



Integral Engineering, P.C.  
31 West 34th Street  
Suite 7196  
New York, NY 10001

telephone: 212.962.4303  
www.integral-corp.com

## MEMORANDUM

---

---

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

**From:** Sara Barbuto

**Date:** September 11, 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 August 2023.

### ACTIONS COMPLETED DURING THIS REPORTING PERIOD

During this reporting period we have completed the following actions:

1. Performed activities to prepare for the proposed interim remedial measure (IRM): conducted a building residential tenant meeting, issued the IRM Work Plan fact sheet and document to document repositories, and continued revisions per NYSDEC and New York State Department of Health (NYSDOH) comments.
2. Collected sub-slab depressurization system (SSDS) monitoring measurements at vapor monitoring points (VMPs) and suction points at 135 Kent Avenue.
3. Coordinated with 58 North 6<sup>th</sup> Street to plan for future SSDS installation.

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

### **135 Kent Avenue Interim Remedial Measure Work Plan**

Integral prepared materials for the IRM Work Plan and coordinated with 135 Kent LLC during August 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 held an in-person meeting and teleconference to present the proposed IRM to building residential tenants on June 1, 2023. The meeting was attended by several New York City and State representatives and residential tenants. Tenants voiced their concerns regarding the structural integrity of the building and performance of tenant safety measures during the remedial effort. Additional residential tenant meetings may be held prior to the performance of the IRM.

The 30-day 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 emailed the fact sheet and link to download the IRM Work Plan to residential tenants on June 7, 2023, and delivered a copy of the draft IRM Work Plan to the document repositories.

NYSDEC provided compiled public comments to the IRM Work Plan on July 8, 2023. Integral and 135 Kent LLC provided draft responses to the public comments on July 18, 2023.

NYSDEC notified Integral on July 14, 2023 that the public comment period was extended until August 8, 2023. The notification regarding the public comment period extension was mailed to all recipients indicated on the Site contact list provided by NYSDEC on July 18, 2023. Integral emailed the public comment period extension notification to residential tenants and the 58 North 6<sup>th</sup> Street building management on July 18, 2023.

NYSDEC provided additional public comments to the IRM Work Plan on August 9, 2023. Integral and 135 Kent LLC provided draft responses to these comments on August 11, 2023. NYSDEC requested additional responses to comments on August 22, 2023; Integral and 135 Kent LLC provided draft responses to these comments on August 23, 2023.

### 135 Kent Avenue SSDS Monitoring

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

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

Location	Airflow Velocity (ft/min)	Pressure (inches of H <sub>2</sub> O)
SSDS Suction Points		
V-1	2,317	--
V-2	1,285	--
V-3	1,283	--
V-4	2,136	--
V-5	1,413	--
V-6	2,002	--
VMPs		
PV-1R	--	-0.014
PV-2RR	--	-0.409
PV-3	--	-0.264
PV-4R	--	-0.033
PV-5R	--	-0.011
PV-6RR	--	-0.001
PV-7RR	--	-0.029
PV-8	--	-0.023
PV-10RR	--	-0.025
PV-11RR	--	-0.004

### 58 North 6<sup>th</sup> Street SSDS Installation

Integral performed a walkthrough at 58 North 6<sup>th</sup> Street on June 29, 2023 to review considerations for ground penetrating radar (GPR), SSDS pilot testing, and SSDS design and installation at the site. Integral researched options for vapor barrier installation per June 2023 observations of basement conditions. Integral contacted 58 North 6<sup>th</sup> Street management on July 24, 2023 regarding the schedule for GPR, and materials in the building's basements to be moved prior to GPR and SSDS pilot testing; at the time of the submittal of this progress report no response has been received to the July 24, 2023 communication. Integral did not receive any direct communications from 58 North 6<sup>th</sup> Street management in August 2023.

