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## MEMORANDUM

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

**From:** Sara Barbuto

**Date:** July 10, 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 June 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. Coordinated site walks and maintenance of vapor intrusion mitigation measures with offsite properties.

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 June 7, 2022. Pressure readings were collected from VMPs; airflow velocity readings were collected from SSDS suction points. The results of the June 7, 2022 monitoring event for all SSDS suction points and VMPs are presented in Table 1 below.

**Table 1. June 7, 2022 135 Kent Avenue SSDS Monitoring Results**

| Location            | Airflow Velocity<br>(ft/min) | Pressure<br>(inches of H <sub>2</sub> O) |
|---------------------|------------------------------|--|
| SSDS Suction Points |                              |  |
| V-1                 | 2,258                        | --                                       |
| V-2                 | 1,237                        | --                                       |
| V-3                 | 1,147                        | --                                       |
| V-4                 | 955                          | --                                       |
| V-5                 | 1,099                        | --                                       |
| V-6                 | 1,527                        | --                                       |
| VMPs                |                              |  |
| PV-1R               | --                           | -0.016                                   |
| PV-2RR              | --                           | -0.351                                   |
| PV-3                | --                           | -0.019                                   |
| PV-4R               | --                           | -0.025                                   |
| PV-5R               | --                           | -0.010                                   |
| PV-6RR              | --                           | 0.000                                    |
| PV-7RR              | --                           | -0.027                                   |
| PV-8                | --                           | -0.024                                   |
| PV-10RR             | --                           | -0.018                                   |
| PV-11RR             | --                           | -0.010                                   |

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

### Offsite Vapor Intrusion Mitigation Measures

In June 2022 Integral and representatives for 135 Kent LLC continued to correspond with property managers for the two offsite properties, 58 North 6<sup>th</sup> Street and 60 North 6<sup>th</sup> Street, to obtain access for site walks to gather information needed for installation of active vapor intrusion mitigation measures at these properties. On June 7, 2022, Integral accessed 58 North 6<sup>th</sup> Street to discuss SSDS pilot testing and review the condition of air filtration units throughout the building. Integral observed six air filtration units operating within the building, with one unit in each of the following spaces: front basement, rear basement, first floor front office space,

first floor music studio, second floor office space, and third floor office space. Integral is coordinating with representatives for 135 Kent LLC to order carbon filter and pre-filter materials necessary for air filtration unit maintenance and will schedule that maintenance once a delivery date is set.

NYSDEC and NYSDOH have required the upgrade of the existing passive SSDS at 60 North 6<sup>th</sup> Street to an active system. P.W. Grosser Consulting, the environmental consultant for 60 North 6<sup>th</sup> Street, wrote Integral on June 14, 2022 that “new construction (there will be interior work for a new retailer entering the space) will commence this summer and will include the upgrade of the SSDS.” The communication from P.W. Grosser included preliminary plans for the upgrade of the existing passive SSDS to an active system. Integral forwarded these plans to NYSDEC on June 24, 2022. The plans include an upgrade to the existing electrical system as well as placement of a blower on the roof of the 60 North 6<sup>th</sup> building. Integral has requested the schedule and detailed plans for this installation and will send this information to NYSDEC.

