



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

**Date:** March 10, 2022

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

**Project No.:** E1022

---

---

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 February 2022.

### 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. Reviewed locations and oversaw maintenance of air filtration units.

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 February 23, 2022. Pressure readings were collected from VMPs; airflow velocity readings were collected from SSDS suction points. The results of the February 23, 2022 monitoring event for all SSDS suction points and VMPs are presented in Table 1 below.

**Table 1. February 23, 2022 135 Kent Avenue SSDS Monitoring Results**

Location	Airflow Velocity (ft/min)	Pressure (inches of H <sub>2</sub> O)
SSDS Suction Points		
V-1	2,265	--
V-2	1,033	--
V-3	1,255	--
V-4	1,406	--
V-5	1,175	--
V-6	1,923	--
VMPs		
PV-1R	--	-0.023
PV-2RR	--	-0.328
PV-3	--	-0.020
PV-4R	--	-0.025
PV-5R	--	-0.008
PV-6RR	--	0.000
PV-7RR	--	-0.021
PV-8	--	-0.021
PV-10RR	--	-0.019
PV-11RR	--	-0.004

In addition to VMP and suction point monitoring, Integral confirmed that the Sensaphone SSDS alarm system telephone was functional.

### Air Filtration Unit Maintenance

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 were due for maintenance in February 2022. 135 Kent Avenue building management notified tenants to leave air filtration units outside their doors the morning of February 23, 2022 so that Integral and the building supervisor could perform maintenance without accessing their apartments. Air filtration units were cleaned and vacuumed.

Integral prepared the following summary of air filtration units during the maintenance event:

**Table 2. February 23, 2022 135 Kent Avenue Air Filtration Unit Summary**

Location	Number of Units Maintained	Notes
First Floor (Commercial)		
HigherDOSE	1	
Vacant space	0	Former Mobile Spa storefront, empty.
Blossom	1	
Designers Collab	0	
Center Hallway	1	
Rear Hallway	1	
Second Floor (Residential)		
Apt. C-2	0	Tenant did not put units out as requested
Apt. C-3	2	
Apt. C-4	2	
Apt. C-5	0	Tenant did not put units out as requested
Apt. C-6	2	
Apt. C-7	0	Tenant did not put units out as requested
Apt. C-8	2	
Apt. C-9/C-10	3	
Apt. C-11	0	Tenant did not put units out as requested
Center Hallway	3	
Rear Hallway	1	Tenant did not put units out as requested

Note: There is not an Apartment C-1.