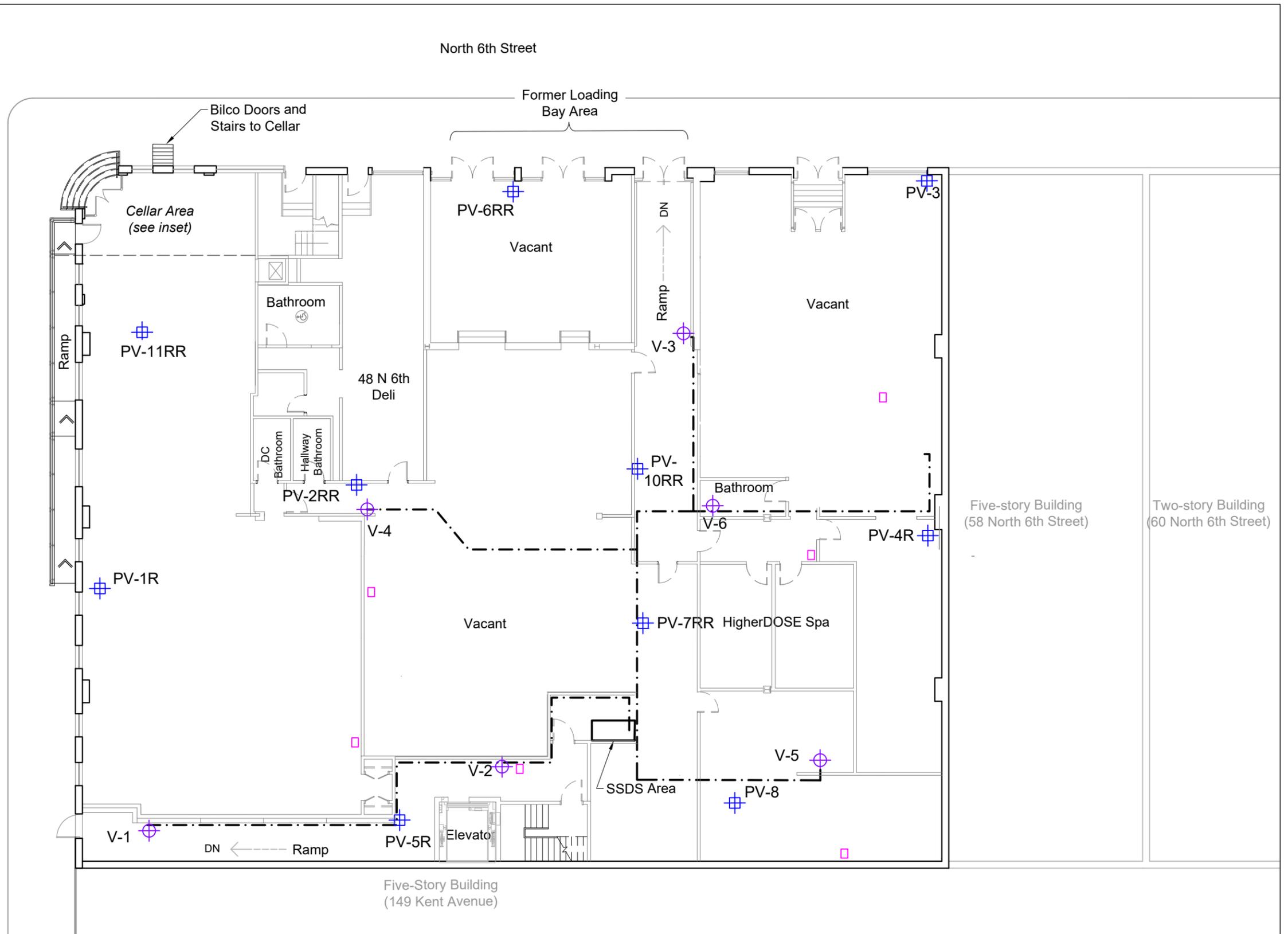
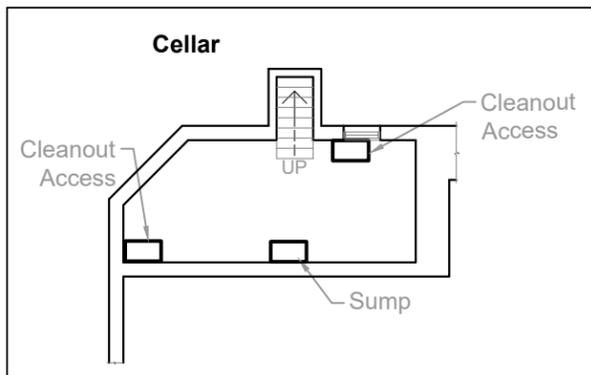
## **PLANNED ACTIVITIES FOR THE SEPTEMBER 2023 REPORTING PERIOD**

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

- Proposed Interim Remedial Measure
  - Integral will revise the draft IRM Work Plan per NYSDEC, NYSDOH, and public comments for submittal in September 2023.
- Monthly monitoring. The September 2023 monthly monitoring event was performed September 7, 2023.
- 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.
- 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 6<sup>th</sup> 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 6<sup>th</sup> Street.
  - Integral is coordinating changeout of carbon filters in air filtration units in 135 Kent Avenue for September 2023.

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

N:\GIS\Projects\1022\_135Kent\_135KentLLCCAD\Monitoring\_Report\_Nov2022\Figure\_1\_site\_plan.dwg 1/12/2023 9:27:19 AM



Air Filter Locations  
 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

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

Date: 8/28/2023  
 Time Begin: 13:45  
 Time End: 16:30  
 Staff: D. Morales

Sub-Slab Monitoring Point	Pressure (in. H <sub>2</sub> O)
PV-1R	-0.014
PV-2RR	-0.409
PV-3	-0.264
PV-4R	-0.033
PV-5R	-0.011
PV-6RR	-0.001
PV-7RR	-0.029
PV-8	-0.023
PV-10RR	-0.025
PV-11RR	-0.004

SSDS Monitoring Point	Flow Velocity (ft/min)	Valve Position
V-1	2,317	0°
V-2	1,285	45°
V-3	1,283	15°
V-4	2,136	0°
V-5	1,413	45°
V-6	2,002	0°

Notes:

SSDS Treatment Room	Monitoring Point	Pressure (in. H <sub>2</sub> O)	PID (ppm)	Notes
Before lead drum	Gauge PI102	45	no port	
Before lag drum	Gauge PI103 Sample Port	33	4.7	
After lag drum	Gauge PI104 Sample Port	19	3.9	
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**