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## MEMORANDUM

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

**From:** Sara Barbuto

**Date:** December 12, 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 November 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. Submitted the draft Interim Remedial Measures (IRM) Work Plan to NYSDEC.

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 November 11, 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 November 11, 2022 monitoring event for all SSDS suction points and VMPs are presented in Table 1 below.

**Table 1. November 11, 2022 135 Kent Avenue SSDS Monitoring Results**

Location	Airflow Velocity (ft/min)	Pressure (inches of H <sub>2</sub> O)
SSDS Suction Points		
V-1	2,023	--
V-2	1,232	--
V-3	1,442	--
V-4	1,658	--
V-5	1,889	--
V-6	2,182	--
VMPs		
PV-1R	--	-0.009
PV-2RR	--	-0.402
PV-3	--	-0.062
PV-4R	--	-0.029
PV-5R	--	-0.011
PV-6RR	--	-0.143
PV-7RR	--	-0.025
PV-8	--	-0.020
PV-10RR	--	-0.021
PV-11RR	--	-0.002

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 and coordinated planning for the proposed IRM with 135 Kent LLC during November 2022. The IRM Work Plan includes 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 submitted the Draft IRM work plan to NYSDEC on November 4<sup>th</sup>, 2022.

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

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

- Proposed Interim Remedial Measure. Integral and 135 Kent LLC discussed the IRM Work Plan with NYSDEC and NYSDOH on December 7, 2022. Per NYSDEC comments, Integral will incorporate the text from the IRM Work Plan into the August 2022 NYSDEC Remedial Action Work Plan template. Integral and 135 Kent LLC will coordinate next steps for the proposed IRM.
- Monthly monitoring. The December 2022 monthly monitoring event and site annual inspection was performed on December 8, 2022.
- Annual reporting. Integral will incorporate the data from the December 2022 monthly monitoring event and site annual inspection into the annual report for 135 Kent Avenue.
- Offsite vapor intrusion mitigation. Integral will request information from the consultant for 60 North 6<sup>th</sup> Street regarding the upgrade of the passive SSDS system.

Additional details regarding December 2022 activities will be provided in the next monitoring report, due January 10, 2023.

**135 Kent Avenue  
Site # C224177  
SSDS Monitoring Form**

Date: *11/11/2022*  
Time Begin: *1307*  
Time End: *1540*  
Staff: *S. Eanes*

Sub-Slab Monitoring Point	Pressure (in. H <sub>2</sub> O)
PV-1R	<i>-0.009</i>
PV-2RR	<i>-0.402</i>
PV-3	<i>-0.062</i>
PV-4R	<i>-0.029</i>
PV-5R	<i>-0.011</i>
PV-6RR	<i>-0.143</i>
PV-7RR	<i>-0.025</i>
PV-8	<i>-0.020</i>
PV-10RR	<i>-0.021</i>
PV-11RR	<i>-0.002</i>

SSDS Monitoring Point	Flow Velocity (ft/min)	Valve Position
V-1	<i>2023</i>	<i>0</i>
V-2	<i>1232</i>	<i>45</i>
V-3	<i>1442</i>	<i>15</i>
V-4	<i>1658</i>	<i>0</i>
V-5	<i>1889</i>	<i>45</i>
V-6	<i>2182</i>	<i>0</i>

Notes:

*weather - raining with low wind  
water/moisture observed in V-1 monitoring point port.*

SSDS Treatment Room	Monitoring Point	Pressure (in. H <sub>2</sub> O)	PID (ppm)	Notes
Before lead drum	Gauge PI102	<i>45</i>	no port	
Before lag drum	Gauge PI103 Sample Port	<i>33</i>	<i>2.2</i>	
After lag drum	Gauge PI104 Sample Port	<i>18</i>	<i>1.8</i>	
Ambient Air			<i>0.1</i>	

