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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: May 10, 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 April 2021.

ACTIONS COMPLETED DURING THIS REPORTING PERIOD

During this reporting period we have collected sub-slab depressurization system (SSDS) monitoring measurements at vacuum monitoring points (VMPs) and suction points at 135 Kent Avenue. Access to the passive SSDS monitoring points at 60 North 6th Street was not available during the April monitoring event. 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 April 27,

135 Kent Avenue
 Site # C224177
 SSDS Monitoring Form

Date: 4/27/21
 Time Begin: 1000
 Time End: 1230
 Staff: P. McGuire

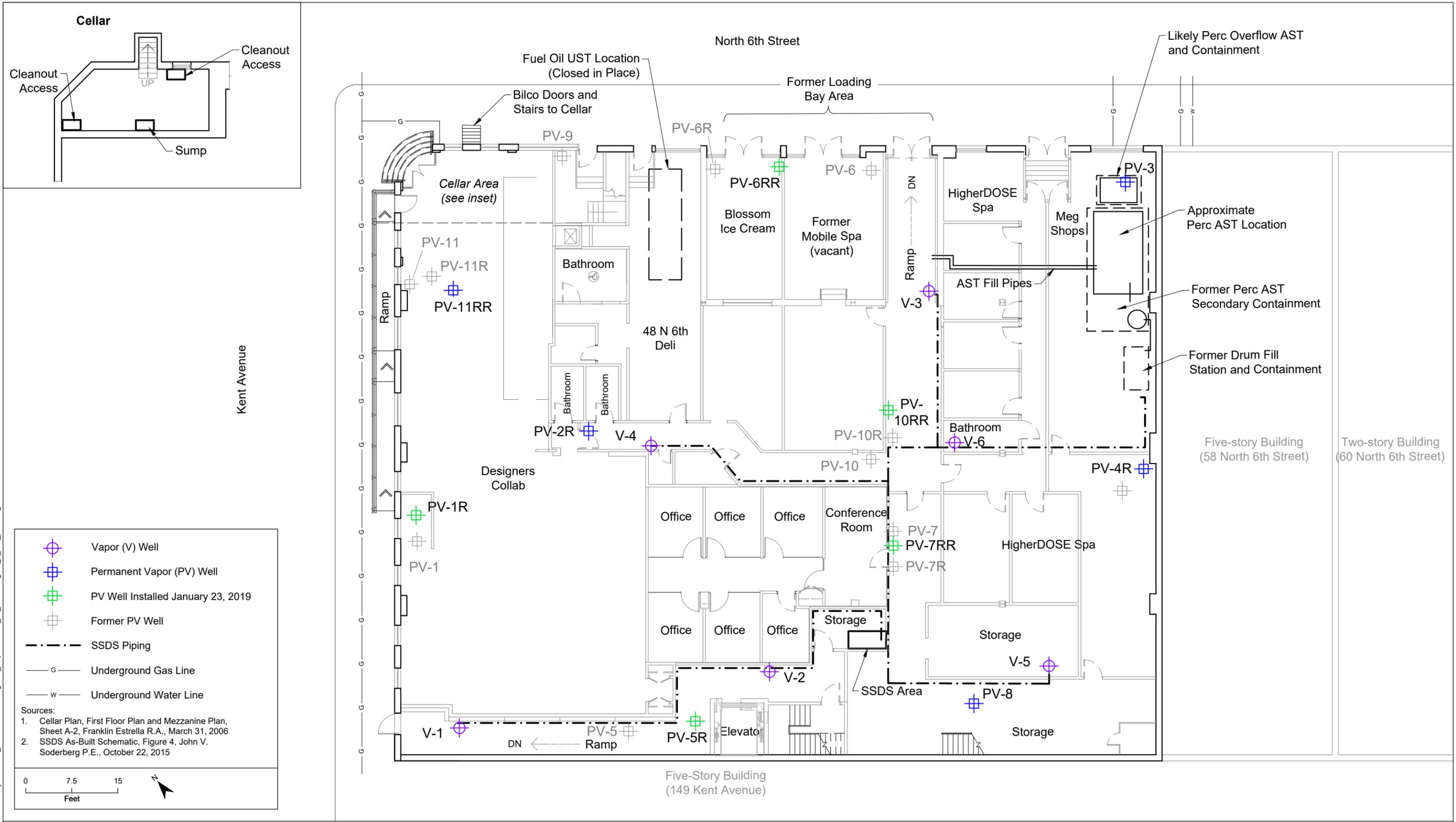
Sub-Slab Monitoring Point	Pressure (in. H ₂ O)
PV-1R	-0.017
PV-2R	-0.016
PV-3	No Access
PV-4R	-0.016
PV-5R	-0.007
PV-6RR	-0.002
PV-7RR	-0.030
PV-8	-0.018
PV-10RR	-0.012
PV-11RR	-0.010

SSDS Monitoring Point	Flow Velocity (ft/min)
V-1	2,558
V-2	456
V-3	1,059
V-4	957
V-5	1,251
V-6	1,069

Notes: New floor coating in former Meg Shop- no access to PV-3

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	4.4	
After lag drum	Gauge PI104 Sample Port	18	5.9	
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



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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



2021. Pressure readings were collected from VMPs; airflow velocity readings were collected from SSDS suction points. The results of the April 27, 2021 monitoring event for all SSDS suction points and VMPs are presented in Table 1 below.

Table 1. April 27, 2021 135 Kent Avenue SSDS Monitoring Results

Location	Airflow Velocity (ft/min)	Pressure (inches of H₂O)
SSDS Suction Points		
V-1	2,558	--
V-2	456	--
V-3	1,059	--
V-4	957	--
V-5	1,251	--
V-6	1,069	--
VMPs		
PV-1R	--	-0.017
PV-2R	--	-0.016
PV-3	--	No access
PV-4R	--	-0.016
PV-5R	--	-0.007
PV-6RR	--	-0.002
PV-7RR	--	-0.030
PV-8	--	-0.018
PV-10RR	--	-0.012
PV-11RR	--	-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). The tenants in the former coffee shop, Designers Collab, had blocked off VMP PV-1R during the April 27 monitoring event; this point was made accessible during the April 27 monitoring event. The area for Meg Shops has been vacated and a new floor coating was applied; this prevented access to VMP PV-3 and the point will need to be re-installed. The airflow velocity data collected on April 27, 2021 were generally comparable to those collected at the Site since December 2016.

PLANNED ACTIVITIES FOR THE MAY 2021 REPORTING PERIOD

The May 2021 monthly monitoring event is scheduled for May 21, 2021; Integral plans to 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 May 2021 activities will be provided in the next monitoring report, due June 10, 2021.