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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: December 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 November 2021.

ACTIONS COMPLETED DURING THIS REPORTING PERIOD

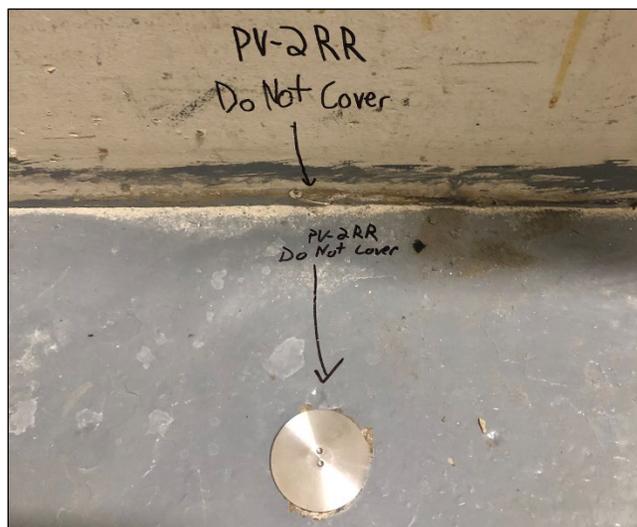
During this reporting period we have completed the following actions:

1. Installed vacuum monitoring point (VMP) PV-2RR to replace VMP PV-2R.
2. Collected sub-slab depressurization system (SSDS) monitoring measurements at VMPs and suction points at 135 Kent Avenue.
3. Coordinated maintenance for the air filtration units and SSDS carbon treatment drums.

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

Vacuum Monitoring Point PV-2RR Installation

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 October 2021 slab repair and was not accessible for monitoring during the October 18, 2021 monitoring event. The monitoring point was replaced as PV-2RR on November 11, 2021 (Figure 1). The photograph below shows the completed VMP and labeling to prevent floor tiling from rendering the point inaccessible.



135 Kent Avenue SSDS Monitoring

Integral performed SSDS monitoring of accessible VMPs and SSDS suction points on November 11, 2021 following installation of VMP PV-2RR. Pressure readings were collected from VMPs; airflow velocity readings were collected from SSDS suction points. The results of the November 11, 2021 monitoring event for all SSDS suction points and VMPs are presented in Table 1 below.

Table 1. November 11, 2021 135 Kent Avenue SSDS Monitoring Results

Location	Airflow Velocity (ft/min)	Pressure (inches of H ₂ O)
SSDS Suction Points		
V-1	2,251	--
V-2	1,250	--
V-3	1,219	--
V-4	1,208	--
V-5	1,281	--
V-6	2,041	--
VMPs		
PV-1R	--	-0.012
PV-2RR	--	-0.408
PV-3	--	-0.017
PV-4R	--	-0.023
PV-5R	--	-0.008
PV-6RR	--	-0.003
PV-7RR	--	-0.015
PV-8	--	-0.015
PV-10RR	--	-0.009
PV-11RR	--	-0.015

In addition to VMP and suction point monitoring, Integral confirmed that the Sensaphone SSDS alarm system telephone was functional. Photoionization detector (PID) readings for the SSDS indicated the carbon in the treatment drums is due to be replaced.

