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MEMORANDUM

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

From: Sara Barbuto

Date: January 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 December 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 an annual inspection of 135 Kent Avenue interim remedial measures (IRMs) and prepared the annual report.
3. Revised the draft Interim Remedial Measures (IRM) Work Plan per discussion with 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 December 8, 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 December 8, 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 ₂ O)
SSDS Suction Points		
V-1	2,347	--
V-2	1,197	--
V-3	1,431	--
V-4	1,301	--
V-5	1,494	--
V-6	1,771	--
VMPs		
PV-1R	--	-0.008
PV-2RR	--	-0.420
PV-3	--	-0.019
PV-4R	--	-0.031
PV-5R	--	-0.010
PV-6RR	--	-0.001
PV-7RR	--	-0.004
PV-8	--	-0.018
PV-10RR	--	-0.021
PV-11RR	--	-0.005

135 Kent Avenue Annual Inspection

Integral performed an annual inspection and monthly monitoring for 135 Kent Avenue IRMs on December 8, 2022. In addition to collecting VMP and suction point measurements for monthly SSDS monitoring, Integral performed the following:

- Performed visual inspection of accessible SSDS piping throughout the building
- Leak-tested SSDS piping joints and connections between blower, carbon drums, and exhaust to roof
- Confirmed operation of the RadonAway heat exhaust blower

- Confirmed operation of air filtration units in accessible spaces on the first and second floor
- Reviewed first-floor slab conditions for any breaches/holes
- Reviewed Sensaphone SSSD alarm system functionality and call-out procedure

Integral confirmed that the Sensaphone SSSD alarm system was operating, however the phone line was not active and the alarm system was not able to call out. Building management was notified and is working with Spectrum to reconnect the phone line. The SSSD alarm system phone line had connection issues in 2019 and 2020 and was serviced several times by Verizon; Integral is looking into alternative connection options for the SSSD alarm system.

Except for the SSSD alarm system phone connection noted above, no issues with the SSSD, air filtration units, or slab were identified during the annual inspection. Integral incorporated the data from the December 2022 monthly monitoring event and site annual inspection into the annual report for 135 Kent Avenue. Integral cannot certify the SSSD until the alarm system is fully functional; once the phone line connection is restored Integral will review the system and submit the annual report to NYSDEC.

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 December 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 submitted the first draft of the IRM Work Plan to NYSDEC on November 4th, 2022. Integral and representatives from NYSDEC and NYSDOH met via teleconference on December 7, 2022 to discuss next steps. Per NYSDEC request during the December 7 teleconference, Integral will prepare the draft IRM Work Plan in the format of the NYSDEC remedial action work plan (RAWP) template and resubmit in January 2023.

