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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: August 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 July 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 July 28, 2021. Pressure readings were collected from VMPs; airflow velocity readings were collected from SSDS suction points. The results of the July 28, 2021 monitoring event for all SSDS suction points and VMPs are presented in Table 1 below.

Table 1. July 28, 2021 135 Kent Avenue SSDS Monitoring Results

Location	Airflow Velocity (ft/min)	Pressure (inches of H ₂ O)
SSDS Suction Points		
V-1	2,219	--
V-2	418	--
V-3	387	--
V-4	782	--
V-5	1,025	--
V-6	978	--
VMPs		
PV-1R	--	-0.006
PV-2R	--	-0.076
PV-3	--	-0.032
PV-4R	--	Inaccessible
PV-5R	--	-0.016
PV-6RR	--	-0.002
PV-7RR	--	-0.029
PV-8	--	-0.020
PV-10RR	--	-0.019
PV-11RR	--	-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). The tenants moving into the former Meg Shops space had blocked off VMP PV-4R with storage boxes and it could not be accessed. The new building owner will be notified to make this point accessible before the next monitoring event. The airflow velocity data collected on July 28, 2021 were generally comparable to those collected at the Site since December 2016.

60 North 6th Street SSDS Monitoring

On July 28, 2021, Integral met with P. W. Grosser (representative for the owner of 60 North 6th Street) to collect a fourth 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 H ₂ O) as Measured by Integral	Pressure (inches of H ₂ O) 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
	July 28, 2021	0.000	Not Collected
VMP-2 (east)	January 5, 2021	-0.003	-0.0031
	February 8, 2021	+0.003	-0.021
	March 24, 2021	-0.001	-0.008
	July 28, 2021	0.000	Not Collected

The two monitoring points were accessible but required plumber’s putty to create a seal around the manometer hose. The VMPs both read 0.000 during the July 28, 2021 monitoring event. P.W. Grosser did not bring a second manometer to compare readings. Pressure readings collected during the four monitoring events have not been consistent.

PLANNED ACTIVITIES FOR THE AUGUST 2021 REPORTING PERIOD

The August 2021 monthly monitoring event has not yet been scheduled. The SSDS system is currently operating. Additional details regarding August 2021 activities will be provided in the next monitoring report, due September 10, 2021.

135 Kent Avenue
 Site # C224177
 SSDS Monitoring Form

Date: ~~6/24/21~~ 7/28/21
 Time Begin: 10:30
 Time End: 13:00
 Staff: P. McGuire

Sub-Slab Monitoring Point	Pressure (in. H ₂ O)
PV-1R	-0.006
PV-2R	-0.076
PV-3	-0.032
PV-4R	inaccessible
PV-5R	-0.016
PV-6RR	-0.002
PV-7RR	-0.029
PV-8	-0.020
PV-10RR	-0.099
PV-11RR	-0.006

SSDS Monitoring Point	Flow Velocity (ft/min)	Valve Position
V-1	2,291	0°
V-2	418	45°
V-3	387	15°
V-4	782	0°
V-5	1,025	45°
V-6	978	0°

Notes: 60N6 east: 0.000 inc West: 0.000 inc.
 Graph winds gusty. Observe 60N6 Roof fan spinning quickly with
 William Hen Fling - PW Grosser

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	11.8	
After lag drum	Gauge PI104 Sample Port	18	6.1	
Ambient Air			0.1	

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

