



Integral Engineering, P.C.
31 West 34th Street
Suite 7196
New York, NY 10001

telephone: 212.962.4303
www.integral-corp.com

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: January 10, 2022

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 December 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 VMPs and suction points at 135 Kent Avenue.
2. Coordinated maintenance for the air filtration units.
3. Coordinated indoor air sampling 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 December 22, 2021. Pressure readings were collected from VMPs; airflow velocity readings were collected from SSDS suction points. The results of the December 22, 2021 monitoring event for all SSDS suction points and VMPs are presented in Table 1 below.

Table 1. December 22, 2021 135 Kent Avenue SSDS Monitoring Results

Location	Airflow Velocity (ft/min)	Pressure (inches of H ₂ O)
SSDS Suction Points		
V-1	2,290	--
V-2	1,025	--
V-3	1,386	--
V-4	796	--
V-5	1,250	--
V-6	1,985	--
VMPs		
PV-1R	--	-0.007
PV-2RR	--	-0.392
PV-3	--	-0.019
PV-4R	--	-0.031
PV-5R	--	-0.008
PV-6RR	--	-0.004
PV-7RR	--	-0.023
PV-8	--	-0.019
PV-10RR	--	-0.024
PV-11RR	--	-0.005

In addition to VMP and suction point monitoring, Integral confirmed that the Sensaphone SSDS alarm system telephone was functional. The cover for SSDS treatment drum gauge PI103 was missing, but the gauge reading (30 inches of H₂O) was consistent with readings from the last two years. A new cover will be ordered.

Air Filtration Unit Maintenance Coordination

Integral was notified by NYSDEC in December 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. Integral is coordinating these maintenance activities with the 135 Kent Avenue building management and has inquired with

vendors regarding material availability. Air filtration unit filter materials are available on a regular shipment schedule, and Integral will communicate to NYSDEC when the maintenance is scheduled.

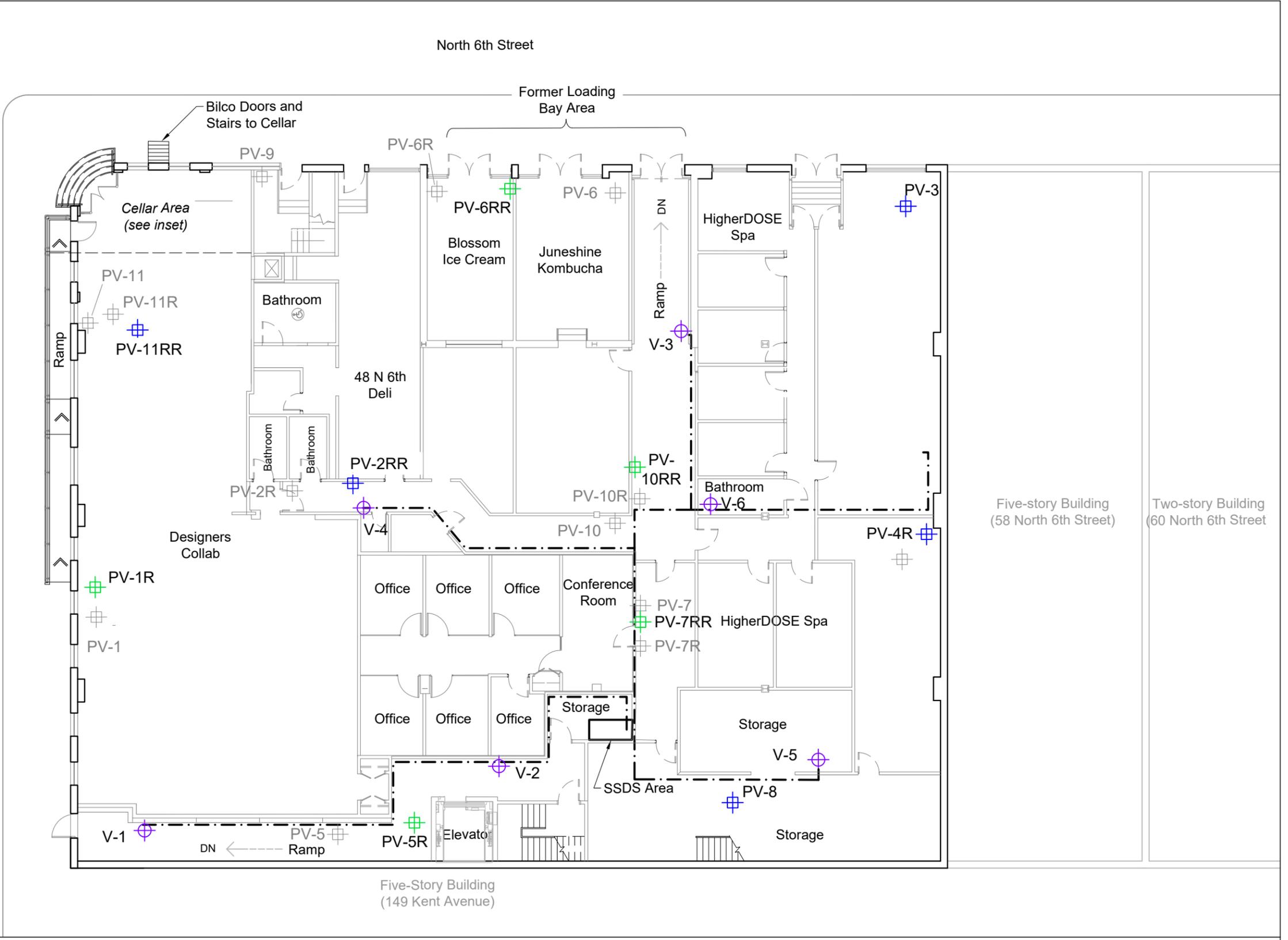
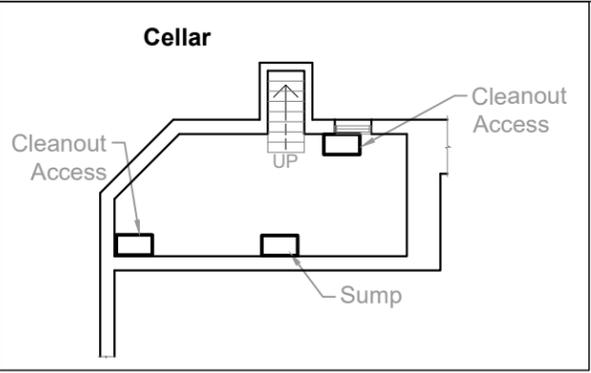
Indoor Air Sampling Coordination

