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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: November 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 October 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 October 21, 2020. Pressure readings were collected from VMPs; airflow velocity readings were collected from SSDS suction points. The results of the October 21, 2020 monitoring event for all SSDS suction points and VMPs are presented in Table 1 below.

Table 1. October 21, 2020 SSDS Monitoring Results

Location	Airflow Velocity (ft/min)	Pressure (inches of H ₂ O)
SSDS Suction Points		
V-1	1,597	--
V-2	1,211	--
V-3	1,350	--
V-4	896	--
V-5	1,615	--
V-6	1,105	--
VMPs		
PV-1R	--	-0.012
PV-2R	--	-0.376
PV-3	--	-0.020
PV-4R	--	-0.030
PV-5R	--	-0.011
PV-6RR	--	-0.001
PV-7RR	--	-0.027
PV-8	--	-0.020
PV-10RR	--	-0.025
PV-11R	--	-0.003

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). All locations were accessible during the October 2020 monitoring event. Pressure and flow data collected on October 21, 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 October 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 6th Street under COVID-19 restrictions.

On October 21, 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 November once tenants respond to coordination requests.

PLANNED ACTIVITIES FOR THE NOVEMBER 2020 REPORTING PERIOD

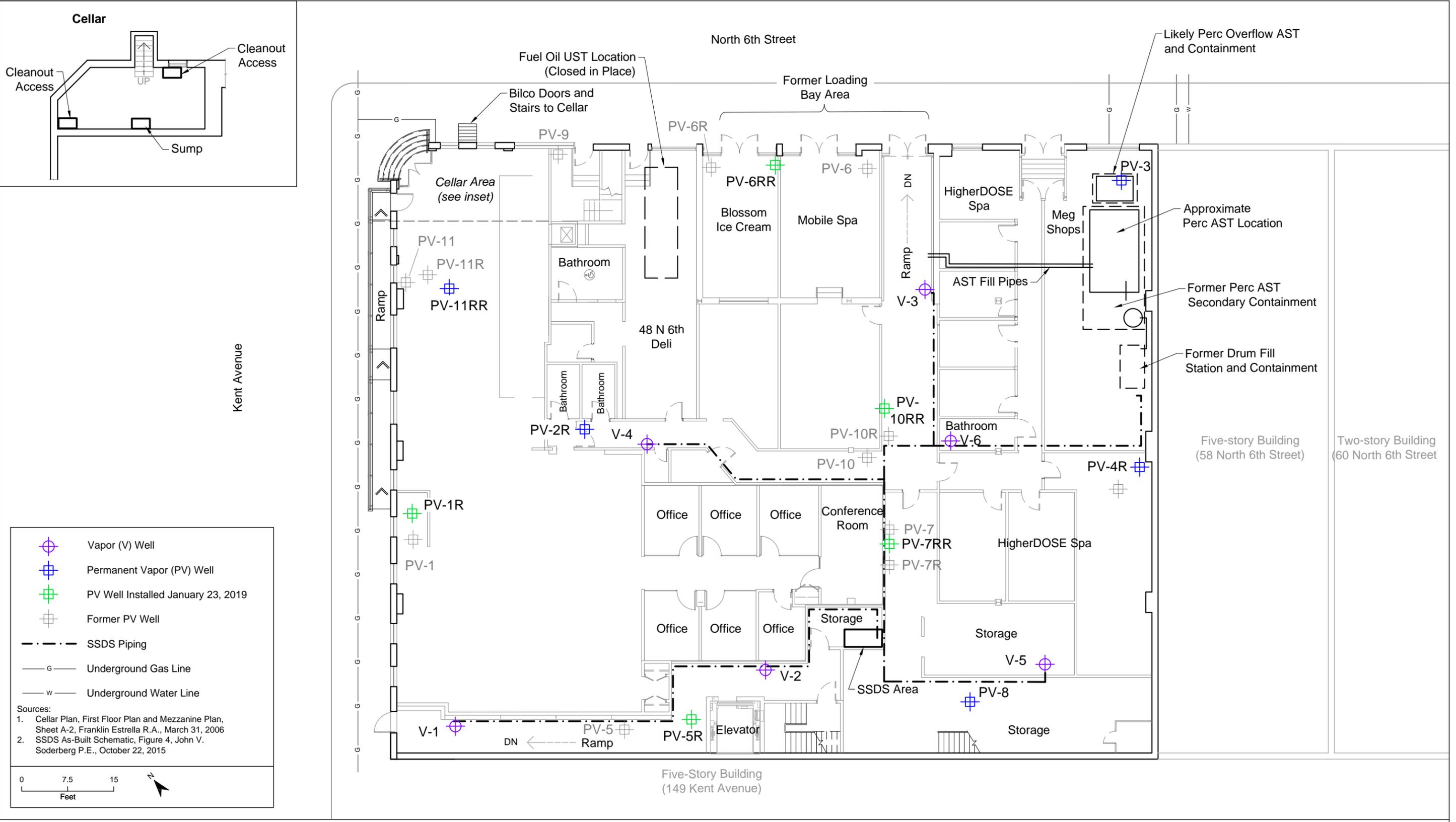
The November monthly monitoring event is scheduled for November 11, 2020. The SSDS system is currently operating. Verizon repaired the phone line for the Sensaphone on November 8, 2020 and Integral will confirm if the Sensaphone is fully operational during the November 11 monitoring event.

Integral will leave paper notices at commercial spaces during the November monitoring event regarding providing notice for air filtration unit installation, as well as continue to call and e-mail these tenants regarding this requirement. Integral plans to install the remaining air filtration units in residential and commercial spaces in November in the Common Goods, Blossom Ice Cream, and the former phone repair store once agreements are in place.

Integral is coordinating air filtration unit maintenance for those spaces with installed air filtration units. This will involve a changeout of the carbon filter and pre-filter. Integral will provide NYSDEC and NYSDOH with the maintenance schedule once a material shipment date is obtained.

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 November 2020 activities will be provided in the next monitoring report, due December 10, 2020.

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- 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



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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: 10/21/20
 Time Begin: 1045
 Time End: 1315
 Staff: Patrick McBride

Sub-Slab Monitoring Point	Pressure (in. H ₂ O)
PV-1R	-0.012
PV-2R	-0.376
PV-3	-0.020
PV-4R	-0.030
PV-5R	-0.011
PV-6RR	-0.001
PV-7RR	-0.027
PV-8	-0.020
PV-10RR	-0.025
PV-11RR	-0.003

SSDS Monitoring Point	Flow Velocity (ft/min)
V-1	1,597
V-2	1,211
V-3	1,350
V-4	896
V-5	1,615
V-6	1,105

Notes:

SSDS Treatment Room	Monitoring Point	Pressure (in. H ₂ O)	PID (ppm)	Notes
Before lead drum	Gauge PI102	44	no port	
Before lag drum	Gauge PI103 Sample Port	30	7.2	
After lag drum	Gauge PI104 Sample Port	19	3.4	
Ambient Air			0.8	

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