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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: December 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 November 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. Performed actions to cure the violations listed in the January 15, 2020 Notice of Violation letter.
3. Coordinated maintenance of the air filtration units in 135 Kent Avenue.

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 November 11, 2020. Pressure readings were collected from VMPs; airflow velocity readings were collected from SSDS suction points. The results of the November 11, 2020 monitoring event for all SSDS suction points and VMPs are presented in Table 1 below.

Table 1. November 11, 2020 SSDS Monitoring Results

| Location | Airflow Velocity (ft/min) | Pressure (inches of H ₂ O) |
|---------------------|------------------------------|--|
| SSDS Suction Points | | |
| V-1 | 2,543 | -- |
| V-2 | 956 | -- |
| V-3 | 1,297 | -- |
| V-4 | 1,254 | -- |
| V-5 | 1,527 | -- |
| V-6 | 1,203 | -- |
| VMPs | | |
| PV-1R | -- | -0.012 |
| PV-2R | -- | -0.082 |
| PV-3 | -- | -0.024 |
| PV-4R | -- | -0.030 |
| PV-5R | -- | -0.010 |
| PV-6RR | -- | 0.001 |
| PV-7RR | -- | -0.003 |
| PV-8 | -- | -0.022 |
| PV-10RR | -- | -0.026 |
| PV-11R | -- | -0.010 |

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 November 2020 monitoring event. Pressure and flow data collected on November 11, 2020 were generally comparable to those collected during the June and July 2020 monitoring events, and those performed at the Site since December 2016. Pressure readings at PV-6RR vacillated between negative and positive pressure values during monitoring and this location will be replaced.

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 November 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 November 11, 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 December once tenants respond to coordination requests.

135 Kent Avenue Air Filtration Unit Maintenance

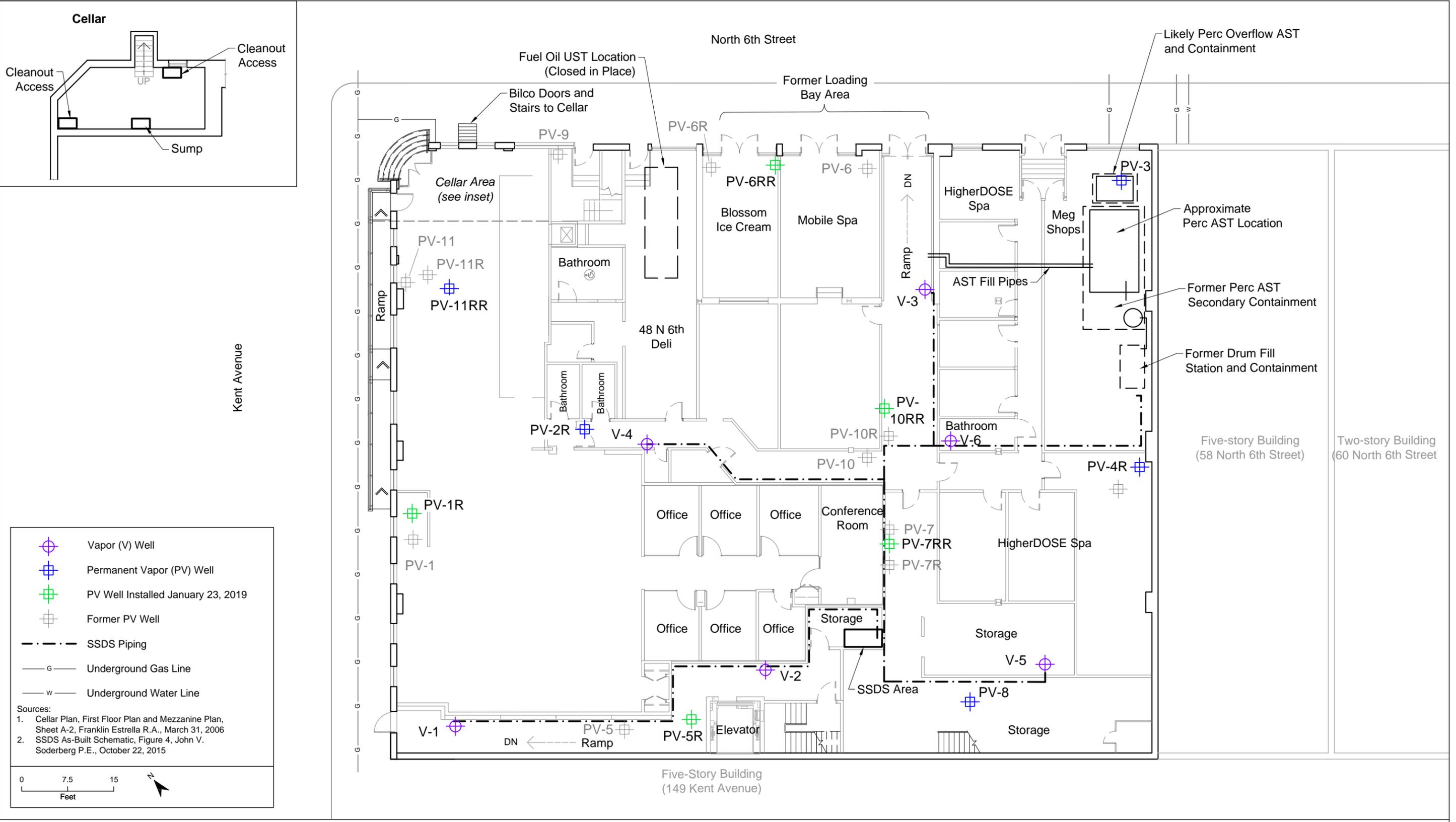
NYSDEC and Integral discussed required maintenance to the air filtration units in 135 Kent Avenue in November 2020. This entails replacement of the carbon filter and pre-filter materials within the AirPura filtration units. Integral coordinated the procurement of these materials during the November 2020 reporting period, and plans to perform this maintenance event in December 2020.

PLANNED ACTIVITIES FOR THE DECEMBER 2020 REPORTING PERIOD

The December monthly monitoring event is scheduled for December 9, 2020. The SSDS system is currently operating. Integral is coordinating air filtration unit maintenance for those spaces with installed air filtration units. Integral will leave paper notices at commercial spaces during the December 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 December in the Common Goods, Blossom Ice Cream, and the former phone repair store once agreements are in place.

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 December 2020 activities will be provided in the next monitoring report, due January 10, 2021.

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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: 11/11/20
 Time Begin: 1300
 Time End: 1500
 Staff: Patrick M. Guire

| Sub-Slab Monitoring Point | Pressure (in. H ₂ O) |
|---------------------------|---------------------------------|
| PV-1R | -0.012 |
| PV-2R | -0.082 |
| PV-3 | -0.024 |
| PV-4R | -0.030 |
| PV-5R | -0.010 |
| PV-6RR | +0.001 |
| PV-7RR | -0.003 |
| PV-8 | -0.022 |
| PV-10RR | -0.026 |
| PV-11RR | -0.010 |

| SSDS Monitoring Point | Flow Velocity (ft/min) |
|-----------------------|------------------------|
| V-1 | 2,543 |
| V-2 | 956 |
| V-3 | 1,297 |
| V-4 | 1,254 |
| V-5 | 1,527 |
| V-6 | 1,203 |

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 | 5.6 | |
| After lag drum | Gauge PI104 Sample Port | 19 | 3.2 | |
| 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