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MEMORANDUM

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

From: Sara Barbuto

Date: January 11, 2024

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 December 2023.

ACTIONS COMPLETED DURING THIS REPORTING PERIOD

During this reporting period we have completed the following actions:

1. Collected sub-slab depressurization system (SSDS) monitoring measurements at vapor monitoring points (VMPs) and suction points at 135 Kent Avenue.
2. Coordinated change out of carbon filters in 135 Kent Avenue air filtration units with 135 Kent LLC.
3. Submitted a pilot test work plan to 58 North 6th Street management for the design of a vapor mitigation system for that property.
4. Discussed implementation of the proposed 135 Kent Avenue interim remedial measure (IRM) with 135 Kent LLC.

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

135 Kent Avenue SSDS Monitoring

Integral performed SSDS monitoring of accessible VMPs on December 27, 2023. VMPs and suction points are shown on attached Figure 1. The results of the December 27, 2023 monitoring event for all SSDS suction points and VMPs are presented in Table 1 below.

Table 1. December 27, 2023 135 Kent Avenue SSDS Monitoring Results

Location	Airflow Velocity (ft/min)	Pressure (inches of H ₂ O)
SSDS Suction Points		
V-1	2,344	--
V-2	1,516	--
V-3	1,419	--
V-4	1,951	--
V-5	1,313	--
V-6	1,676	--
VMPs		
PV-1R	--	-0.008
PV-2RR	--	-0.462
PV-3	--	-0.015
PV-4R	--	-0.027
PV-5R	--	-0.007
PV-6RR	--	0.000
PV-7RR	--	-0.023
PV-8	--	-0.018
PV-10RR	--	-0.023
PV-11RR	--	-0.488

During December monthly monitoring water could be heard in SSDS piping connected to SSDS suction points V-5 and V-6. Integral is coordinating with 135 Kent LLC to support SSDS piping to allow for water drainage.

135 Kent Avenue Air Filtration Unit Maintenance

Integral took an inventory of air filtration units throughout 135 Kent Avenue during the December 27, 2023 monthly monitoring event. Integral is coordinating with 135 Kent LLC to order the necessary materials for air filtration unit maintenance. Air filtration unit maintenance is due in February 2024, and is anticipated to be scheduled during the first two weeks of that month. The air filtration unit maintenance date will be provided to building tenants and NYSDEC one week in advance of maintenance.

58 North 6th Street Vapor Mitigation

On December 7, 2023, Integral submitted a pilot test work plan for the design of a vapor mitigation system to 58 North 6th Street management for review and comment. Integral has not received comments to that work plan as of this reporting. Next steps for 58 North 6th Street vapor mitigation installation include: ground penetrating radar (GPR) and utility markout, pilot testing, and preparation of a vapor mitigation design for NYSDEC review.

135 Kent Avenue Interim Remedial Measure Work Plan

Integral and 135 Kent LLC coordinated implementation of the proposed 135 Kent Avenue IRM during December 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 mitigation system. Integral submitted the revised draft IRM Work Plan to NYSDEC on September 27, 2023.

