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MEMORANDUM

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

From: Sara Barbuto

Date: August 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 July 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 vapor monitoring points (VMPs) and suction points at 135 Kent Avenue.
2. Performed a site walk at 135 Kent Avenue in support of the interim remedial measure (IRM).
3. Identified and coordinated repair of slab openings at 135 Kent Avenue.
4. Prepared materials in support of the IRM Work Plan.
5. Performed a site walk at 58 North 6th Street in support of installation of an SSDS at that property.

6. Coordinated maintenance and installation 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 July 22, 2022. Pressure readings were collected from VMPs; airflow velocity readings were collected from SSDS suction points. VMPs and suction points are shown on attached Figure 1. The results of the July 22, 2022 monitoring event for all SSDS suction points and VMPs are presented in Table 1 below.

Table 1. July 22, 2022 135 Kent Avenue SSDS Monitoring Results

Location	Airflow Velocity (ft/min)	Pressure (inches of H ₂ O)
SSDS Suction Points		
V-1	2,310	--
V-2	986	--
V-3	1,235	--
V-4	1,259	--
V-5	1,183	--
V-6	1,092	--
VMPs		
PV-1R	--	-0.012
PV-2RR	--	-0.386
PV-3	--	-0.027
PV-4R	--	-0.028
PV-5R	--	-0.012
PV-6RR	--	-0.005
PV-7RR	--	-0.033
PV-8	--	-0.028
PV-10RR	--	-0.021
PV-11RR	--	-0.003

The SSDS is functioning as designed. In addition to VMP and suction point monitoring, Integral confirmed that the Sensaphone SSDS alarm system was functional.

135 Kent Avenue Site Walk

Integral performed a site visit at 135 Kent Avenue on July 22, 2022 in preparation for implementation of the interim remedial action work plan. Several interior demising walls were observed to have been removed on the first floor of the building. One of the walls that was removed was concealing a structural support beam and vertical sewer pipe. At the base of the

sewer pipe was a pre-existing, irregular slab cutout that was left to accommodate a sewer clean out (attached Photo 1). This area is currently used as storage space, and was previously the office space for the real estate group at the back of the coffee shop (see attached figure). We believe this slab cutout has been in place since the building was converted to commercial space in the early 2000s, but it had been concealed by the demising wall until July 2022.

Integral cleaned out the debris in the slab cutout and observed an approximately 4- by 6-inch area of exposed soil (Photo 1). Integral used a photoionization detector to check the soil and there were no detections of volatile organic compounds. Integral showed the cutout to the building superintendent and requested this that it be filled as soon as possible. Air filtration units are running in that storage space. Representatives from 135 Kent LLC confirmed that the slab cutout was filled with concrete and that the space around the sewer pipe was sealed (Photo 2). Integral confirmed the adequacy of the repair during a site visit on August 3, 2022.

Separately, Blossom ice cream is no longer a tenant as of July 2022 and the space previously occupied by Blossom is now vacant. When reviewing conditions in that space Integral noted two pipe openings that were exposed when Blossom's equipment was removed (Photo 3). Integral noted one opening was filled during the August 3 site visit (Photo 4); and is working with the building superintendent to identify a means of capping the second pipe opening. Air filtration units are running in that space.

135 Kent Avenue Interim Remedial Measure Work Plan

Integral prepared materials for the forthcoming IRM Work Plan in July 2022. The IRM Work Plan will include plans for excavation, waste disposal, the second phase of the remedial investigation, and installation of a vapor barrier and soil vapor extraction (SVE) system. The proposed schedule for submittal of the IRM Work Plan is October 10, 2022. Integral and representatives from 135 Kent LLC request a teleconference with NYSDEC and NYSDOH in mid-September 2022 to discuss these plans prior to submittal of the IRM Work Plan. Integral will coordinate with NYSDEC and NYSDOH to identify available times for that teleconference.

Offsite Vapor Intrusion Mitigation Measures

Integral continued to correspond with representatives for the owners of the two offsite properties, 58 North 6th Street and 60 North 6th Street, to obtain access for site walks and to gather information needed for installation of active vapor intrusion mitigation measures at these properties.

On July 22, 2022, Integral performed a site walk at 58 North 6th Street to discuss SSDS pilot testing with the building manager and identify potential locations where SSDS piping and components could be installed. During the July 22, 2022 site walk Integral reviewed the condition of air filtration units 58 North 6th Street. Integral observed six air filtration units 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 6th Street to an active system. P.W. Grosser Consulting, the environmental consultant for 60 North 6th 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 6th building. Integral has requested the schedule and detailed plans for this installation and will send information that is provided to NYSDEC.

PLANNED ACTIVITIES FOR THE AUGUST 2022 REPORTING PERIOD

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

- Monthly monitoring. The August 2022 monthly monitoring event took place August 3, 2022.
- Annual reporting. Integral will prepare an annual report for 135 Kent Avenue.
- IRM Work Plan preparation. Integral is preparing the IRM Work Plan, and will coordinate a time in mid-September for a teleconference with NYSDEC and NYSDOH to discuss the scope of the IRM Work Plan.
- Air filtration unit maintenance. Integral will continue to reach out to 135 Kent Avenue tenants that have not responded to requests for air filtration unit maintenance. Integral will coordinate maintenance of air filtration units in 58 North 6th Street with that building’s manager.
- Offsite vapor intrusion mitigation. Integral will continue to request information from the consultant for 60 North 6th Street regarding the upgrade of the passive SSDS system.

