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MEMORANDUM

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

From: Sara Barbuto

Date: June 12, 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 May 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. Coordinated data validation of indoor air results and provided a data summary to 135 Kent LLC, NYSDEC, and NYSDOH.
3. Revised and resubmitted the Interim Remedial Measures Work Plan (IRM WP) per NYSDEC and NYSDOH comments, and coordinated a building residential tenant meeting.
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 6th 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 NYSDOH 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 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.

NYSDEC provided comments to the document on April 13, 2023; NYSDOH provided comments on April 14, 2023. Integral revised the IRM Work Plan per NYSDEC and NYSDOH comments and submitted the revised IRM Work Plan on May 12, 2023.

Integral, 135 Kent LLC, NYSDEC, and NYSDOH met via teleconference on May 16, 2023 to discuss logistics for a meeting to present the proposed IRM to the Site building's residential tenants. The residential tenant meeting was held on June 1, 2023. Details regarding the June 1, 2023 tenant meeting will be included in the June monthly progress report.

135 Kent Avenue SSDS Monitoring

Integral performed SSDS monitoring of accessible VMPs on May 16, 2023. VMPs and suction points are shown on attached Figure 1. The results of the May 16, 2023 monitoring event for all

SSDS suction points and VMPs are presented in Table 1 below.

Table 1. May 16, 2023 135 Kent Avenue SSDS Monitoring Results

Location	Airflow Velocity (ft/min)	Pressure (inches of H₂O)
SSDS Suction Points		
V-1	2,253	--
V-2	1,209	--
V-3	1,368	--
V-4	1,944	--
V-5	1,399	--
V-6	1,829	--
VMPs		
PV-1R	--	-0.012
PV-2RR	--	-0.396
PV-3	--	-0.049
PV-4R	--	-0.031
PV-5R	--	-0.008
PV-6RR	--	-0.002*
PV-7RR	--	-0.029
PV-8	--	-0.023
PV-10RR	--	-0.022
PV-11RR	--	-0.002

*Measurement performed on June 1, 2023

VMP PV-6RR was inaccessible during the May 16, 2023 monitoring event; Integral returned to the Site to perform the measurement on June 1, 2023.

PLANNED ACTIVITIES FOR THE JUNE 2023 REPORTING PERIOD

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

- Indoor air sampling. 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, 135 Kent LLC, NYSDEC, and NYSDOH held a meeting on June 1, 2023 with building residential tenants to discuss the proposed IRM.
 - Integral delivered a copy of the draft IRM Work Plan to the document repositories on June 1, 2023.

- The comment period for the proposed IRM began on June 7, 2023.
- The fact sheet for the proposed IRM was issued on June 7, 2023 and mailed to all recipients indicated on the Site contact list provided by NYSDEC.
- Integral will revise the draft IRM Work Plan per NYSDEC and NYSDOH comments for submittal in July 2023.
- Monthly monitoring. The June 2023 monthly monitoring event is scheduled for the week of June 12, 2023.
- Annual reporting. Integral is finalizing the 2022 annual certification for 135 Kent Avenue and will submit to NYDSEC for review.
- Vapor intrusion mitigation
 - Integral performed changeout and maintenance of the 58 North 6th Street air filtration units on June 1, 2023. Integral is discussing the schedule for pilot testing and installation of an SSDS with building management for 58 North 6th Street.
 - Integral is coordinating changeout of carbon filters in air filtration units in 135 Kent Avenue for June 2023.

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

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

Date: 5/16/2023
Time Begin: 11:00 a.m.
Time End: 1:35 p.m.
Staff: D. Morales

Sub-Slab Monitoring Point	Pressure (in. H ₂ O)
PV-1R	-0.012
PV-2RR	-0.396
PV-3	-0.049
PV-4R	-0.031
PV-5R	-0.008
PV-6RR	-0.002*
PV-7RR	-0.029
PV-8	-0.023
PV-10RR	-0.022
PV-11RR	-0.002

SSDS Monitoring Point	Flow Velocity (ft/min)	Valve Position
V-1	2,253	0°
V-2	1,209	45°
V-3	1,368	15°
V-4	1,944	0°
V-5	1,399	45°
V-6	1,829	0°

Notes:

*PV-6RR inaccessible on 5/16/2023, measured on 6/1/2023.

