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MEMORANDUM

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

From: Sara Barbuto

Date: February 10, 2023

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 January 2023.

ACTIONS COMPLETED DURING THIS REPORTING PERIOD

During this reporting period we have completed the following actions:

1. Performed follow-up activities for the annual inspection of 135 Kent Avenue interim remedial measures (IRMs) and prepared the annual report.
2. Prepared the interim remedial measure work plan (IRM Work Plan) and presented the proposed interim remedial measures to the NYC District 33 representative.
3. Collected sub-slab depressurization system (SSDS) monitoring measurements at vapor monitoring points (VMPs) and suction points at 135 Kent Avenue.

Additional information regarding these actions is provided in the following sections.

135 Kent Avenue Annual Inspection

Integral performed an annual inspection and monthly monitoring for 135 Kent Avenue IRMs on December 8, 2022. Integral confirmed that the Sensaphone SSDS 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 a new connection was installed. Integral visited the building on January 17, 2023 and reconnected the SSDS alarm system. Integral incorporated the data from the December 2022 monthly monitoring event and site annual inspection into the annual report for 135 Kent Avenue.

135 Kent Avenue SSDS Monitoring

Integral performed SSDS monitoring of accessible VMPs on January 31, 2023. The pitot tube used to measure airflow velocity from SSDS suction points was not functional; Integral obtained a new pitot tube and returned to the building to complete monthly monitoring on February 3, 2023. VMPs and suction points are shown on attached Figure 1. The results of the January 31/February 3, 2023 monitoring event for all SSDS suction points and VMPs are presented in Table 1 below.

Table 1. January 31 and February 3, 2023 135 Kent Avenue SSDS Monitoring Results

Location	Airflow Velocity (ft/min)	Pressure (inches of H ₂ O)
SSDS Suction Points		
V-1	2,031	--
V-2	1,328	--
V-3	1,100	--
V-4	1,925	--
V-5	1,195	--
V-6	1,416	--
VMPs		
PV-1R	--	-0.004
PV-2RR	--	-0.401
PV-3	--	-0.231
PV-4R	--	-0.028
PV-5R	--	-0.008
PV-6RR	--	+0.005
PV-7RR	--	-0.017
PV-8	--	-0.016
PV-10RR	--	-0.021
PV-11RR	--	+0.007

Positive pressure readings were observed in VMPs PV-6RR and PV-11RR; readings from these locations fluctuated throughout the monitoring event. These points may require re-installation if connection issues continue.

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 January 2023. 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 4, 2022. Integral and representatives from NYSDEC 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 February 2023.

On January 30, 2023, Integral, NYSDEC, and representatives from 135 Kent LLC met with Mr. Lincoln Restler, New York City Council for the 33rd district, to provide an overview of proposed remedial measures and discuss tenant communications and protections. Mr. Restler requested updates regarding the IRM Work Plan comment period and project schedule, and may request a tenant meeting prior to the comment period.

PLANNED ACTIVITIES FOR THE FEBRUARY 2023 REPORTING PERIOD

The SSDS system is currently operating. The following activities are planned for the February 2023 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 February 2023.
- Monthly monitoring. The February 2023 monthly monitoring event is scheduled for the week of February 20th, 2023.
- Annual reporting. Integral is finalizing the 2022 annual certification for 135 Kent Avenue and will submit to NYDSEC for review.
- 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 February 2023 activities will be provided in the next monitoring report, due March 10, 2023.

135 Kent Avenue
Site # C224177
SSDS Monitoring Form

Date: 1/31/2023, 2/3/2023
 Time Begin: 14:30
 Time End: 17:30
 Staff: P. McGuire

Sub-Slab Monitoring Point	Pressure (in. H ₂ O)
PV-1R	-0.004
PV-2RR	-0.401
PV-3	-0.231
PV-4R	-0.028
PV-5R	-0.008
PV-6RR	+0.005
PV-7RR	-0.017
PV-8	-0.016
PV-10RR	-0.021
PV-11RR	+0.007

SSDS Monitoring Point	Flow Velocity (ft/min)	Valve Position
V-1	2031	0
V-2	1328	45
V-3	1100	15
V-4	1925	0
V-5	1195	45
V-6	1416	0

Notes:
 Pitot tube to measure velocity not functioning on 1/31/2023,
 revisited site with new pitot tube on 2/3/2023 to collect
 SSDS Monitoring Point Velocities

