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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: September 10, 2021

Subject: Monthly Progress Report
Former Cleaner Sales and Equipment Corp. NYSDEC Site No. 224177

Project No.: PE1022

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 LLC. 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 August 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. Reviewed building interim remedial measures (IRMs) with a representative of 135 Kent LLC.

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 August 31, 2021. Pressure readings were collected from VMPs; airflow velocity readings were collected from SSDS suction points. The results of the August 31, 2021 monitoring event for all SSDS suction points and VMPs are presented in Table 1 below.

Table 1. August 31, 2021 135 Kent Avenue SSDS Monitoring Results

Location	Airflow Velocity (ft/min)	Pressure (inches of H ₂ O)
SSDS Suction Points		
V-1	2,283	--
V-2	764	--
V-3	904	--
V-4	878	--
V-5	925	--
V-6	1,064	--
VMPs		
PV-1R	--	-0.016
PV-2R	--	-0.034
PV-3	--	-0.024
PV-4R	--	Inaccessible
PV-5R	--	-0.013
PV-6RR	--	-0.002
PV-7RR	--	-0.031
PV-8	--	-0.023
PV-10RR	--	-0.028
PV-11RR	--	-0.004

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 building owner has been notified to make this point accessible before the next monitoring event. The airflow velocity data collected on August 31, 2021 were generally comparable to those collected at the Site since December 2016.

Review Building IRMs with 135 Kent LLC Representative

On August 31, 2021, Integral met with Jay Weitzman, a representative of 135 Kent LLC, for a Site walk to review the building IRMs and monthly monitoring protocols. During the Site walk Mr. Weitzman was shown the SSDS treatment room, SSDS piping, and the locations of accessible VMPs and SSDS suction points. In addition, Mr. Weitzman observed the locations of

air filtration units in the building hallways and accessible commercial spaces. He was also shown the Sensaphone SSDS alarm system telephone connection and indicated the building owner will be working with a utility company to repair or replace the connection.

PLANNED ACTIVITIES FOR THE SEPTEMBER 2021 REPORTING PERIOD

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

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

Date: 8/31/21
Time Begin: 11:00
Time End: 17:00
Staff: P. McGuire

Sub-Slab Monitoring Point	Pressure (in. H ₂ O)
PV-1R	-0.016
PV-2R	-0.034
PV-3	-0.024
PV-4R	inaccessible
PV-5R	-0.013
PV-6RR	-0.002
PV-7RR	-0.031
PV-8	-0.023
PV-10RR	-0.028
PV-11RR	-0.004

SSDS Monitoring Point	Flow Velocity (ft/min)	Valve Position
V-1	2,283	0°
V-2	764	0°
V-3	904	15°
V-4	878	45°
V-5	925	45°
V-6	1,064	0°

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	14.3	
After lag drum	Gauge PI104 Sample Port	18	15.6	
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