SSDS Treatment Room	Monitoring Point	Pressure (in. H ₂ O)	PID (ppm)	Notes
Before lead drum	Gauge PI102	44	no port	
Before lag drum	Gauge PI103 Sample Port	33	2.8	
After lag drum	Gauge PI104 Sample Port	18	2.5	
Ambient Air		--	0.0	

Is SSDS blower operating:

Yes	No
Yes	No
Yes	No

Is heat exhaust fan operating:

Is Sensaphone operating:

Tampering, vandalism, or damage to

SSDS:

Yes

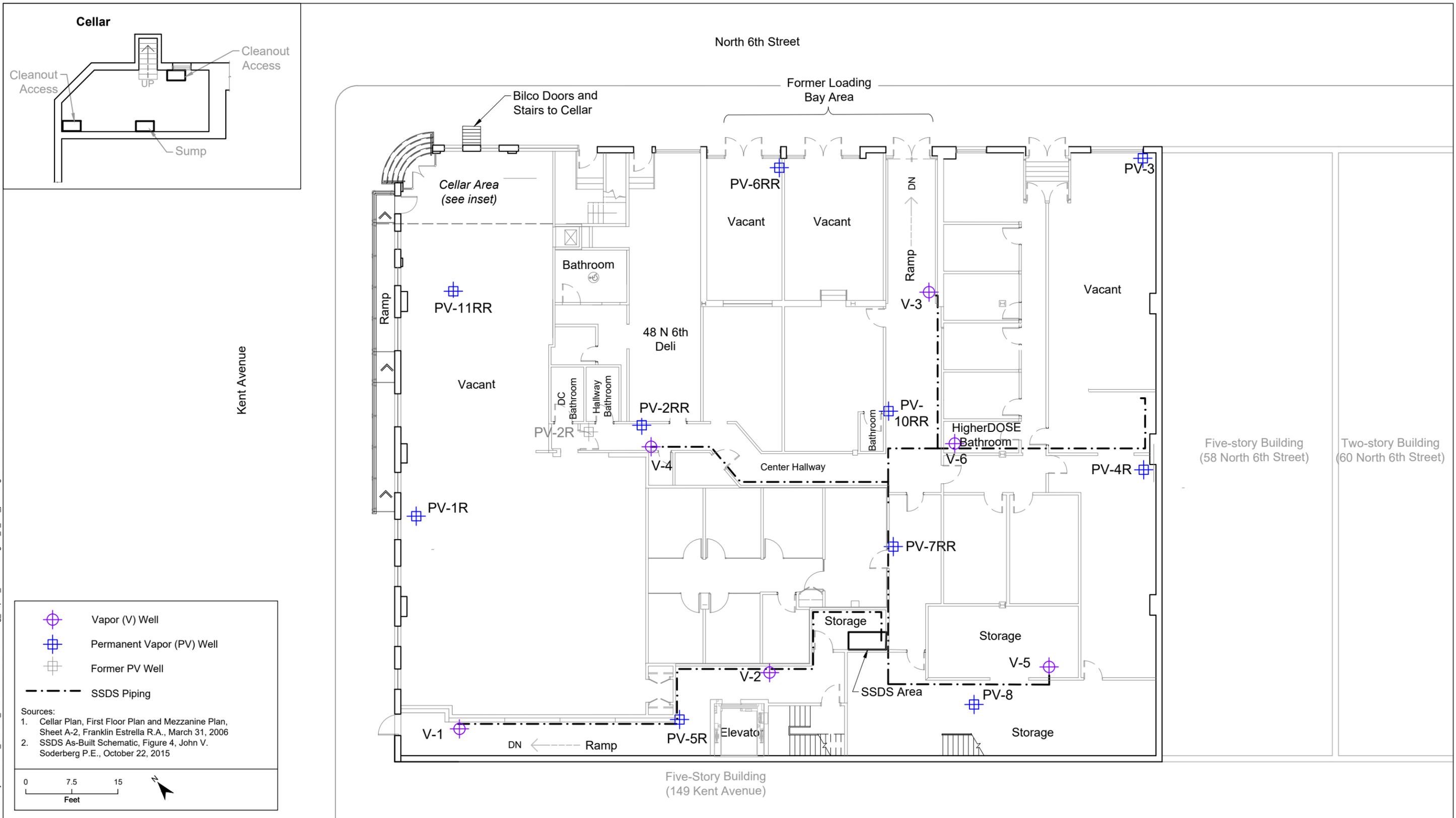
No

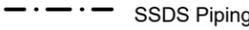
Exhaust stack:

Yes

No

N:\GIS\Projects\E1022_135Kent_135KentLVCAD\Monitoring_Report_Nov2021\Figure_1_site_plan.dwg 4/1/2022 10:49:17 AM



 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