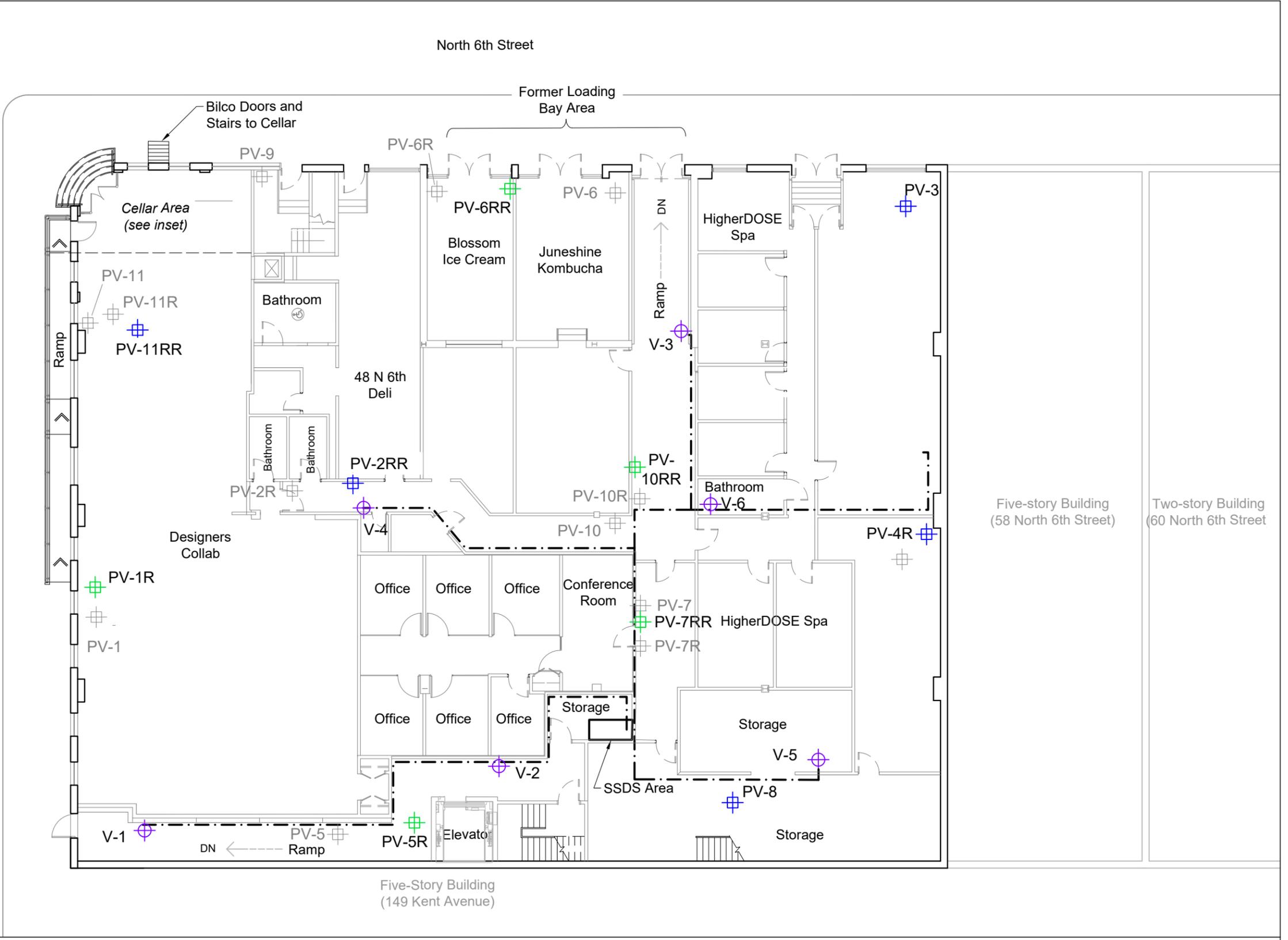
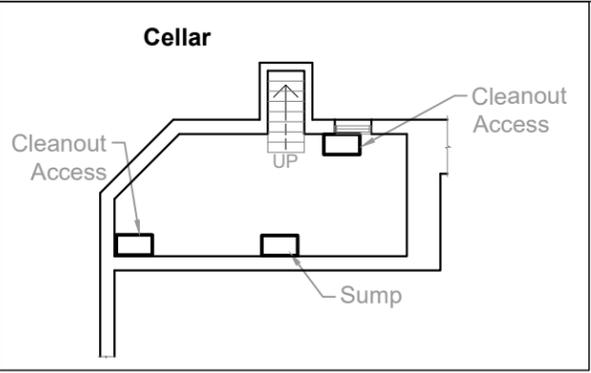
Building management from 135 Kent Avenue is deploying new AustinAir air filtration units to commercial spaces and communicating operation and maintenance requirements to commercial tenants. Building management is following up with non-responsive residential tenants regarding maintenance of air filtration units.

In response to NYSDEC inquiries Integral reviewed manufacturer’s specifications for AirPura and AustinAir filtration units. Pre-filter materials will be replaced in all units. Integral will oversee maintenance activities and will provide an updated air filtration unit summary in the March 2022 Monthly Progress Report.

**PLANNED ACTIVITIES FOR THE MARCH 2022 REPORTING PERIOD**

The March 2022 monthly monitoring event will take March 17, 2022. Maintenance for air filtration units is being coordinated with the 135 Kent Avenue building management. The timing for indoor air sampling is being coordinated with 135 Kent Avenue building management. The SSDS system is currently operating. Additional details regarding March 2022 activities will be provided in the next monitoring report, due April 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: 2/23/2022  
 Time Begin: 1100  
 Time End: 1500  
 Staff: P. McGuire

Sub-Slab Monitoring Point	Pressure (in. H <sub>2</sub> O)
PV-1R	-0.023
PV-2R	-0.328
PV-3	-0.020
PV-4R	-0.025
PV-5R	-0.008
PV-6RR	0.000
PV-7RR	-0.021
PV-8	-0.021
PV-10RR	-0.019
PV-11RR	-0.004

SSDS Monitoring Point	Flow Velocity (ft/min)
V-1	2,265
V-2	1,033
V-3	1,255
V-4	1,406
V-5	1,175
V-6	1,923

Notes: Building Super Cleaned Air Filters

SSDS Treatment Room	Monitoring Point	Pressure (in. H <sub>2</sub> O)	PID (ppm)	Notes
Before lead drum	Gauge PI102	44	no port	
Before lag drum	Gauge PI103 Sample Port	33	4.3	
After lag drum	Gauge PI104 Sample Port	19	3.9	
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