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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: November 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 October 2021.

ACTIONS COMPLETED DURING THIS REPORTING PERIOD

During this reporting period we have completed the following actions:

1. Documented first floor slab conditions following septic line work at 135 Kent Avenue.
2. Collected sub-slab depressurization system (SSDS) monitoring measurements at vacuum monitoring points (VMPs) and suction points at 135 Kent Avenue.

Additional information regarding these actions is provided in the following sections.

Slab Condition Review Following Septic Line Repair

NYSDEC notified Integral and 135 Kent LLC on October 12, 2021 of a tenant concern regarding jackhammering in the building. Michael Weitzman of 135 Kent LLC contacted the building property manager and indicated repairs were being made to the septic line in an existing trench in the first floor center hallway. Mr. Weitzman provided NYSDEC with photographs of slab conditions the following morning, October 13, 2021, showing that the trench in the first floor center hallway had been refilled. The trench was shown to extend from the bathroom behind the 48 N 6th Deli to the ramp hallway adjacent to Higher Dose. Integral reviewed slab conditions on October 18, 2021, and noted VMP PV-2R had been covered when the trench was refilled, and suction point V-4 was functioning. On October 25, 2021, NYSDEC, Mr. Weitzman, and Integral held a conference call to discuss the septic line repair.

135 Kent Avenue SSDS Monitoring

Integral performed SSDS monitoring of accessible VMPs and SSDS suction points on October 18, 2021. Pressure readings were collected from VMPs; airflow velocity readings were collected from SSDS suction points. The results of the October 18, 2021 monitoring event for all SSDS suction points and VMPs are presented in Table 1 below.

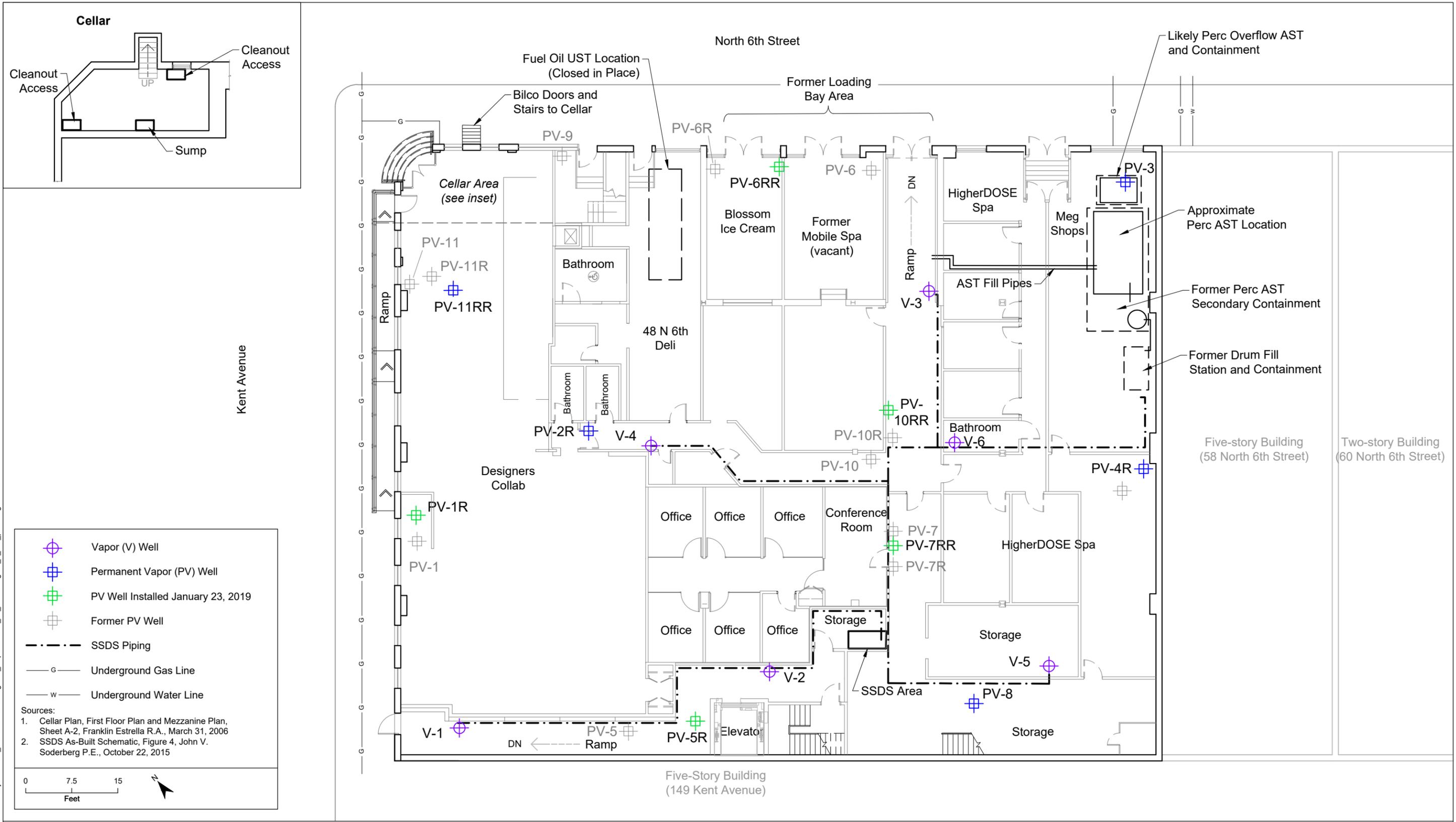
Table 1. October 18, 2021 135 Kent Avenue SSDS Monitoring Results