Additional details regarding August 2022 activities will be provided in the next monitoring report, due September 10, 2022.

PHOTOGRAPHS FROM JULY 22, 2022 SITE WALK AND SUBSEQUENT SLAB REPAIRS



Photo 1. Slab cutout at base of vertical sewer pipe



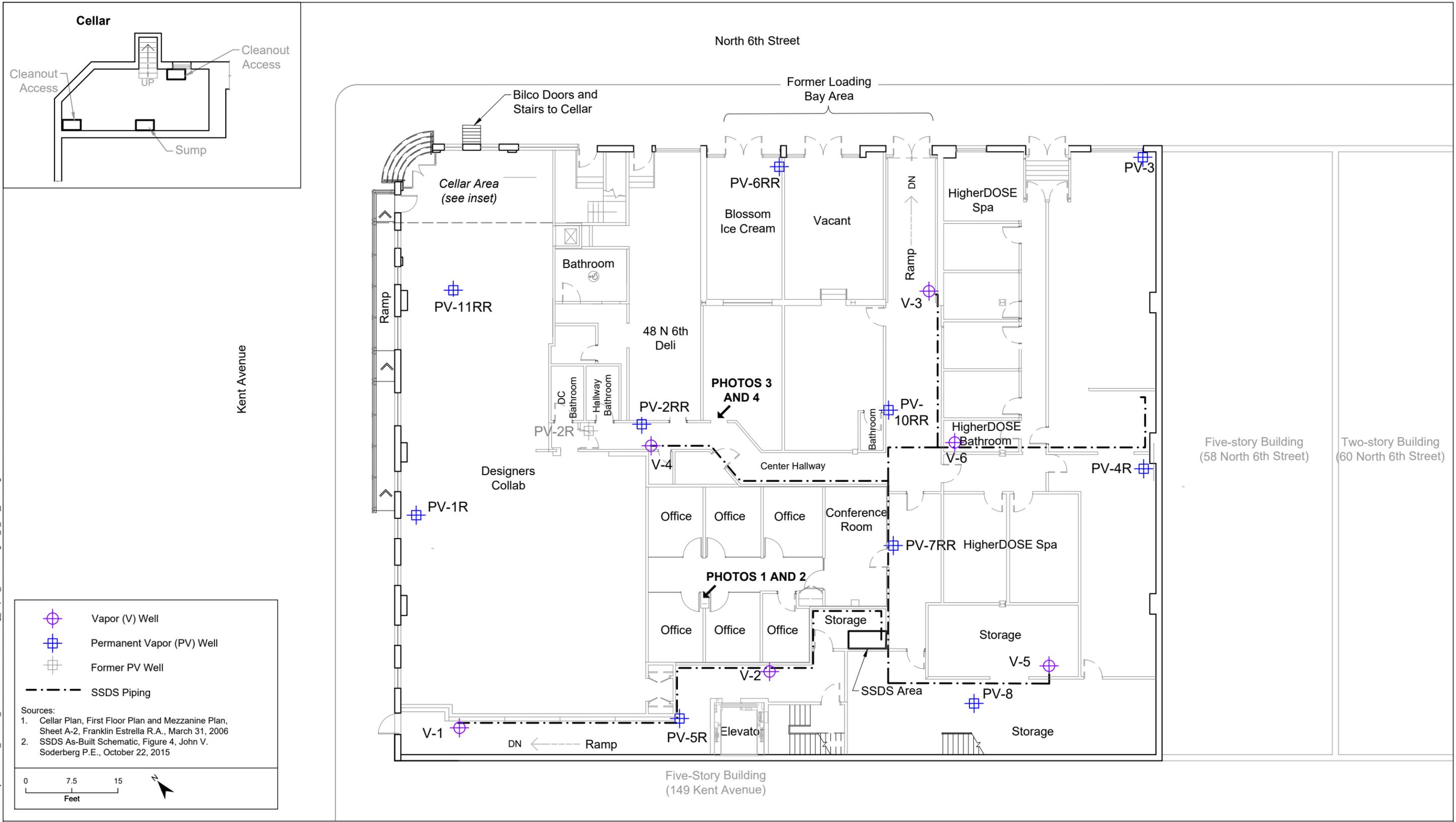
Photo 2. Slab cutout at base of vertical sewer pipe filled with concrete



Photo 3. Pipe openings identified in former Blossom ice cream commercial space



Photo 4. Concrete filling pipe opening shown in upper portion of Photo 3



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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: 7/22/22
 Time Begin: 9:30
 Time End: 16:00
 Staff: P. McGivern, S. Barbuti, K. Bradwick

Sub-Slab Monitoring Point	Pressure (in. H ₂ O)
PV-1R	-0.012
PV-2RR	-0.036
PV-3	-0.027
PV-4R	-0.028
PV-5R	-0.012
PV-6RR	-0.005
PV-7RR	-0.033
PV-8	-0.028
PV-10RR	-0.021
PV-11RR	-0.003

SSDS Monitoring Point	Flow Velocity (ft/min)
V-1	2310
V-2	486
V-3	1235
V-4	1259
V-5	1183
V-6	1092

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	32	4.6	
After lag drum	Gauge PI104 Sample Port	19	5.4	
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