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## MEMORANDUM

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**To:** Wendi Y. Zheng  
New York State Department of Environmental Conservation

**From:** Sara Barbuto

**Date:** April 11, 2022

**Subject:** Monthly Progress Report  
Former Cleaner Sales and Equipment Corp. NYSDEC Site No. C224177

**Project No.:** E1022

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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. C224177) for the month of March 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. Performed air sampling in occupied tenant spaces throughout 135 Kent Avenue.

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

**Table 1. March 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	2,295	--
V-2	1,041	--
V-3	1,155	--
V-4	1,110	--
V-5	1,083	--
V-6	1,892	--
VMPs		
PV-1R	--	-0.008
PV-2RR	--	-0.327
PV-3	--	-0.018
PV-4R	--	-0.026
PV-5R	--	-0.005
PV-6RR	--	0.06
PV-7RR	--	-0.014
PV-8	--	-0.017
PV-10RR	--	-0.014
PV-11RR	--	-0.002

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

### Winter 2021/2022 Air Sampling

Integral collected air samples in accordance with the August 10, 2021 Indoor Air Sampling Work Plan (hereafter referred to as "Work Plan"), approved by NYSDEC on August 25, 2021. Samples were sent to a New York State Department of Health (NYSDOH) Environmental Laboratory Approval Program-certified analytical laboratory for chemical analysis by United States Environmental Protection Agency (USEPA) Method TO-15 for analysis of volatile organic compounds (VOCs) on a standard turnaround time. Per the Work Plan, the following five

compounds will be analyzed by EPA Method TO-15 SIM to meet a laboratory reporting limit of 0.20 micrograms per cubic meter: or less: trichloroethene, cis 1,2-dichloroethene, 1,1-dichloroethene, carbon tetrachloride, and vinyl chloride.

Integral collected air samples from the following spaces:

**Table 2. March 23, 2022 135 Kent Avenue Air Sample Summary**

<b>Location</b>	<b>Samples Collected</b>	<b>Duration</b>	<b>Notes</b>
Outdoor (sidewalk)	1	8-hr	
Outdoor (sidewalk)	1	24-hr	
<b>First Floor</b>			
HigherDOSE	2	8-hr	
Vacant space	1	8-hr	
Blossom	1	8-hr	
Bathroom in center hallway	1	8-hr	
Designers Collab	1	8-hr	
Office area	1	8-hr	
SSDS room	1	8-hr	
Hallway near elevator	1	8-hr	
<b>Second Floor</b>			
Apt. C-2	1	24-hr	
Apt. C-3	1	24-hr	
Apt. C-4	1	24-hr	
Apt. C-5	1	24-hr	
Apt. C-6	0	24-hr	Sample not accessible during retrieval period, not run for analysis
Apt. C-7	1	24-hr	
Apt. C-8	1	24-hr	
Apt. C-9/C-10	1	24-hr	
Apt. C-11	1	24-hr	
Center hallway	1	8-hr	
Hallway near elevator	1	8-hr	

Note: There is not an Apartment C-1.

Integral will provide laboratory results to NYSDEC and NYSDOH for review. In addition, Integral is preparing tenant notification letters presenting the air sampling results and will provide a draft of those letters for NYSDEC and NYSDOH review and comment.

## **PLANNED ACTIVITIES FOR THE APRIL 2022 REPORTING PERIOD**

The April 2022 monthly monitoring event will take April 14, 2022. Further maintenance for air filtration units (changeout of pre-filter material) is being coordinated with 135 Kent Avenue

