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MEMORANDUM

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

From: Sara Barbuto

Date: March 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 February 2023.

ACTIONS COMPLETED DURING THIS REPORTING PERIOD

During this reporting period we have completed the following actions:

1. Performed air filtration unit maintenance coordination and provided additional air monitoring units to two residential apartments.
2. Collected sub-slab depressurization system (SSDS) monitoring measurements at vapor monitoring points (VMPs) and suction points at 135 Kent Avenue.
3. Prepared revisions to the Interim Remedial Measures Work Plan (IRM WP).
4. Coordinated next steps for installation of an SSDS at 58 North 6th Street and requested information regarding the upgrade of the 60 North 6th Street passive system to an active one.

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

Air Filtration Unit Placement and Maintenance

Integral coordinated air filtration unit maintenance and provided additional air filtration units to two residential apartments in February 2023. The air filtration units throughout the building require carbon filter changeout in spring 2023. Integral identified the equipment and filter needs for the air filtration units and coordinated with building management. Integral will notify NYSDEC when the changeout is scheduled.

Following review of March 2022 indoor air results, NYSDOH required installation of an additional air filtration unit in two residential apartments, C-3 and C-9. Integral provided one additional air filtration unit to each of those apartments on February 28, 2023.

135 Kent Avenue SSDS Monitoring

Integral performed SSDS monitoring of accessible VMPs on February 28, 2023. VMPs and suction points are shown on attached Figure 1. The results of the February 28, 2023 monitoring event for all SSDS suction points and VMPs are presented in Table 1 below.

Table 1. February 28, 2023 135 Kent Avenue SSDS Monitoring Results

Location	Airflow Velocity (ft/min)	Pressure (inches of H ₂ O)
SSDS Suction Points		
V-1	2,118	--
V-2	1,299	--
V-3	1,315	--
V-4	2,188	--
V-5	1,383	--
V-6	2,064	--
VMPs		
PV-1R	--	-0.005
PV-2RR	--	-0.375
PV-3	--	-0.051
PV-4R	--	-0.027
PV-5R	--	-0.009
PV-6RR	--	+0.007
PV-7RR	--	-0.004
PV-8	--	-0.018
PV-10RR	--	-0.021
PV-11RR	--	+0.006

A positive pressure reading was observed in VMPs PV-6RR and PV-11RR; readings from these locations fluctuated throughout the monitoring event. Integral will adjust SSDS flow and retest during the March 2023 monitoring event.

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 February 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. 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 March 2023.

Offsite Vapor Intrusion Mitigation

Integral coordinated SSDS pilot testing, design, and installation at 58 North 6th Street in February 2023. Integral will have a meeting with representatives from 58 North 6th Street on March 13, 2023 to discuss the schedule for planned renovations and SSDS pilot testing and installation.

Integral was informed in February 2023 by representatives from 60 North 6th Street that the passive SSDS had been updated to an active system in fall 2022. Integral has requested additional details regarding the 60 North updated system.

Integral will provide further information regarding these properties in the March 2023 monitoring report.