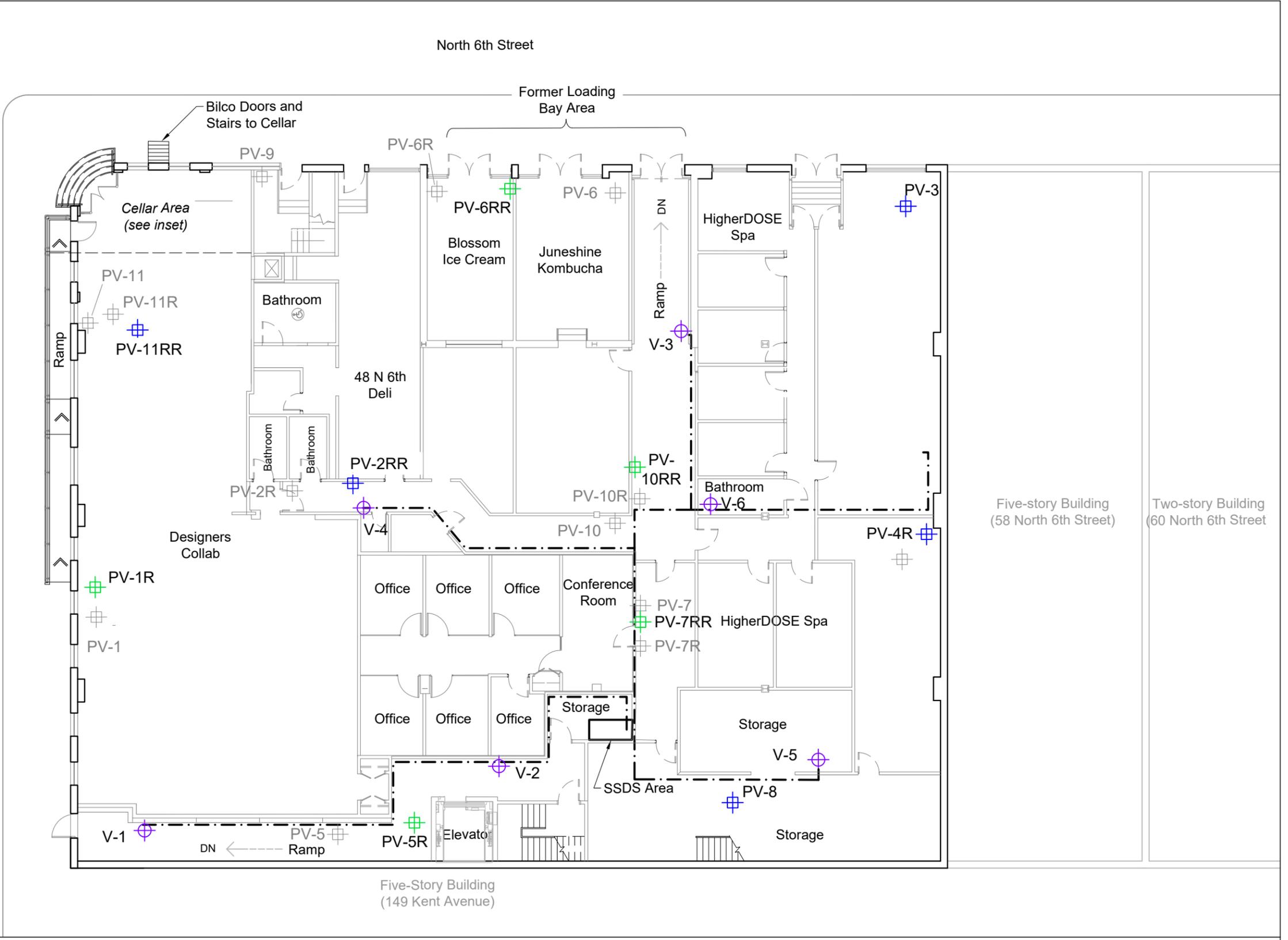
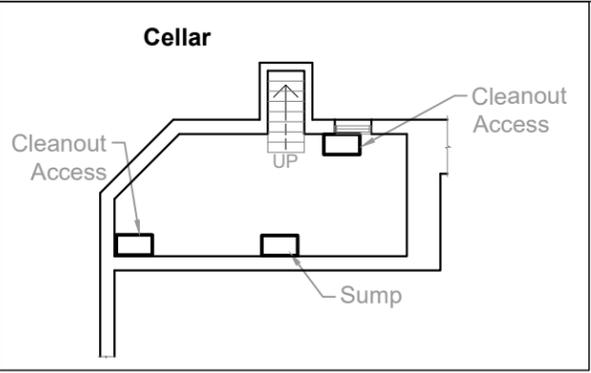
Coordinated Site System Maintenance Activities

Integral was notified by NYSDEC in November 2021 of a residential tenant concern regarding annual maintenance for air filtration units. Air filtration units were previously serviced in February 17, 2021 and are due for maintenance in February 2022. In addition, the SSDS treatment drums are due for carbon replacement. Integral is coordinating these maintenance activities with the 135 Kent Avenue building management, and will provide NYSDEC with a schedule when materials and subcontractors are available.

PLANNED ACTIVITIES FOR THE DECEMBER 2021 REPORTING PERIOD

The December 2021 monthly monitoring event will take place the week of December 20, 2021. Maintenance for the SSDS carbon drums and air filtration units will be coordinated with the 135 Kent Avenue building management. The SSDS system is currently operating. Additional details regarding December 2021 activities will be provided in the next monitoring report, due January 10, 2022.

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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



135 Kent Avenue
 Site # C224177
 SSDS Monitoring Form

Date: 11/11/21
 Time Begin: 9:30
 Time End: 14:00
 Staff: Patrick McGuire

Sub-Slab Monitoring Point	Pressure (in. H ₂ O)
PV-1R	-0.012
PV-2R	-0.408
PV-3	-0.017
PV-4R	-0.023
PV-5R	-0.008
PV-6RR	-0.003
PV-7RR	-0.015
PV-8	-0.015
PV-10RR	-0.009
PV-11RR	-0.015

SSDS Monitoring Point	Flow Velocity (ft/min)
V-1	2,251
V-2	1,250
V-3	1,219
V-4	1,208
V-5	1,281
V-6	2,041

Notes:

SSDS Treatment Room	Monitoring Point	Pressure (in. H ₂ O)	PID (ppm)	Notes
Before lead drum	Gauge PI102	45	no port	
Before lag drum	Gauge PI103 Sample Port	30	28.5	
After lag drum	Gauge PI104 Sample Port	19	21.0	
Ambient Air		0	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