Is SSDS blower operating:  Yes  No

Is heat exhaust fan operating:  Yes  No

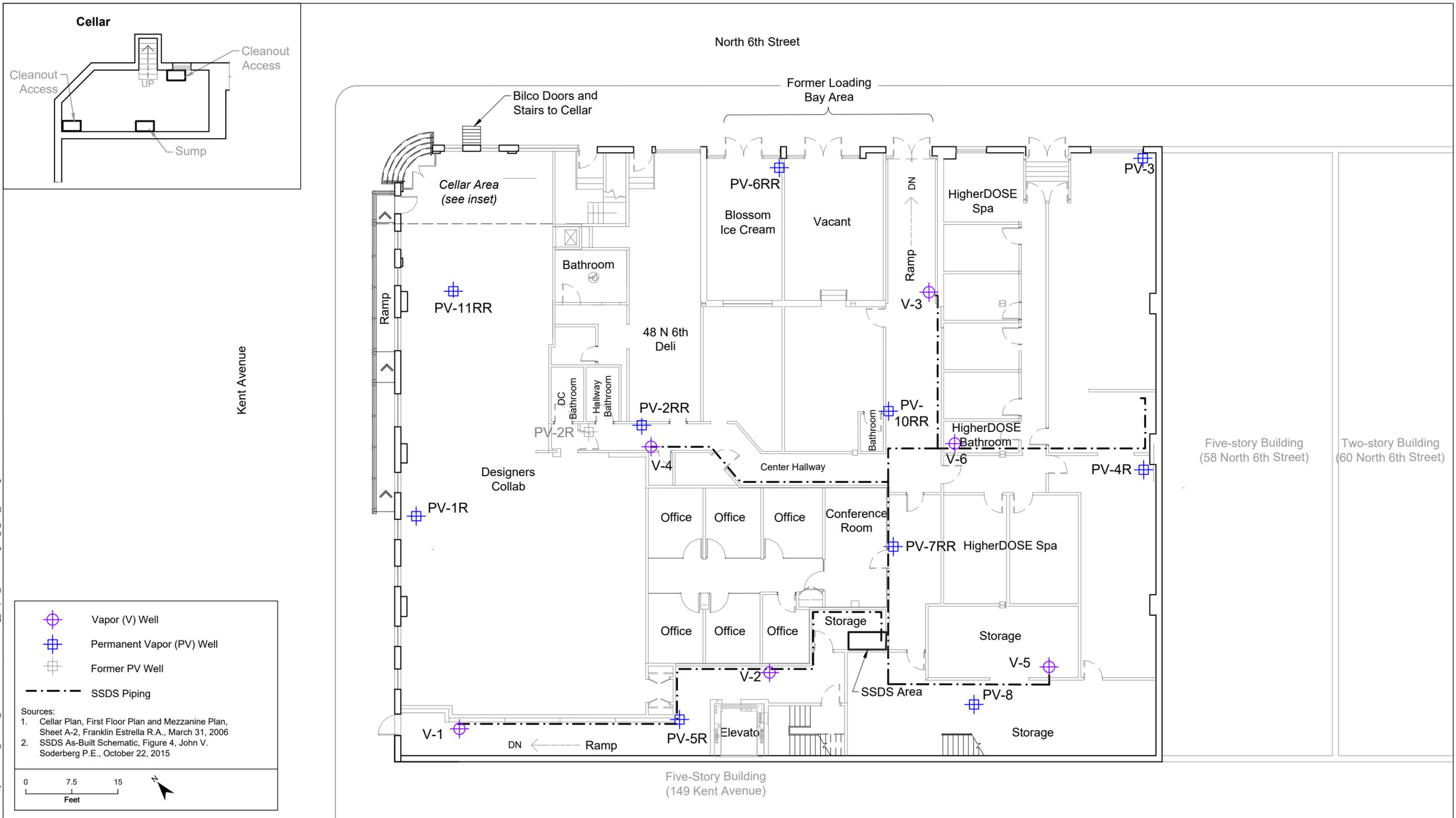
Is Sensaphone operating:  Yes  No

Tampering, vandalism, or damage to

SSDS: Yes  No

Exhaust stack: Yes  No

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

