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## MEMORANDUM

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

**From:** Sara Barbuto

**Date:** April 10, 2023

**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 March 2023.

### ACTIONS COMPLETED DURING THIS REPORTING PERIOD

During this reporting period we have completed the following actions:

1. Performed air filtration unit maintenance coordination.
2. Collected sub-slab depressurization system (SSDS) monitoring measurements at vapor monitoring points (VMPs) and suction points at 135 Kent Avenue.
3. Performed air sampling at 135 Kent Avenue.
4. Prepared revisions to the Interim Remedial Measures Work Plan (IRM WP).
5. Coordinated next steps for installation of an SSDS at 58 North 6<sup>th</sup> Street and requested information regarding the upgrade of the 60 North 6<sup>th</sup> 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 March 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 during the indoor air sampling event and coordinated with building management. Integral will notify NYSDEC when the changeout is scheduled.

### **135 Kent Avenue SSDS Monitoring**

Integral performed SSDS monitoring of accessible VMPs on March 30, 2023. The results of the March 30, 2023 monitoring event for all SSDS suction points and VMPs are presented in Table 1 below.

**Table 1. March 30, 2023 135 Kent Avenue SSDS Monitoring Results**

<b>Location</b>	<b>Airflow Velocity (ft/min)</b>	<b>Pressure (inches of H<sub>2</sub>O)</b>
SSDS Suction Points		
V-1	2,277	--
V-2	1,505	--
V-3	1,253	--
V-4	2,135	--
V-5	1,588	--
V-6	1,813	--
VMPs		
PV-1R	--	-0.008
PV-2RR	--	-0.391
PV-3	--	-0.007
PV-4R	--	-0.028
PV-5R	--	-0.009
PV-6RR	--	+0.004
PV-7RR	--	-0.019
PV-8	--	-0.022
PV-10RR	--	-0.019
PV-11RR	--	+0.007

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 April 2023 monitoring event.

### **135 Kent Avenue Indoor Air Sampling**

Integral performed indoor air sampling at 135 Kent Avenue from March 29-30, 2023. Integral proposed first floor indoor air sample locations to NYSDEC on March 22, 2023; NYSDEC

indicated they did not have objections to the proposed locations on March 28, 2023. All second floor apartments were accessible for sampling during the March 2023 indoor air sampling event. Integral collected air samples from the following spaces:

**Table 2. March 29-30, 2023 135 Kent Avenue Air Sample Summary**

<b>Location (Sample Location ID)</b>	<b>Samples Collected</b>	<b>Duration</b>
Outdoor (sidewalk) (OA23-01)	1	8-hr
Outdoor (sidewalk) (OA23-02)	1	24-hr
Cellar (IA23-06)	1	8-hr
<b>First Floor</b>		
Former HigherDOSE (IA23-01)	1	8-hr
Bathroom in center hallway (IA23-04)	1	8-hr
Former Designers Collab (IA23-05)	1	8-hr
SSDS room (IA23-02)	1	8-hr
Hallway near elevator (IA23-03)	1	8-hr
<b>Second Floor</b>		
Apt. C-2 (IA23-11)	1	24-hr
Apt. C-3 (IA23-12)	1	24-hr
Apt. C-4 (IA23-13)	1	24-hr
Apt. C-5 (IA23-14)	1	24-hr
Apt. C-6 (IA23-15)	1	24-hr
Apt. C-7 (IA23-16)	1	24-hr
Apt. C-8 (IA23-17)	1	24-hr
Apt. C-9/C-10 (IA23-18)	1	24-hr
Apt. C-11 (IA23-19)	1	24-hr
Center hallway (IA23-10)	1	8-hr
Hallway near elevator (IA23-09, IA23-DUP1)	2	8-hr

Note: There is not an Apartment C-1.

Samples were collected in accordance with the August 10, 2021 Indoor Air Sampling Work Plan (hereafter referred to as “Work Plan”), approved by NYSDEC on August 25, 2021. Samples were sent to a New York State Department of Health (NYSDOH) Environmental Laboratory Approval Program-certified analytical laboratory for chemical analysis by United States Environmental Protection Agency (USEPA) Method TO-15 for analysis of volatile organic compounds (VOCs) on a standard turnaround time. Per the Work Plan, the following five compounds will be analyzed by EPA Method TO-15 SIM to meet a laboratory reporting limit of 0.20 micrograms per cubic meter: or less: trichloroethene, cis 1,2-dichloroethene, 1,1-dichloroethene, carbon tetrachloride, and vinyl chloride.

Integral will provide laboratory results to NYSDEC and NYSDOH for review. In addition, Integral will prepare tenant notification letters presenting the air sampling results and will provide a draft of those letters for NYSDEC and NYSDOH review and comment.

### **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 March 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, Integral prepared the draft IRM Work Plan in the format of the NYSDEC remedial action work plan (RAWP) template and resubmitted the document on April 4, 2023.

### **Offsite Vapor Intrusion Mitigation**

Integral coordinated SSDS pilot testing, design, and installation at 58 North 6<sup>th</sup> Street in March 2023. Integral held a meeting with representatives from 58 North 6<sup>th</sup> 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 6<sup>th</sup> Street that the passive SSDS had been updated to an active system in fall 2022. Integral requested additional information regarding the updated system; the environmental consultant for 60 North 6<sup>th</sup> Street provided the active SSDS as-built drawings and the most recent vacuum readings collected from the VMPs to Integral and NYSDEC on March 20, 2023.

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

### **PLANNED ACTIVITIES FOR THE APRIL 2023 REPORTING PERIOD**

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

- Proposed Interim Remedial Measure. Integral revised the draft IRM Work Plan in the format of the NYSDEC RAWP template and resubmitted the document on April 4, 2023.
- Monthly monitoring. The April 2023 monthly monitoring event is scheduled for the week of April 24<sup>th</sup>, 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 6<sup>th</sup> Street.

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