



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: April 12, 2021

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 March 2021.

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. Collected monitoring measurements for the passive SSDS at 60 North 6th Street.

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 March 24, 2021. Pressure readings were collected from VMPs; airflow velocity readings were collected from SSDS suction points. The results of the March 24, 2021 monitoring event for all SSDS suction points and VMPs are presented in Table 1 below.

Table 1. March 24, 2021 135 Kent Avenue SSDS Monitoring Results

Location	Airflow Velocity (ft/min)	Pressure (inches of H ₂ O)
SSDS Suction Points		
V-1	2,027	--
V-2	1,120	--
V-3	1,473	--
V-4	1,065	--
V-5	1,219	--
V-6	1,059	--
VMPs		
PV-1R	--	No access
PV-2R	--	+0.346
PV-3	--	-0.034
PV-4R	--	-0.022
PV-5R	--	-0.009
PV-6RR	--	+0.002
PV-7RR	--	-0.002
PV-8	--	-0.019
PV-10RR	--	-0.026
PV-11RR	--	-0.002

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). The tenants in the former coffee shop, Designers Collab, had blocked off VMP PV-1R; they were notified to make this point accessible before the next monitoring event. The airflow velocity data collected on March 24, 2021 were generally comparable to those collected at the Site since December 2016, except with the reading collected at PV-2R. Pressure readings at PV-2R vacillated between negative and positive values during monitoring and stabilized on a positive pressure. Integral will note if this continues to be a problem and will re-install a point in the vicinity of PV-2R if necessary.

60 North 6th Street SSDS Monitoring

On March 24, 2021, Integral met with P. W. Grosser (representative for the owner of 60 North 6th Street) to collect a third round of monitoring data for the passive SSDS located at 60 North 6th

Street. Pressure readings were collected from each of the system’s two monitoring points and are presented in Table 2 below.

Table 2. 60 North 6th Street SSDS Monitoring Results

Location	Monitoring Date	Pressure (inches of H₂O) as Measured by Integral	Pressure (inches of H₂O) as Measured by P.W. Grosser
VMP-1 (west)	January 5, 2021	+0.004	-0.0011 to +0.0005
	February 8, 2021	-0.002	-0.0011
	March 24, 2021	-0.002	+0.0003
VMP-2 (east)	January 5, 2021	-0.003	-0.0031
	February 8, 2021	+0.003	-0.021
	March 24, 2021	-0.001	-0.008

The two monitoring points were accessible but required plumber’s putty to create a seal around the manometer hose. Pressure readings over the three events have not been consistent.

PLANNED ACTIVITIES FOR THE APRIL 2021 REPORTING PERIOD

The April 2021 monthly monitoring event is scheduled for April 21, 2021; Integral will collect monitoring data from accessible monitoring points at 60 North 6th Street on that day as well. The SSDS system is currently operating. Additional details regarding April 2021 activities will be provided in the next monitoring report, due May 10, 2021.

