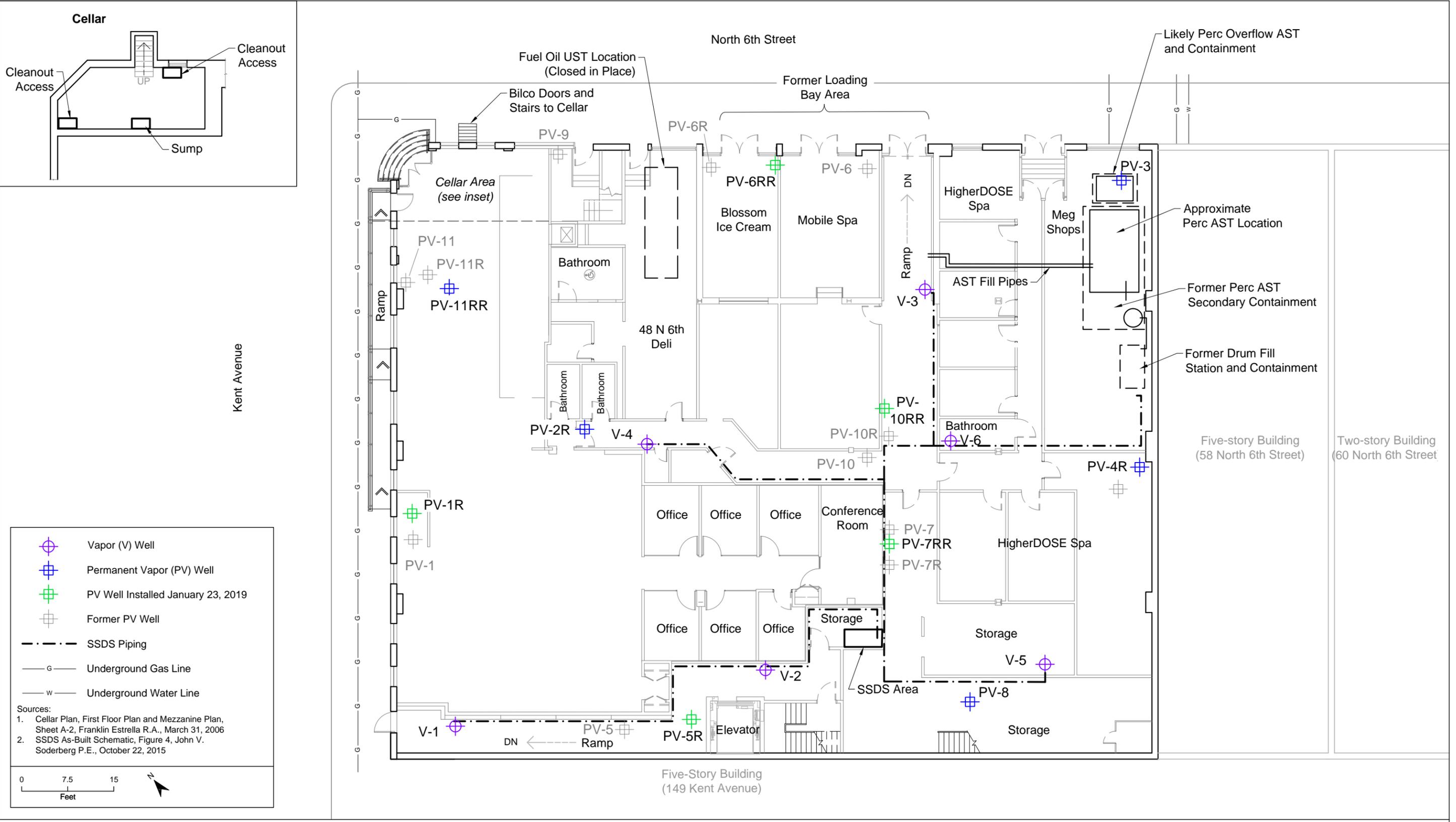
AUGUST 2020 REPORTING PERIOD

The SSDS is currently operating. Verizon is scheduled to repair the SSDS Sensaphone alarm system phone line the week of August 10 by Verizon.

The August monthly monitoring event occurred on August 6, 2020. Integral installed air

filtration units in Meg Shops and HigherDOSE. Integral plans to install the remaining air filtration units in residential and commercial spaces in September after tenants allow for access or coordinate installation. 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 August 2020 activities will be provided in the next monitoring report, due September 10, 2020.

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Legend:

- Vapor (V) Well
- Permanent Vapor (PV) Well
- PV Well Installed January 23, 2019
- Former PV Well
- 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

Scale: 0, 7.5, 15 Feet

North Arrow: [North Arrow pointing up]

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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: 7/30/20
 Time Begin: 1230
 Time End: 1450
 Staff: Jonathan Pereira

Sub-Slab Monitoring Point	Pressure (in. H ₂ O)
PV-1R	-0.011
PV-2R	-0.076
PV-3	-0.005
PV-4R	-0.034
PV-5R	-0.013
PV-6RR	-0.003
PV-7RR	-0.004
PV-8	-0.017
PV-10RR	-0.031
PV-11R	-0.005

SSDS Monitoring Point	Flow Velocity (ft/min)
V-1	978
V-2	1,125
V-3	1,065
V-4	1,232
V-5	unaccessible
V-6	1,188

Notes:

SSDS Treatment Room	Monitoring Point	Pressure (in. H ₂ O)	PID (ppm)	Notes
Before lead drum	Gauge PI102	45	no port	
Before lag drum	Gauge PI103 Sample Port	30	6.7	
After lag drum	Gauge PI104 Sample Port	18	0.4	
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

Yes No

SSDS:

Yes No

Exhaust stack:

Yes No