Location	Airflow Velocity (ft/min)	Pressure (inches of H ₂ O)
SSDS Suction Points		
V-1	2,387	--
V-2	967	--
V-3	1,283	--
V-4	1,005	--
V-5	1,374	--
V-6	2,015	--
VMPs		
PV-1R	--	-0.015
PV-2R	--	Covered
PV-3	--	-0.029
PV-4R	--	-0.020
PV-5R	--	-0.005
PV-6RR	--	+0.005
PV-7RR	--	-0.018
PV-8	--	-0.020
PV-10RR	--	-0.015
PV-11RR	--	+0.005

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). PV-2R was covered over during slab repair and was not accessible for monitoring; monitoring point replacement is scheduled for November 11, 2021. Integral noted that the Sensaphone SSDS alarm system telephone connection was restored. Integral replaced the Sensaphone batteries and reprogrammed it to notify Integral should the SSDS stop running.

PLANNED ACTIVITIES FOR THE NOVEMBER 2021 REPORTING PERIOD

The November 2021 monthly monitoring event is scheduled for November 11, 2021. Monitoring point PV-2RR will be installed prior to the monitoring event. The SSDS system is currently operating. Additional details regarding September 2021 activities will be provided in the next monitoring report, due December 10, 2021.



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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



DRAFT

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



135 Kent Avenue
 Site # C224177
 SSDS Monitoring Form

Date: 10/18/21
 Time Begin: 11:00
 Time End: 1330
 Staff: P. McGuire

Sub-Slab Monitoring Point	Pressure (in. H ₂ O)
PV-1R	-0.015
PV-2R	Covered with concrete
PV-3	-0.029
PV-4R	-0.020
PV-5R	-0.005
PV-6RR	+0.005
PV-7RR	-0.018
PV-8	-0.020
PV-10RR	-0.015
PV-11RR	+0.005

PV-11R +0.005

SSDS Monitoring Point	Flow Velocity (ft/min)
V-1	2,387
V-2	967
V-3	1,283
V-4	1,005
V-5	1,374
V-6	2,015

Notes: Trench in floor for septic pipe repair from bathroom next to deli to entrance to higher dose, with turn to rear of Mobile Spa & through wall of higher dose bathroom. Ramp next to PV-10RR removed. PV-10RR OK, PV-2R covered with concrete. V-4 is OK.

SSDS Treatment Room	Monitoring Point	Pressure (in. H ₂ O)	PID (ppm)	Notes
Before lead drum	Gauge PI102	44	no port	No carbon air purifiers running in hallway. one stored in bathroom. Two new out of box next to PV-8. One running hallway of higher dose by bathroom
Before lag drum	Gauge PI103 Sample Port	30	3.5	
After lag drum	Gauge PI104 Sample Port	18	3.8	
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

Dial tone on test phone.
 New telecom equipment in SSDS cage.
 lock removed & SSDS cage gate open
 Replaced sensaphone battery & tested

worker grouting new tile in bathroom for septic pipe repair patch

2 workers & superintendent/PM replacing sidewalk slabs directly in front of ramp double doors

Truck: SC

PM claims only doing DOT violation related outside sidewalk repair work, not indoor septic pipe trench work.