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## MEMORANDUM

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

**From:** Sara Barbuto

**Date:** May 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 April 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. Reviewed preliminary indoor air results and provided a data summary to 135 Kent LLC, NYSDEC, and NYSDOH.
3. Submitted the revised Interim Remedial Measures Work Plan (IRM WP) and prepared revisions to the IRM WP per NYSDEC and NYSDOH comments.
4. 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.

### **Air Filtration Unit Placement and Maintenance**

The air filtration units in 135 Kent Avenue and 58 North 6<sup>th</sup> Street 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.

### **Indoor Air Sampling**

Integral performed indoor air sampling throughout 135 Kent Avenue from March 29 and 30, 2023. Indoor air sampling data are undergoing validation. Integral provided 135 Kent LLC, NYSDEC, and NYSDOH with a data summary of the preliminary 2023 indoor air data on April 28, 2023. No exceedances of NYSDOH air guidance values were observed in any sample collected from a tenant-occupied space.

Following validation of the indoor air data, Integral will prepare draft tenant notification letters for NYSDEC and NYDSOH review.

### **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 May 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 resubmitted the document on April 4, 2023. NYSDEC provided comments to the document on April 13, 2023; NYSDOH provided comments on April 14, 2023. Integral anticipates resubmitting the revised document on May 12, 2023.

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

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

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

| <b>Location</b>     | <b>Airflow Velocity<br/>(ft/min)</b> | <b>Pressure<br/>(inches of H<sub>2</sub>O)</b> |
|---------------------|--------------------------------------|--|
| SSDS Suction Points |                                      |  |
| V-1                 | 2,268                                | --   |
| V-2                 | 1,260                                | --   |
| V-3                 | 1,413                                | --   |
| V-4                 | 2,009                                | --   |
| V-5                 | 1,425                                | --   |
| V-6                 | 2,008                                | --   |
| VMPs                |                                      |  |
| PV-1R               | --                                   | -0.009   |
| PV-2RR              | --                                   | -0.402   |
| PV-3                | --                                   | -0.130   |
| PV-4R               | --                                   | -0.029   |
| PV-5R               | --                                   | -0.009   |
| PV-6RR              | --                                   | 0.000  |
| PV-7RR              | --                                   | -0.023   |
| PV-8                | --                                   | -0.022   |
| PV-10RR             | --                                   | -0.022   |
| PV-11RR             | --                                   | +0.005   |

A positive pressure reading was observed in VMP PV-11RR and a pressure reading of zero was observed in VMP PV-6RR. Readings from VMP PV-3 fluctuated throughout the monitoring event. Integral will adjust SSDS flow and retest during the May 2023 monitoring event.

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

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

- Tenant notification letters. Integral will prepare draft tenant notification letters presenting the March 2023 indoor air sampling data for NYSDEC and NYSDOH review and comment.
- Proposed Interim Remedial Measure. Integral will revise the draft IRM Work Plan per NYSDEC and NYSDOH comments and resubmit in May 2023.
- Monthly monitoring. The May 2023 monthly monitoring event is scheduled for the week of May 29, 2023.
- Vapor intrusion mitigation. Integral is coordinating changeout of carbon filters in air filtration units in 135 Kent Avenue and 58 North 6<sup>th</sup> Street, and discussing the schedule for installation of an SSDS with building management for 58 North 6<sup>th</sup> Street.

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

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

Date: 4/28/23  
Time Begin: 11:30  
Time End: 3:00  
Staff: DM

| Sub-Slab Monitoring Point | Pressure (in. H <sub>2</sub> O) |
|---------------------------|---------------------------------|
| PV-1R                     | -0.009                          |
| PV-2RR                    | -0.402                          |
| PV-3                      | -0.130                          |
| PV-4R                     | -0.029                          |
| PV-5R                     | -0.009                          |
| PV-6RR                    | 0.000                           |
| PV-7RR                    | -0.023                          |
| PV-8                      | -0.022                          |
| PV-10RR                   | -0.022                          |
| PV-11RR                   | +0.005                          |

| SSDS Monitoring Point | Flow Velocity (ft/min) | Valve Position |
|-----------------------|------------------------|----------------|
| V-1                   | 2268                   | 0              |
| V-2                   | 1260                   | 45             |
| V-3                   | 1413                   | 15             |
| V-4                   | 2009                   | 0              |
| V-5                   | 1425                   | 45             |
| V-6                   | 2008                   | 0              |

Notes: PV-3 fluctuated between -0.130 & ~ -0.1

| SSDS Treatment Room | Monitoring Point        | Pressure (in. H <sub>2</sub> 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                              | 1.9       |       |
| 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

