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MEMORANDUM

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

From: Sara Barbuto

Date: June 10, 2022

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

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. C224177) for the month of May 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. Discussed preparation of an interim remedial measure (IRM) work plan and next steps for offsite properties with NYSDEC and New York State Department of Health (NYSDOH).

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 May 25, 2022. Pressure readings were collected from VMPs; airflow velocity readings were collected from SSDS suction points. The results of the May 25, 2022 monitoring event for all SSDS suction points and VMPs are presented in Table 1 below.

Table 1. May 25, 2022 135 Kent Avenue SSDS Monitoring Results

Location	Airflow Velocity (ft/min)	Pressure (inches of H ₂ O)
SSDS Suction Points		
V-1	2,334	--
V-2	1,011	--
V-3	1,079	--
V-4	1,121	--
V-5	1,192	--
V-6	1,754	--
VMPs		
PV-1R	--	-0.010
PV-2RR	--	-0.347
PV-3	--	-0.027
PV-4R	--	-0.031
PV-5R	--	-0.008
PV-6RR	--	0.000
PV-7RR	--	-0.028
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.

135 Kent Avenue Air Interim Remedial Measure Work Plan

Integral and representatives for 135 Kent LLC met with NYSDEC and NYSDOH on May 25, 2022 to discuss future plans for the site and offsite properties. Potential plans for the site include excavation on the first floor to bring the building to grade and installation of a soil vapor extraction (SVE) system and vapor barrier. To document the proposed activities, 135 Kent LLC will submit an interim remedial measure (IRM) work plan to NYSDEC and NYSDOH for review and approval. The proposed schedule for this document is as follows:

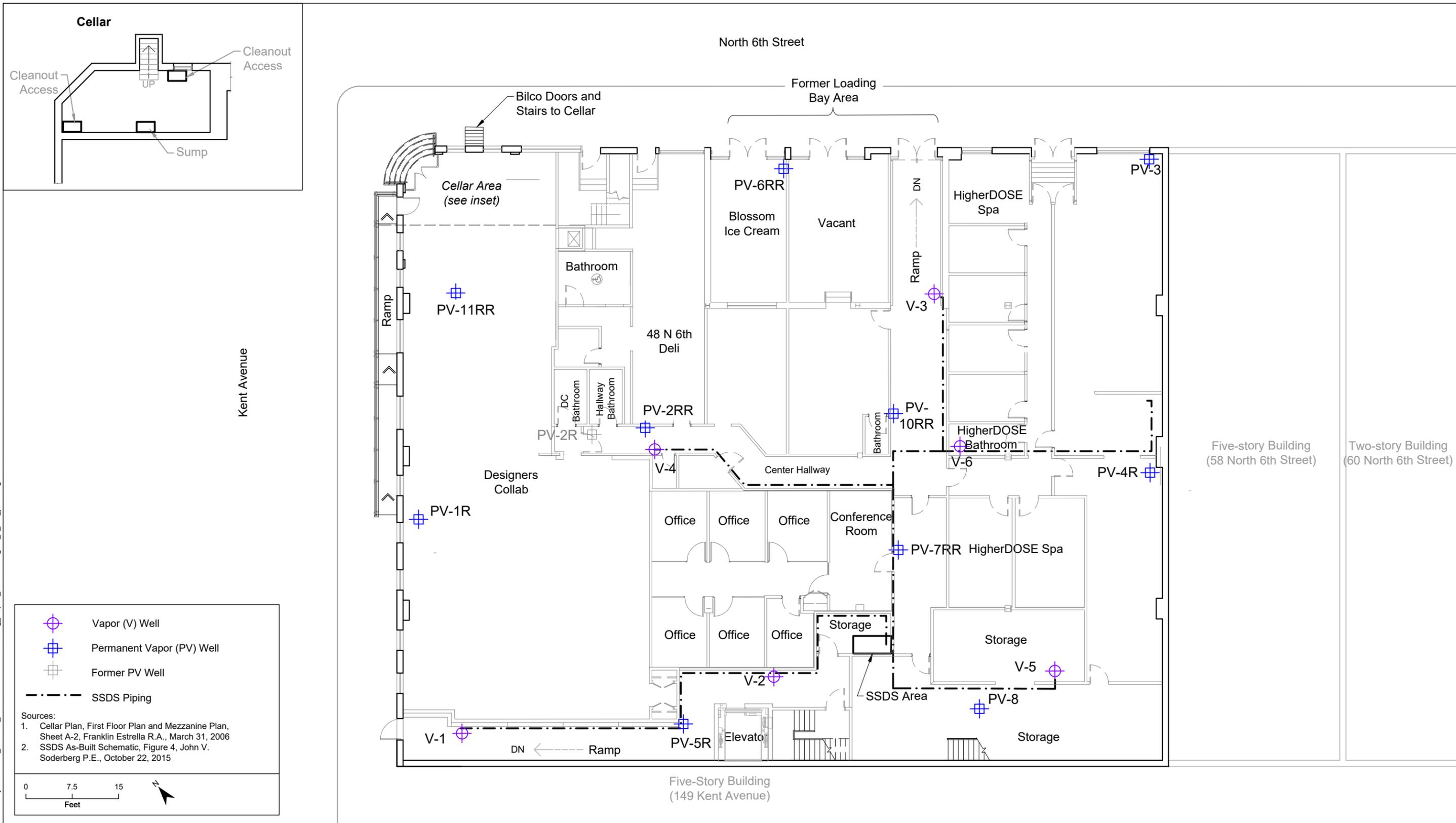
- Submittal of Draft IRM Work Plan to NYSDEC/NYSDOH – 90 days
- NYSDEC/NYSDOH Review – 45 days
- Submittal of Revised Draft IRM Work Plan– 21 days
- Follow-up review by NYSDEC/NYSDOH – 21 days
- Public notice – 45 days

In addition to developing the IRM work plan, Integral and 135 Kent LLC have written property managers for the two offsite properties, 58 North 6th Street and 60 North 6th Street, to obtain access for site walks to gather information needed for installation of active remedial measures at these properties.

PLANNED ACTIVITIES FOR THE JUNE 2022 REPORTING PERIOD

The June 2022 monthly monitoring event will take place June 7, 2022. The SSDS system is currently operating. Integral plans to perform site visits at the two offsite properties in June 2022. Additional details regarding June 2022 activities will be provided in the next monitoring report, due July 10, 2022.

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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: 5/25/22
 Time Begin: 1200
 Time End: 1545
 Staff: P. McGuire

Sub-Slab Monitoring Point	Pressure (in. H ₂ O)
PV-1R	-0.010
PV-2RR	-0.347
PV-3	-0.027
PV-4R	-0.031
PV-5R	-0.008
PV-6RR	0.000
PV-7RR	-0.028
PV-8	-0.021
PV-10RR	-0.019
PV-11RR	-0.004

SSDS Monitoring Point	Flow Velocity (ft/min)
V-1	2,334
V-2	1,011
V-3	1,079
V-4	1,121
V-5	1,192
V-6	1,754

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	33	5.0	
After lag drum	Gauge PI104 Sample Port	19	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
 Exhaust stack: Yes No