PLANNED ACTIVITIES FOR THE JANUARY 2023 REPORTING PERIOD

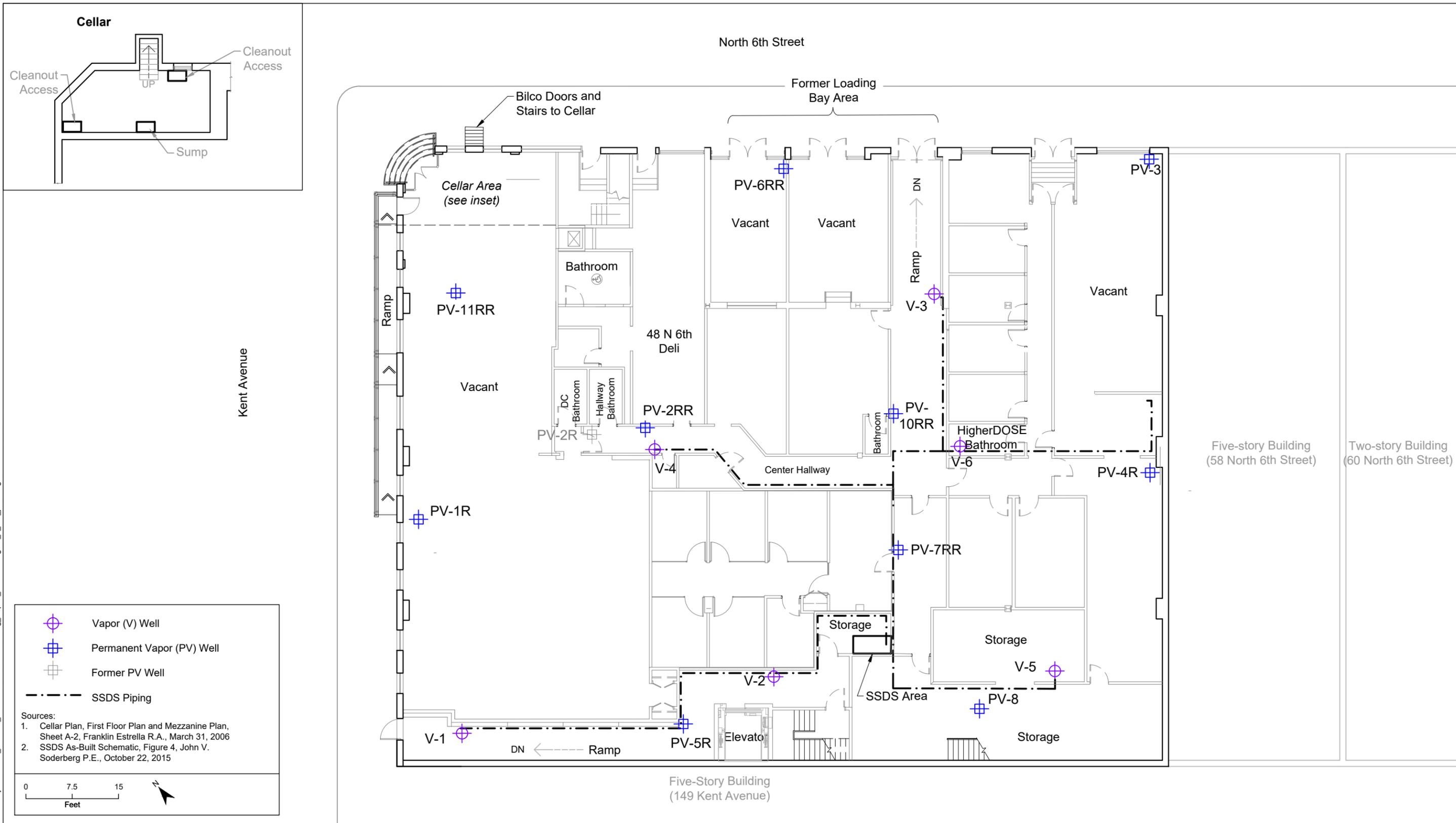
The SSSD system is currently operating. The following activities are planned for the December 2022 reporting period:

- Proposed Interim Remedial Measure. Integral will revise the draft IRM Work Plan in the format of the NYSDEC RAWP template and resubmit in January 2023.
- Monthly monitoring. The January 2023 monthly monitoring event is scheduled for the week of January 16th, 2023.

- Annual reporting. Integral is working with 135 Kent Avenue building management to reconnect the phone line for the Sensaphone SSDS alarm system; once the alarm system phone line is reconnected and the alarm system is fully functional, Integral will provide the annual certification.
- Offsite vapor intrusion mitigation.
 - Integral is discussing the schedule for installation of an SSDS with building management for 58 North 6th Street. Integral requested clarification from NYSDEC on January 9, 2023 regarding the review requirements for the SSDS pilot test work plan and SSDS design.
 - Integral will request information from the consultant for 60 North 6th Street regarding the upgrade of the passive SSDS system.

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

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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: 12/8/22
 Time Begin: 1000
 Time End: 1230
 Staff: S. Eanes & P. McGuire

Sub-Slab Monitoring Point	Pressure (in. H ₂ O)
PV-1R	-0.008
PV-2RR	-0.420
PV-3	-0.019
PV-4R	-0.031
PV-5R	-0.010
PV-6RR	-0.001
PV-7RR	-0.004
PV-8	-0.018
PV-10RR	-0.021
PV-11RR	-0.005

SSDS Monitoring Point	Flow Velocity (ft/min)	Valve Position
V-1	2374	0
V-2	1197	45
V-3	1431	15
V-4	1301	0
V-5	1494	45
V-6	1771	0

Notes:

SSDS Treatment Room	Monitoring Point	Pressure (in. H ₂ O)	PID (ppm)	Notes
Before lead drum	Gauge PI102	46	no port	
Before lag drum	Gauge PI103 Sample Port	33	1.8	
After lag drum	Gauge PI104 Sample Port	19	2.6	
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