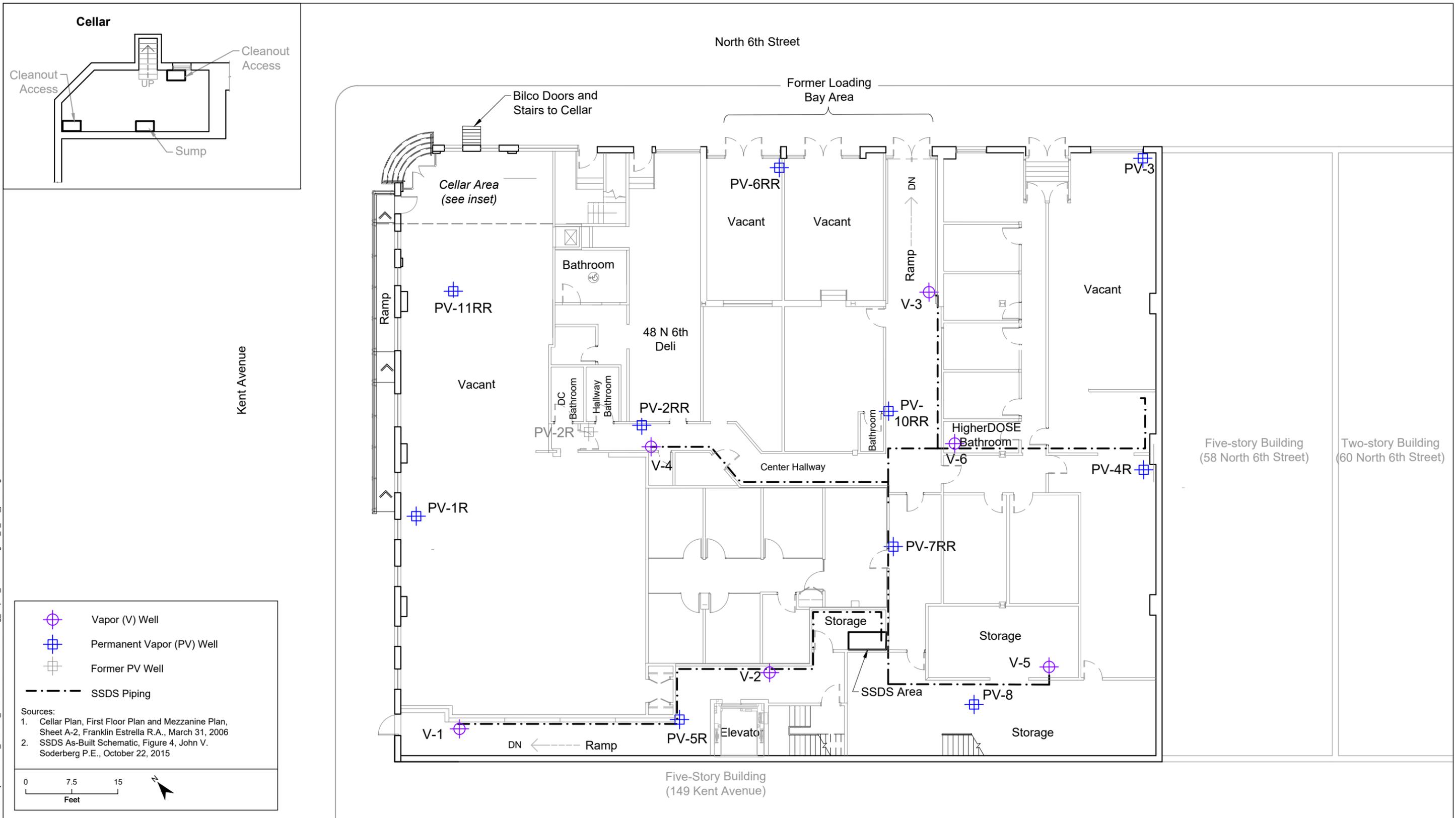
PLANNED ACTIVITIES FOR THE MARCH 2023 REPORTING PERIOD

The SSDS system is currently operating. The following activities are planned for the March 2023 reporting period:

- Air sampling. NYSDEC notified representatives for 135 Kent LLC on March 8, 2023 that indoor air sampling is required in March 2023.
- Proposed Interim Remedial Measure. Integral will revise the draft IRM Work Plan in the format of the NYSDEC RAWP template and resubmit in March 2023.
- Monthly monitoring. The March 2023 monthly monitoring event is scheduled for the week of March 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 on March 13, 2023.

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

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



135 Kent Avenue
Site # C224177
SSDS Monitoring Form

Date: *2/28/2023*
 Time Begin: *0930*
 Time End: *1230*
 Staff: *S Eanes*

Sub-Slab Monitoring Point	Pressure (in. H ₂ O)
PV-1R	<i>-0.005</i>
PV-2RR	<i>-0.375</i>
PV-3	<i>-0.051</i>
PV-4R	<i>-0.027</i>
PV-5R	<i>-0.009</i>
PV-6RR	<i>+0.007</i>
PV-7RR	<i>-0.004</i>
PV-8	<i>-0.018</i>
PV-10RR	<i>-0.021</i>
PV-11RR	<i>+0.006</i>

SSDS Monitoring Point	Flow Velocity (ft/min)	Valve Position
V-1	<i>2118</i>	<i>0</i>
V-2	<i>1299</i>	<i>45</i>
V-3	<i>1315</i>	<i>15</i>
V-4	<i>2188</i>	<i>0</i>
V-5	<i>1383</i>	<i>45</i>
V-6	<i>2064</i>	<i>0</i>

Notes:

SSDS Treatment Room	Monitoring Point	Pressure (in. H ₂ O)	PID (ppm)	Notes
Before lead drum	Gauge PI102	<i>44</i>	<i>no port</i>	
Before lag drum	Gauge PI103 Sample Port	<i>32</i>	<i>2.1</i>	
After lag drum	Gauge PI104 Sample Port	<i>18</i>	<i>1.9</i>	
Ambient Air		<i>—</i>	<i>0.0</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