



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: October 11, 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 September 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. Prepared materials in support of the IRM Work Plan.

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 September 15, 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 September 15, 2022 monitoring event for all SSDS suction points and VMPs are presented in Table 1 below.

Table 1. September 15, 2022 135 Kent Avenue SSDS Monitoring Results

Location	Airflow Velocity (ft/min)	Pressure (inches of H ₂ O)
SSDS Suction Points		
V-1	2,473	--
V-2	1,029	--
V-3	1,458	--
V-4	1,019	--
V-5	1,347	--
V-6	1,744	--
VMPs		
PV-1R	--	-0.011
PV-2RR	--	-0.403
PV-3	--	-0.019
PV-4R	--	-0.030
PV-5R	--	-0.011
PV-6RR	--	0.000
PV-7RR	--	Inaccessible
PV-8	--	-0.019
PV-10RR	--	-0.021
PV-11RR	--	0.000

Pressure readings at two VMPs, PV-6RR and PV-11RR, fluctuated but did not remain negative or positive and the connection of these VMPs to the subsurface will be further reviewed during the next monitoring event. VMP PV-7RR, located in the rear storage area, was covered by debris from interior wall demolition at the time of monitoring; representatives from 135 Kent LLC are uncovering that monitoring location in advance of the next monitoring event. In addition to VMP and suction point monitoring, Integral confirmed that the Sensaphone SSDS alarm system was functional.

135 Kent Avenue Interim Remedial Measure Work Plan

Integral prepared materials for the forthcoming IRM Work Plan during September 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. Integral and representatives from NYSDEC and NYSDOH met via teleconference on September 14, 2022 to discuss these plans prior to submittal of the IRM Work Plan. Integral is discussing next steps for the IRM Work Plan with representatives from 135 Kent LLC.

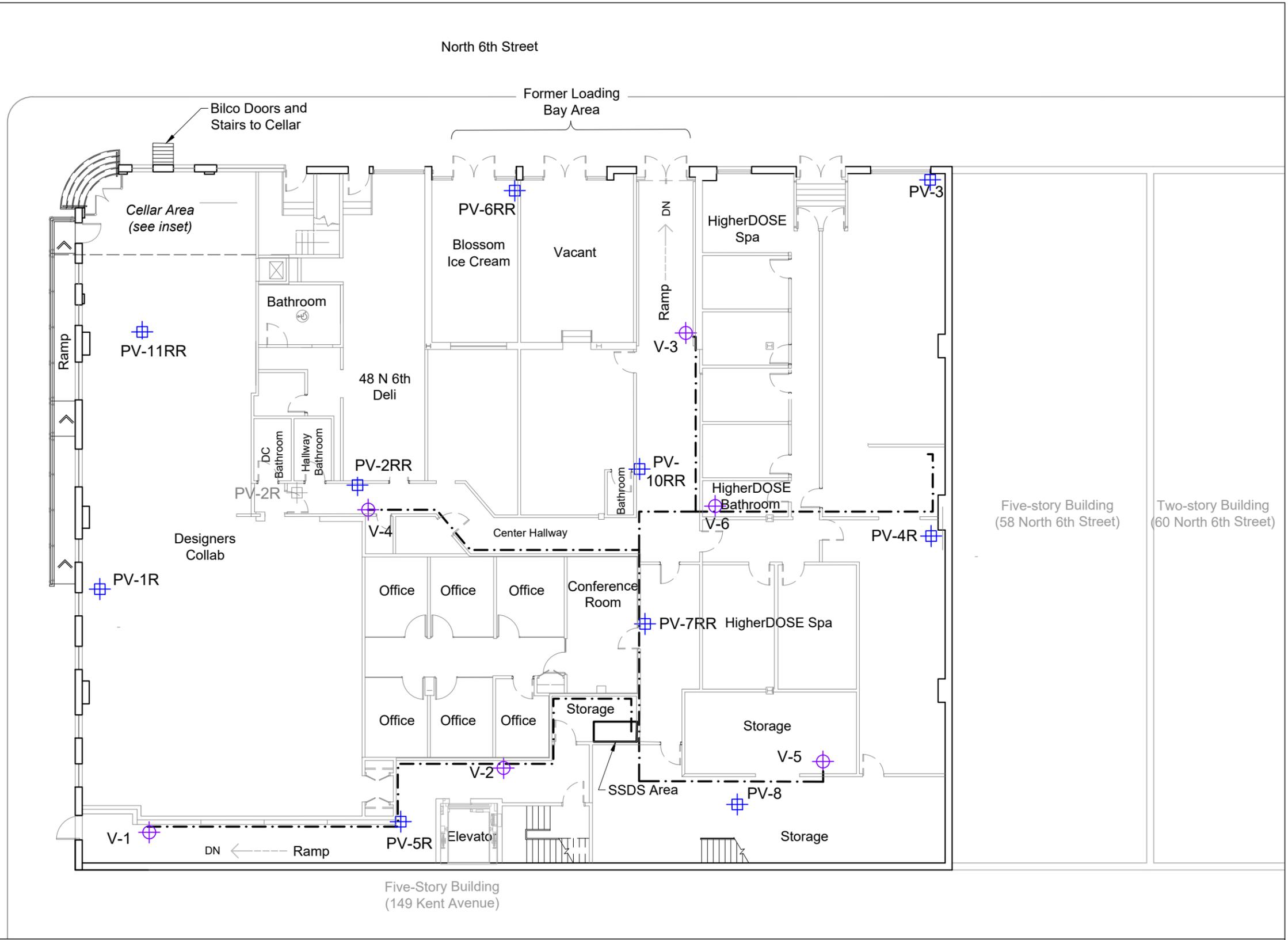
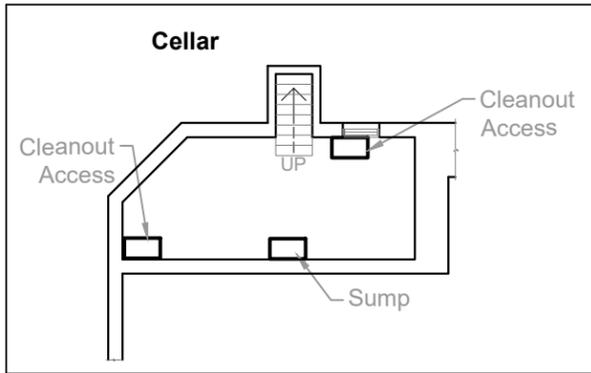
PLANNED ACTIVITIES FOR THE OCTOBER 2022 REPORTING PERIOD

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

- Monthly monitoring. The October 2022 monthly monitoring event is planned for October 24, 2022.
- Annual reporting. Integral will continue to prepare an annual report for 135 Kent Avenue.
- IRM Work Plan preparation. Integral will continue to prepare 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.
- 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 October 2022 activities will be provided in the next monitoring report, due November 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: 9/15/22
 Time Begin: 11:30
 Time End: 15:30
 Staff: P. McGuire

Sub-Slab Monitoring Point	Pressure (in. H ₂ O)
PV-1R	-0.011
PV-2RR	-0.403
PV-3	-0.019
PV-4R	-0.030
PV-5R	-0.011
PV-6RR	0.000
PV-7RR	inaccessible
PV-8	-0.019
PV-10RR	-0.021
PV-11RR	0.000

SSDS Monitoring Point	Flow Velocity (ft/min)
V-1	2,473
V-2	1,029
V-3	1,458
V-4	1,019
V-5	1,347
V-6	1,744

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	2.3	
After lag drum	Gauge PI104 Sample Port	18	2.3	
Ambient Air			0.1	

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