**135 Kent Avenue
Site # C224177
SSDS Monitoring Form**

Date: 3/24/21
Time Begin: 10:00
Time End: 13:30
Staff: P. McGuire & A. Balado

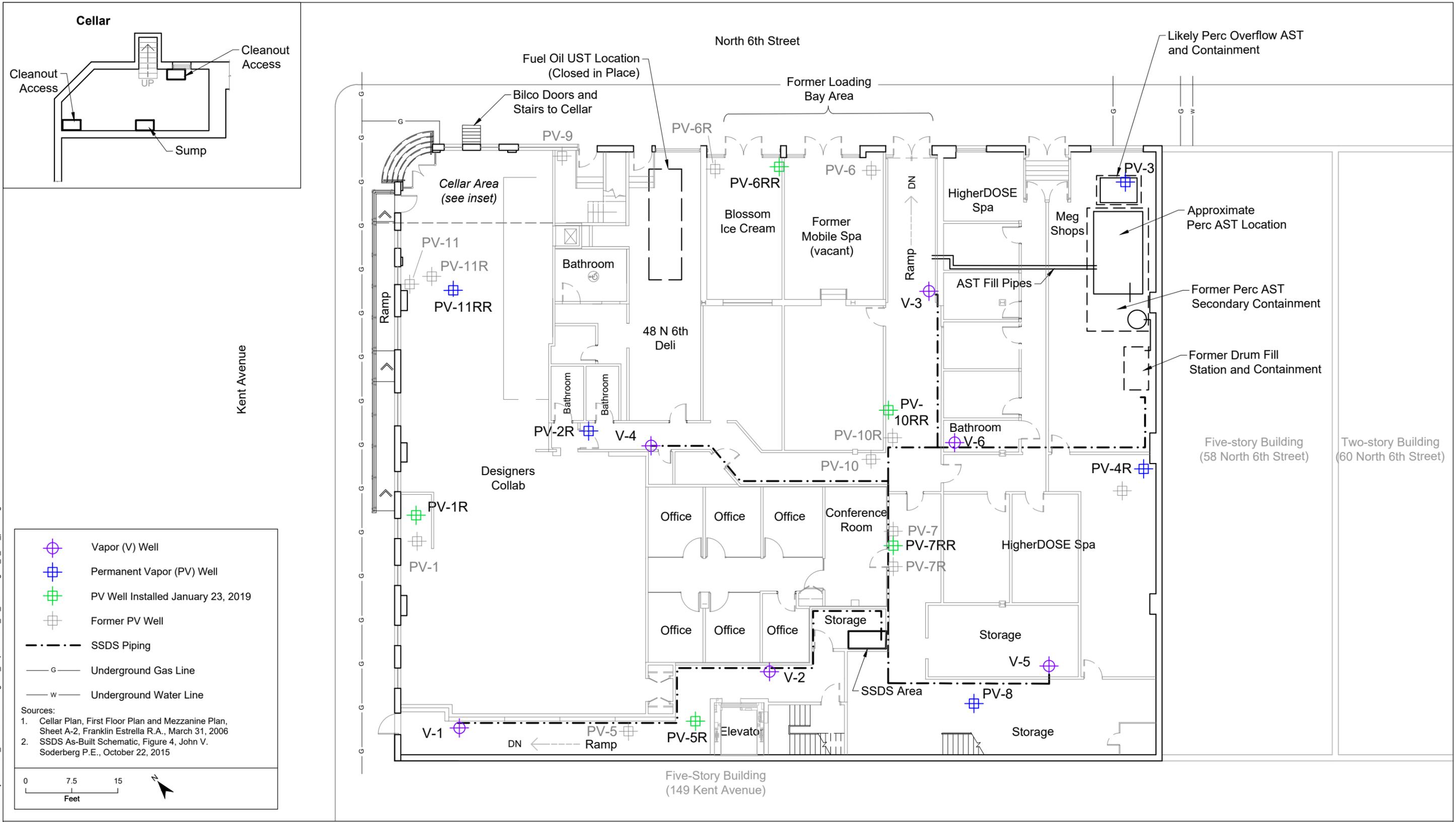
Sub-Slab Monitoring Point	Pressure (in. H ₂ O)
PV-1R	No Access
PV-2R	+0.346
PV-3	-0.034
PV-4R	-0.022
PV-5R	-0.009
PV-6RR	+0.002
PV-7RR	-0.002
PV-8	-0.019
PV-10RR	-0.026
PV-11RR	-0.002

SSDS Monitoring Point	Flow Velocity (ft/min)
V-1	2,027
V-2	1,120
V-3	1,473
V-4	1,065
V-5	1,219
V-6	1,059

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	31	5.1	
After lag drum	Gauge PI104 Sample Port	19	4.3	
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



N:\GIS\Projects\E051_135Kent\CAD\Progress_Reports\2020_03_March\Figure_1_site_plan.dwg 1/4/2021 11:22:28 AM



DRAFT

Figure 1.
Site Sub-Slab Depressurization System and Monitoring Points
135 Kent Avenue, Brooklyn, NY