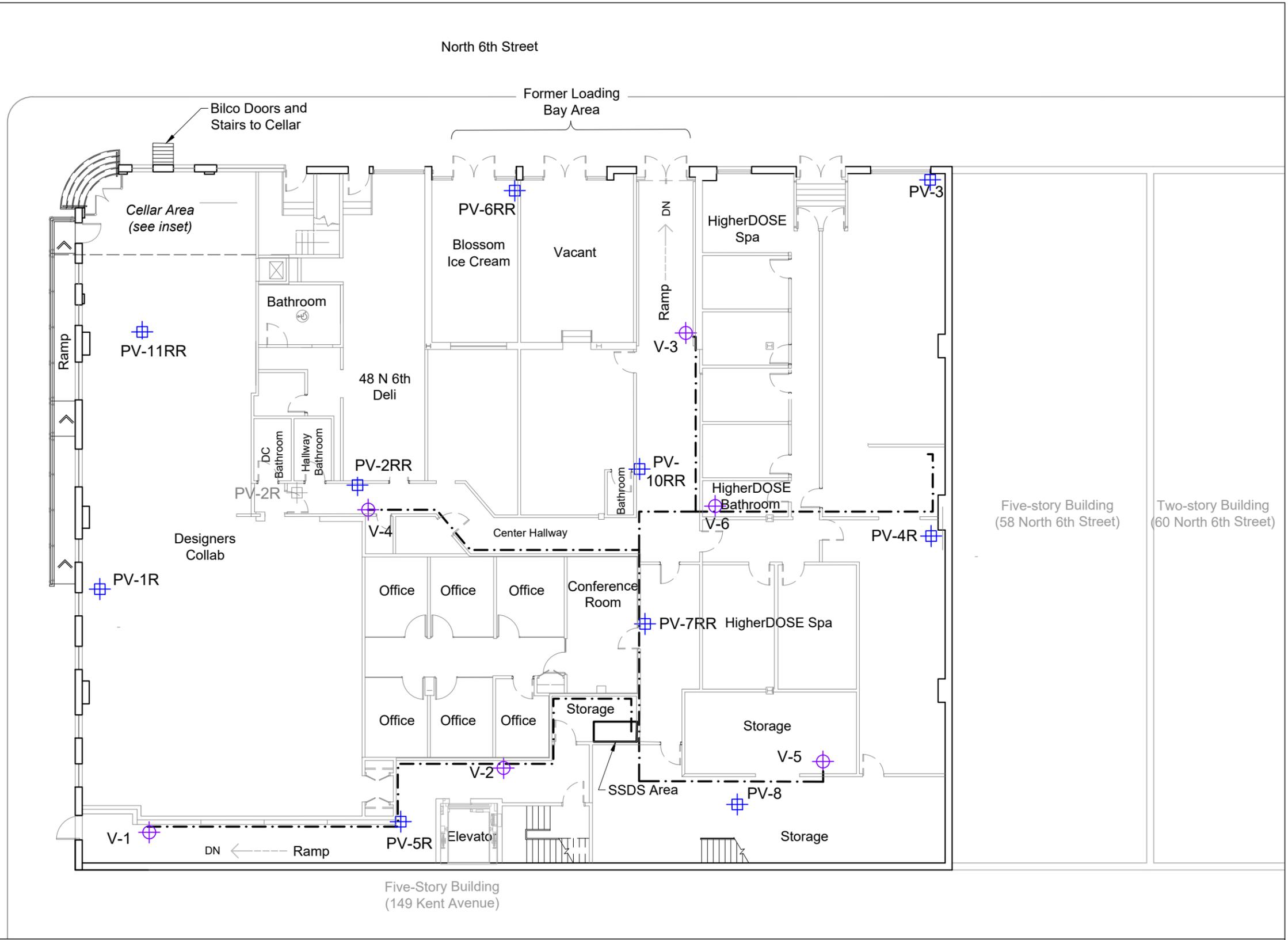
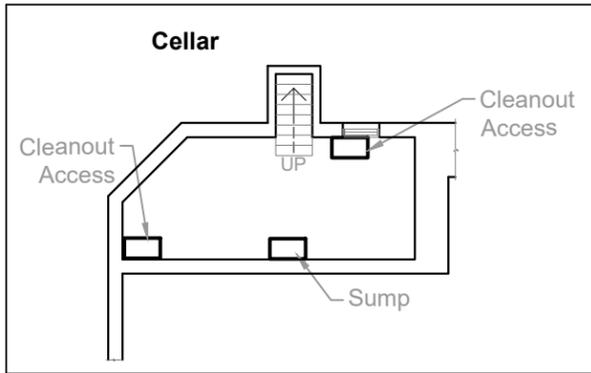
## **PLANNED ACTIVITIES FOR THE JULY 2022 REPORTING PERIOD**

The SSDS system is currently operating. The following activities are planned for the July 2022 reporting period:

- The July 2022 monthly monitoring event is scheduled to take place July 21, 2022.
- Several tenants in the 135 Kent Avenue building have not provided access to their air filtration units for routine maintenance. Prior to the July monitoring event, Integral and representatives for 135 Kent LLC will contact those tenants to request access to their air filtration units.
- Integral plans to perform a site visit at 58 North 6<sup>th</sup> Street to discuss potential placement of SSDS components.
- Integral will continue to request information from the consultant for 60 North 6<sup>th</sup> Street regarding the upgrade of the passive SSDS system.
- Integral plans to submit the revised Remedial Investigation Phase 1 Report for 135 Kent Avenue on July 22, 2022.

Additional details regarding July 2022 activities will be provided in the next monitoring report, due August 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: 6/7/22  
 Time Begin: 14:00  
 Time End: 16:30  
 Staff: P. McGuire

| Sub-Slab Monitoring Point | Pressure (in. H <sub>2</sub> O) |
|---------------------------|---------------------------------|
| PV-1R                     | -0.016                          |
| PV-2RR                    | -0.351                          |
| PV-3                      | -0.019                          |
| PV-4R                     | -0.025                          |
| PV-5R                     | -0.010                          |
| PV-6RR                    | 0.000                           |
| PV-7RR                    | -0.027                          |
| PV-8                      | -0.024                          |
| PV-10RR                   | -0.018                          |
| PV-11RR                   | -0.010                          |

| SSDS Monitoring Point | Flow Velocity (ft/min) |
|-----------------------|------------------------|
| V-1                   | 2,258                  |
| V-2                   | 1,237                  |
| V-3                   | 1,147                  |
| V-4                   | 955                    |
| V-5                   | 1,090                  |
| V-6                   | 1,527                  |

Notes:

| 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 | 32                              | 4.0       |       |
| After lag drum      | Gauge PI104 Sample Port | 19                              | 5.2       |       |
| 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