



Integral Engineering, P.C.
1001 6th Avenue
11th Floor
New York, NY 10007

telephone: 212.962.4303
facsimile: 212.962.4302
www.integral-corp.com

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: September 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 August 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 August 6, 2020. Pressure readings were collected from VMPs; airflow velocity readings were collected from SSDS suction points. The results of the August 6, 2020 monitoring event for all SSDS suction points and VMPs are presented in Table 1 below.

Table 1. August 6, 2020 SSDS Monitoring Results

Location	Airflow Velocity (ft/min)	Pressure (inches of H ₂ O)
SSDS Suction Points		
V-1	1,145	--
V-2	1,033	--
V-3	1,326	--
V-4	1,188	--
V-5	Not accessible	--
V-6	1,230	--
VMPs		
PV-1R	--	-0.013
PV-2R	--	-0.081
PV-3	--	-0.003
PV-4R	--	-0.038
PV-5R	--	-0.012
PV-6RR	--	0.005
PV-7RR	--	-0.004
PV-8	--	-0.024
PV-10RR	--	-0.029
PV-11R	--	-0.006

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). Integral was not able to access V-5 due to storage blocking that space. The owner of the storage materials, Common Good, indicated they will be moved out of the storage space before the next monitoring event. A positive pressure reading was collected at VMP PV-6RR in Blossom Ice Cream Shop. Integral will review this location during the September monitoring event and we will plan to reinstall the VMP if measurements continue to be positive. Pressure and flow data collected on August 6, 2020 were generally comparable to those collected during the June and July 2020 monitoring events, and those performed at the Site since December 2016.

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

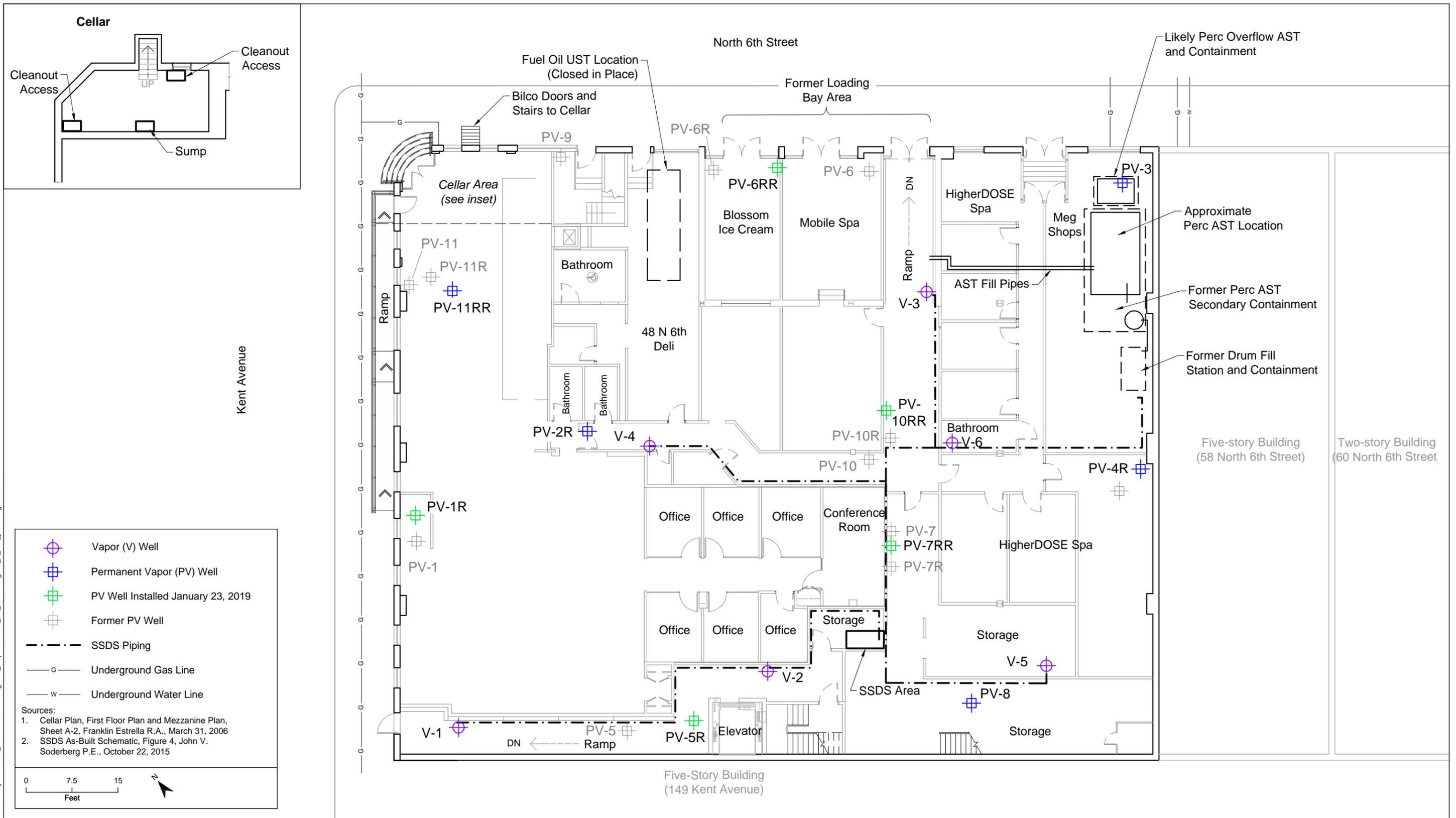
On August 6, 2020, Integral installed air filtration units in two commercial spaces, Meg Shops and HigherDOSE. Integral plans to install the remaining air filtration units in residential and commercial spaces in September once tenants respond to coordination requests.

PLANNED ACTIVITIES FOR THE SEPTEMBER 2020 REPORTING PERIOD

The SSDS system is currently operating. The phone line for the Sensaphone still requires repair and Integral is coordinating with Verizon to fix the issue.

The September monthly monitoring event is scheduled for September 16, 2020. Integral plans to install the remaining air filtration units in residential and commercial spaces in September in the Common Goods, Blossom Ice Cream, and the former phone repair store once agreements are in place. Integral will leave paper notices at commercial spaces during the September monitoring event regarding providing notice for air filtration unit 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 September 2020 activities will be provided in the next monitoring report, due October 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: 8/6/20
 Time Begin: 0945
 Time End: 1310
 Staff: Jonathan Pereira

Sub-Slab Monitoring Point	Pressure (in. H ₂ O)
PV-1R	-0.013
PV-2R	-0.081
PV-3	-0.003
PV-4R	-0.038
PV-5R	-0.012
PV-6RR	0.005
PV-7RR	-0.004
PV-8	-0.024
PV-10RR	-0.029
PV-11R	-0.006

SSDS Monitoring Point	Flow Velocity (ft/min)
V-1	1,145
V-2	1,033
V-3	1,326
V-4	1,188
V-5	unaccessible
V-6	1,230

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	31	8.6	
After lag drum	Gauge PI104 Sample Port	18	0.1	
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