SSDS Treatment Room	Monitoring Point	Pressure (in. H ₂ O)	PID (ppm)	Notes
Before lead drum	Gauge PI102	43	no port	
Before lag drum	Gauge PI103 Sample Port	32	2.9	
After lag drum	Gauge PI104 Sample Port	19	4.0	
Ambient Air			0.0	

Is SSDS blower operating: Yes No

Is heat exhaust fan operating: Yes No

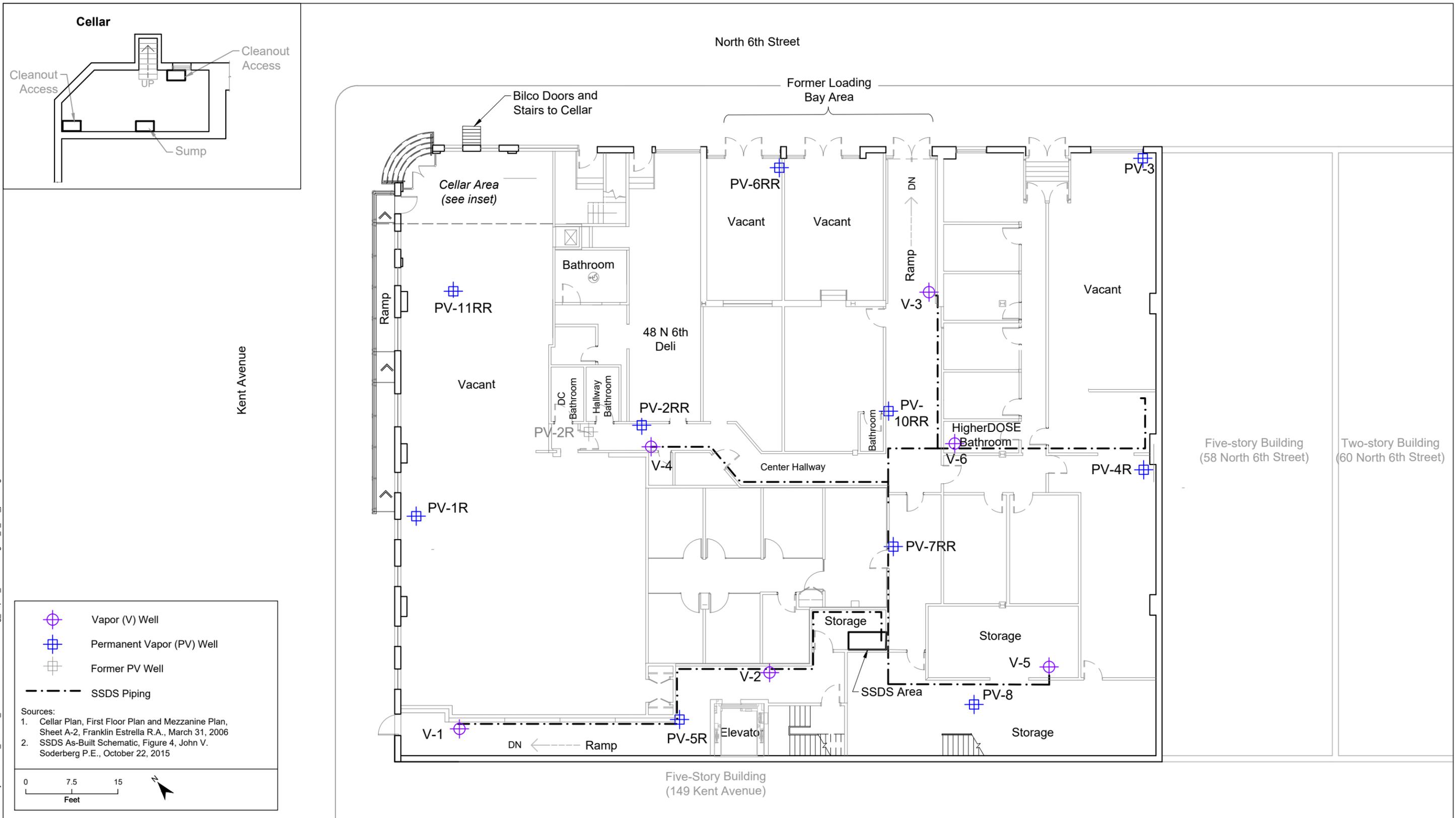
Is Sensaphone operating: Yes No

Tampering, vandalism, or damage to

SSDS: Yes No

Exhaust stack: Yes No

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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



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Figure 1.
Site Sub-Slab Depressurization System and Monitoring Points
135 Kent Avenue, Brooklyn, NY