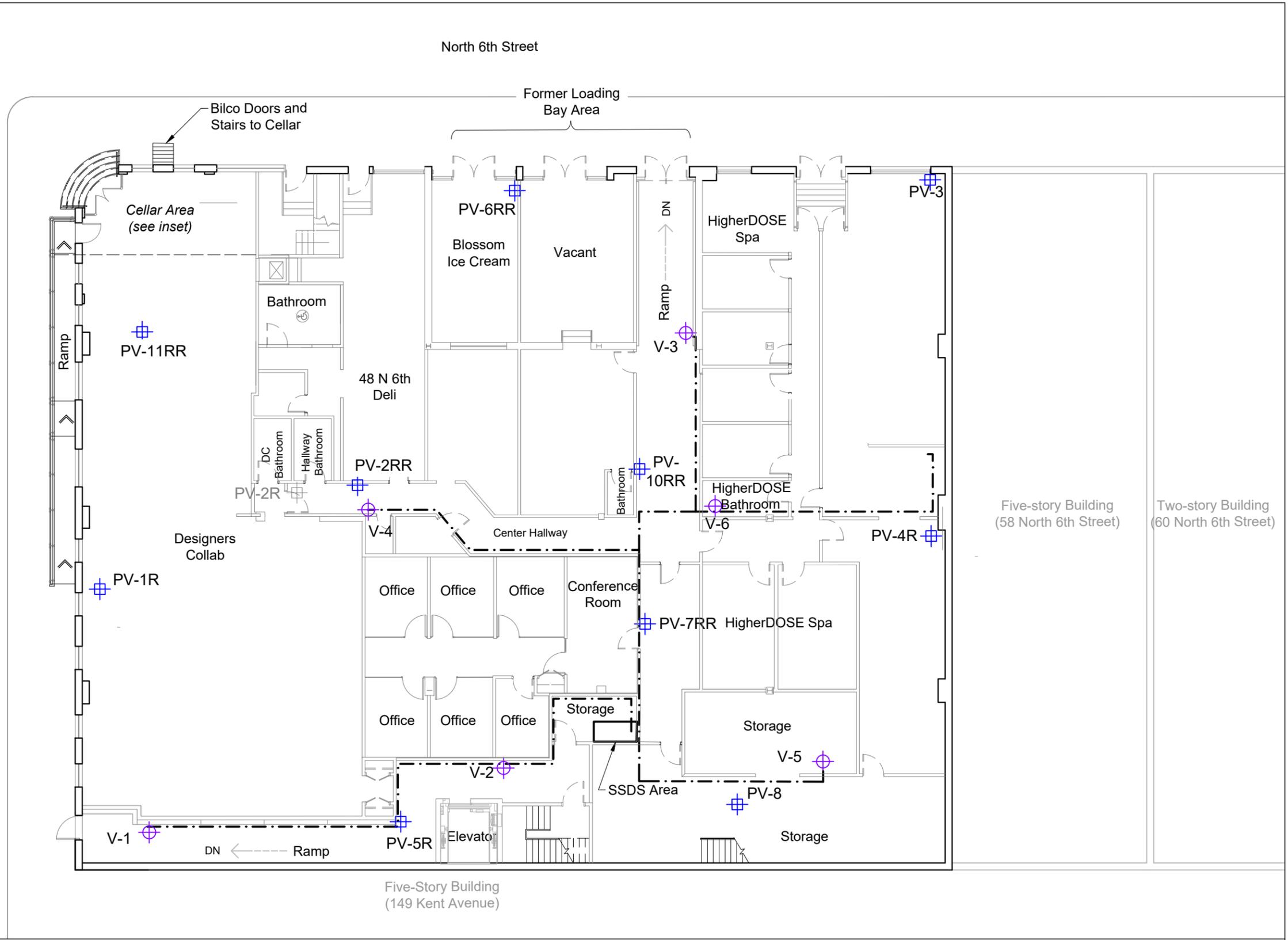
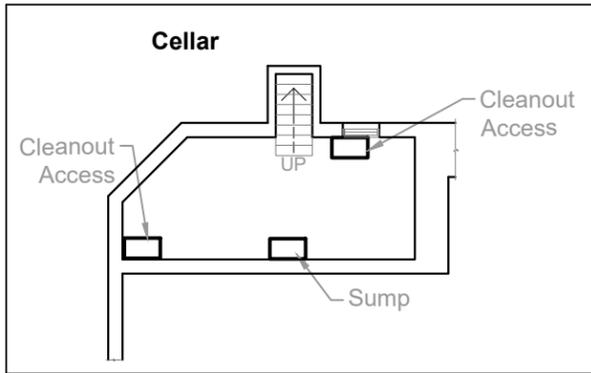
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building management and will be performed by an Integral field engineer. The SSDS system is currently operating. Additional details regarding April 2022 activities will be provided in the next monitoring report, due May 10, 2022.

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Vapor (V) Well  
 Permanent Vapor (PV) Well  
 Former PV Well  
 SSDS Piping

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

0 7.5 15  
 Feet

**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: 3/23/22  
Time Begin: 0915  
Time End: 1700  
Staff: Patrick McBride

Sub-Slab Monitoring Point	Pressure (in. H <sub>2</sub> O)
PV-1R	-0.008
PV-2R	-0.327
PV-3	-0.018
PV-4R	-0.026
PV-5R	-0.05
PV-6RR	+0.06
PV-7RR	-0.014
PV-8	-0.017
PV-10RR	-0.014
PV-11RR	-0.002

SSDS Monitoring Point	Flow Velocity (ft/min)
V-1	2,295
V-2	1041
V-3	1155
V-4	1110
V-5	1083
V-6	1892

Notes:

SSDS Treatment Room	Monitoring Point	Pressure (in. H <sub>2</sub> O)	PID (ppm)	Notes
Before lead drum	Gauge PI102	45	no port	
Before lag drum	Gauge PI103 Sample Port	33	5.0	
After lag drum	Gauge PI104 Sample Port	19	4.4	
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