



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: November 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 October 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 October 26, 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 October 26, 2022 monitoring event for all SSDS suction points and VMPs are presented in Table 1 below.

Table 1. October 26, 2022 135 Kent Avenue SSDS Monitoring Results

Location	Airflow Velocity (ft/min)	Pressure (inches of H₂O)
SSDS Suction Points		
V-1	2,443	--
V-2	1,172	--
V-3	1,345	--
V-4	1,237	--
V-5	1,351	--
V-6	1,856	--
VMPs		
PV-1R	--	-0.010
PV-2RR	--	-0.405
PV-3	--	-0.438
PV-4R	--	-0.029
PV-5R	--	-0.010
PV-6RR	--	-0.188
PV-7RR	--	-0.025
PV-8	--	-0.022
PV-10RR	--	-0.020
PV-11RR	--	0.000

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 IRM Work Plan during October 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.

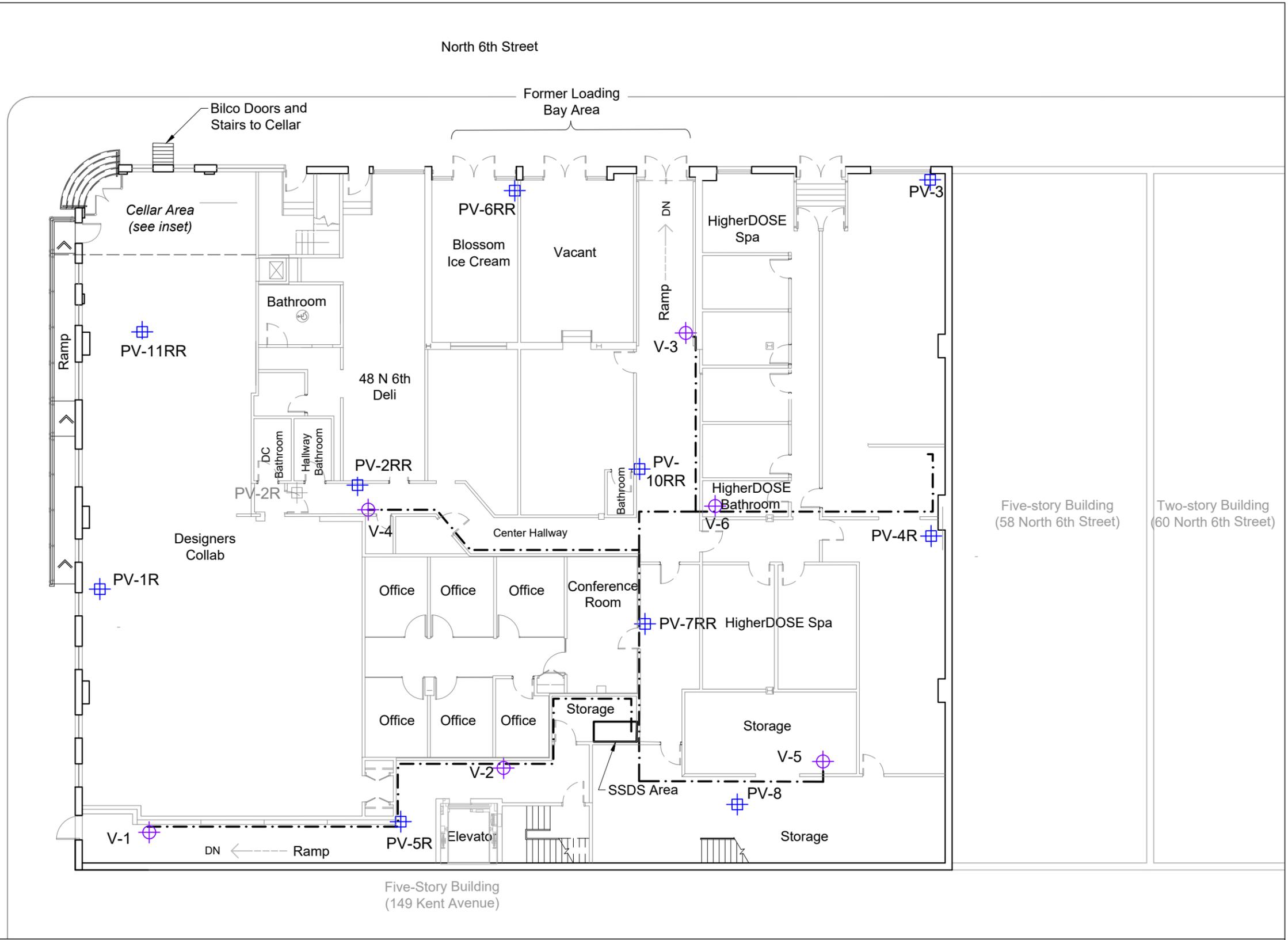
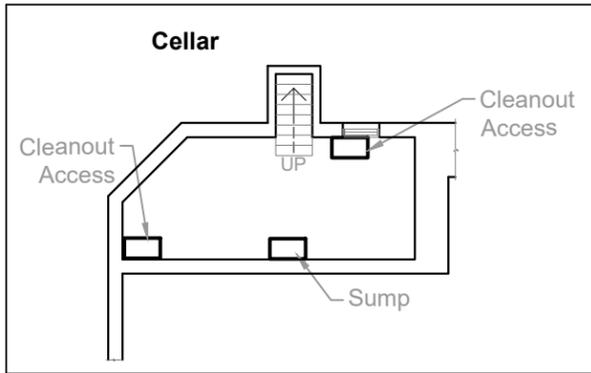
PLANNED ACTIVITIES FOR THE NOVEMBER 2022 REPORTING PERIOD

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

- IRM Work Plan preparation. Integral submitted the IRM Work Plan to NYSDEC and NYSDOH on November 4, 2022.
- Monthly monitoring. The November 2022 monthly monitoring event is planned for November 11, 2022.
- Annual reporting. Integral will continue to prepare an annual report for 135 Kent Avenue.
- 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 November 2022 activities will be provided in the next monitoring report, due December 10, 2022.

N:\GIS\Projects\E1022_135Kent_135KentLVCAD\Monitoring_Report_Nov2021\Figure_1_site_plan.dwg 4/1/2022 10:49:17 AM



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: 10/26
 Time Begin: 1300
 Time End: 1530
 Staff: P. McGuire & S. Eanes

Sub-Slab Monitoring Point	Pressure (in. H ₂ O)
PV-1R	-0.010
PV-2RR	-0.405
PV-3	-0.438
PV-4R	-0.029
PV-5R	-0.010
PV-6RR	-0.188
PV-7RR	-0.025
PV-8	-0.022
PV-10RR	-0.020
PV-11RR	0.000

SSDS Monitoring Point	Flow Velocity (ft/min)	Valve Position
V-1	2443	0°
V-2	1172	45°
V-3	1345	15°
V-4	1237	0°
V-5	1351	45°
V-6	1856	0°

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	32	1.7	
After lag drum	Gauge PI104 Sample Port	19	1.4	
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 Yes No
 Exhaust stack: Yes Yes No