NYSDEC communicated to the prior building owner on May 11, 2021 that indoor air sampling is required at the site during the 2022 heating season. In response to that communication, Integral prepared the August 10, 2021 Indoor Air Sampling Work Plan for Former Cleaner Sales and Equipment Corp. (hereafter referred to as "Work Plan"), approved by NYSDEC on August 25, 2021. Integral is coordinating with the current 135 Kent Avenue building management to obtain a current tenant contact list and schedule indoor air sampling per the approved Work Plan.

PLANNED ACTIVITIES FOR THE JANUARY 2022 REPORTING PERIOD

The January 2022 monthly monitoring event will take place the week of January 17, 2022. Maintenance for the air filtration units is being coordinated with the 135 Kent Avenue building management and a schedule will be provided to tenants and NYSDEC. The timing for indoor air sampling is being discussed with 135 Kent Avenue building management and will be communicated to NYSDEC. The SSDS system is currently operating. Additional details regarding January 2022 activities will be provided in the next monitoring report, due January 10, 2022.

N:\GIS\Projects\1022_135Kent_135KentLLC\CAD\Monitoring_Report_Nov2021\Figure_1_site_plan.dwg 11/15/2021 12:53:03 PM



- 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: 12/22/21
 Time Begin: 11:00
 Time End: 13:30
 Staff: P. McGuire

Sub-Slab Monitoring Point	Pressure (in. H ₂ O)
PV-1R	-0.007
PV-2R	-0.392
PV-3	-0.019
PV-4R	-0.031
PV-5R	-0.008
PV-6RR	-0.004
PV-7RR	-0.023
PV-8	0.019
PV-10RR	-0.024
PV-11RR	-0.005

SSDS Monitoring Point	Flow Velocity (ft/min)	Valve Position
V-1	2,290	0°
V-2	1,025	0°
V-3	1,386	15°
V-4	796	45°
V-5	1,250	45°
V-6	1,985	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	5.4	
After lag drum	Gauge PI104 Sample Port	18	4.4	
Ambient Air				

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 *PI103 gauge is missing cover*
 Exhaust stack: Yes No