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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:** October 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 September 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 September 16, 2020. Pressure readings were collected from VMPs; airflow velocity readings were collected from SSDS suction points. The results of the September 16, 2020 monitoring event for all SSDS suction points and VMPs are presented in Table 1 below.

Table 1. September 16, 2020 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	1,158	--
V-3	1,322	--
V-4	978	--
V-5	1,568	--
V-6	1,089	--
VMPs		
PV-1R	--	-0.013
PV-2R	--	-0.082
PV-3	--	Not accessible
PV-4R	--	-0.034
PV-5R	--	-0.009
PV-6RR	--	0.005
PV-7RR	--	-0.004
PV-8	--	-0.026
PV-10RR	--	-0.032
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 PV-3 during the September 16 monitoring event due to storage blocking the point. A positive pressure reading was collected at VMP PV-6RR in Blossom Ice Cream Shop. Integral will review this location during the October monitoring event and we will plan to reinstall the VMP if measurements continue to be positive. Pressure and flow data collected on September 16, 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 September 2020 monitoring period, Integral made progress on the agreed upon approaches to cure. Integral's actions included but were not limited to communications with the master tenant regarding commercial space occupancy, notification to commercial tenants via letter on air filter installation, and offsite SSDS pilot test feasibility at 58 North 6<sup>th</sup> Street under COVID-19 restrictions.

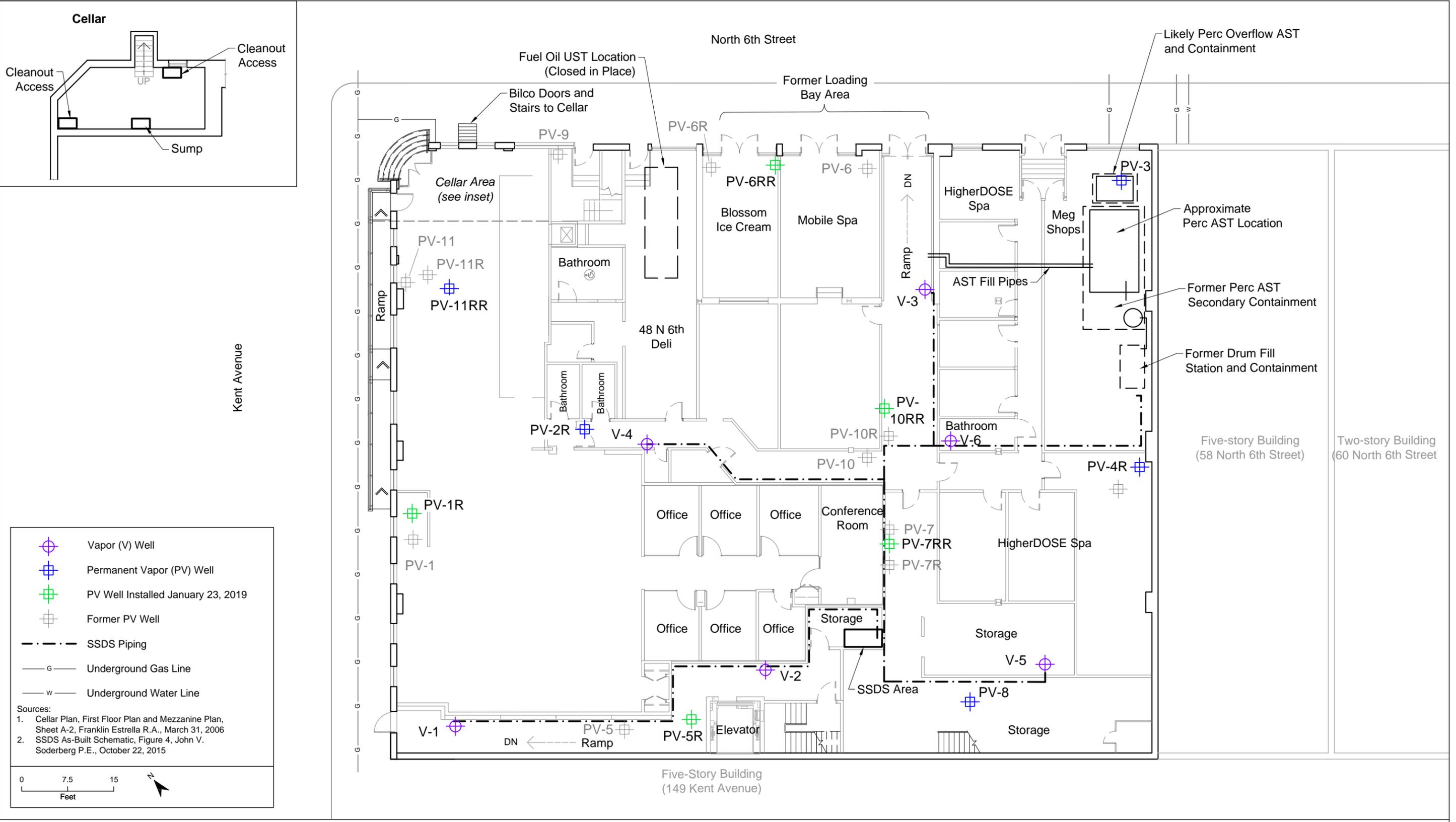
On September 16, 2020 Integral left notices in commercial spaces regarding air filter installation and agreements. Integral plans to install the remaining air filtration units in residential and commercial spaces in October once tenants respond to coordination requests.

## **PLANNED ACTIVITIES FOR THE OCTOBER 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 October monthly monitoring event is scheduled for October 16, 2020. Integral plans to install the remaining air filtration units in residential and commercial spaces in October 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 October 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 October 2020 activities will be provided in the next monitoring report, due November 10, 2020.

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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: 9/16/20  
Time Begin: 0945  
Time End: 1210  
Staff: Jonathan Pereira

Sub-Slab Monitoring Point	Pressure (in. H <sub>2</sub> O)
PV-1R	-0.013
PV-2R	-0.082
PV-3	unaccessible
PV-4R	-0.034
PV-5R	-0.009
PV-6RR	0.005
PV-7RR	-0.004
PV-8	-0.026
PV-10RR	-0.032
PV-11RR	-0.006

SSDS Monitoring Point	Flow Velocity (ft/min)
V-1	1,1639
V-2	1,158
V-3	1,322
V-4	978
V-5	1,568
V-6	1,089

Notes: PV-3 covered, not able to access

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	7.1	
After lag drum	Gauge PI104 Sample Port	18	6.7	
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