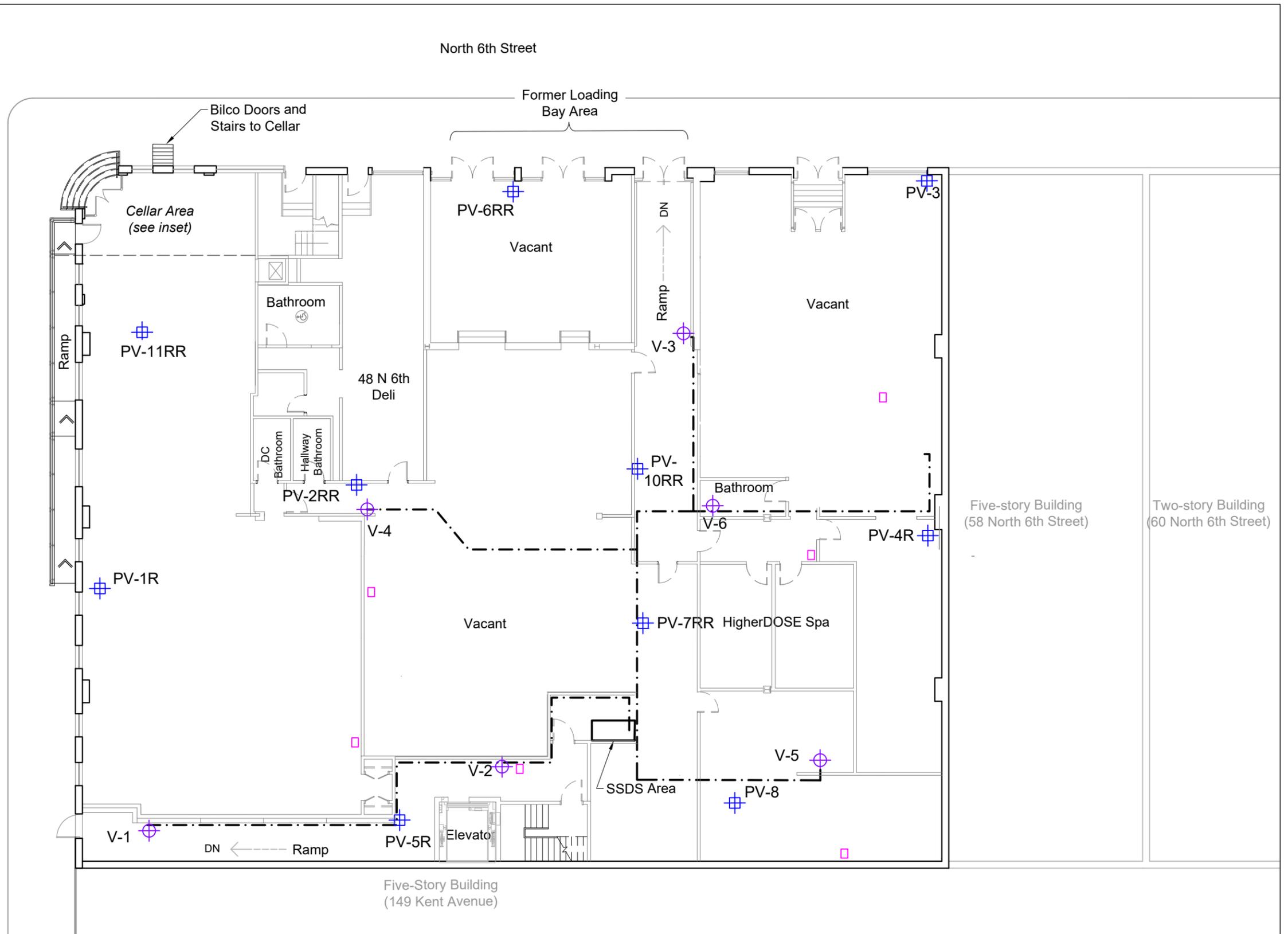
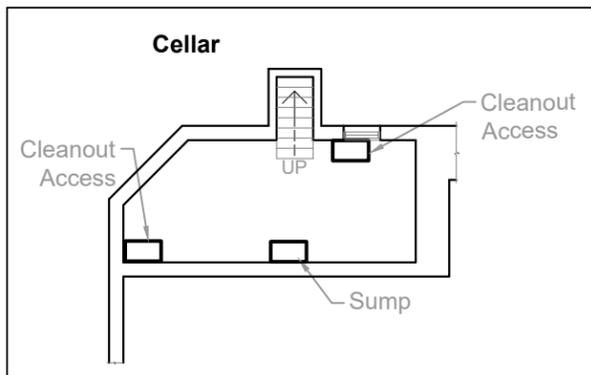
PLANNED ACTIVITIES FOR THE JANUARY 2024 REPORTING PERIOD

The SSDS system is currently operating. The following activities are planned for the January 2024 reporting period:

- The January 2024 monthly monitoring event is scheduled for January 11, 2024.
- 135 Kent LLC is ordering materials for air filtration unit maintenance in 135 Kent Avenue. Integral will perform the changeout with 135 Kent LLC in early February 2024.
- Integral is preparing the 2023 annual certification for 135 Kent Avenue and will submit to NYDSEC for review.
- Pending response from 58 North 6th Street management, Integral will discuss comments to the 58 North 6th Street SSDS pilot test work plan and coordinate with subcontractors to perform GPR and SSDS pilot testing.

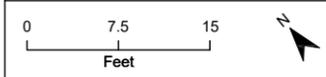
Additional details regarding January 2024 activities will be provided in the next monitoring report, due February 12, 2024.

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- Air Filter Locations
- Vapor (V) Well
- Permanent Vapor (PV) Well
- Former PV Well
- SSSD Piping

Sources:
 1. Cellar Plan, First Floor Plan and Mezzanine Plan, Sheet A-2, Franklin Estrella R.A., March 31, 2006
 2. SSSD As-Built Schematic, Figure 4, John V. Soderberg P.E., October 22, 2015



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