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MEMORANDUM

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

From: Sara Barbuto

Date: March 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 March 2024.

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. Performed maintenance and change out of carbon filters for 135 Kent Avenue air filtration units.
3. Coordinated with 58 North 6th Street management a date for pilot testing 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 and NYSDEC.

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

135 Kent Avenue SSDS Monitoring

Integral performed SSDS monitoring of accessible VMPs on February 13, 2024. VMPs and suction points are shown on attached Figure 1. The results of the February 13, 2024 monitoring event for all SSDS suction points and VMPs are presented in Table 1 below.

Table 1. February 13, 2024 135 Kent Avenue SSDS Monitoring Results

Location	Airflow Velocity (ft/min)	Pressure (inches of H ₂ O)
SSDS Suction Points		
V-1	2,357	--
V-2	1,801	--
V-3	1,403	--
V-4	1,858	--
V-5	1,477	--
V-6	1,861	--
VMPs		
PV-1R	--	-0.007
PV-2RR	--	-0.439
PV-3	--	-0.014
PV-4R	--	-0.032
PV-5R	--	-0.007
PV-6RR	--	+0.006
PV-7RR	--	-0.022
PV-8	--	-0.023
PV-10RR	--	-0.021
PV-11RR	--	-0.565

During December 2023 monthly monitoring water could be heard in SSDS piping connected to SSDS suction points V-5 and V-6. On January 12, 2024, support was constructed for the horizontal piping connected to suction point V-6 to allow water to drain back into the suction point; water could no longer be heard in the SSDS piping connected to suction point V-5. Integral is reviewing options for system balancing to provide negative pressure at VMP PV-6RR.

135 Kent Avenue Air Filtration Unit Maintenance

Air filtration unit maintenance was performed for 135 Kent Avenue residential tenants on February 29, 2024. 135 Kent LLC building management notified residential tenants one week in advance of maintenance to leave air filtration units outside of their apartment's door. Carbon filters and pre-filter material were changed out from all accessible air filtration units, and the

units were vacuumed and cleaned prior to returning the air filtration units next to residential apartment doors. Table 2, attached, presents a summary of 135 Kent Avenue air filtration units. The following spaces will require follow up to complete air filtration unit maintenance:

- Apartment C-5 and C-7 residents indicated they have one unit each.
- The apartment C-6 resident indicated they no longer have any units.
- The apartment C-11 resident did not set air filtration units outside of his door.

Integral will coordinate with 135 Kent LLC to contact these residents to provide additional air filtration units and to complete air filtration unit 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. On February 13, 2024, Integral received confirmation from building management for 58 North 6th Street that the pilot test work plan was acceptable. Integral is coordinating with 58 North 6th Street building management for the performance of ground penetrating radar (GPR) and utility markout and pilot testing. Pilot test data will be used to prepare a vapor mitigation design for NYSDEC review.

135 Kent Avenue Interim Remedial Measure Work Plan

Integral and 135 Kent LLC discussed implementation of the proposed 135 Kent Avenue IRM during February 2024. 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. NYSDEC provided conditional approval of the revised draft IRM Work Plan on February 23, 2024.

PLANNED ACTIVITIES FOR THE MARCH 2024 REPORTING PERIOD

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

- The March 2024 monthly monitoring event is scheduled for the week of March 18, 2024.
- Integral will coordinate air filtration unit maintenance for residential apartment C-11 during the March 2024 and will coordinate with residential apartments C-5, C-6, and C-7 to provide air filtration units during future monitoring events.
- Integral is preparing the 2023 annual certification for 135 Kent Avenue and will submit to NYDSEC for review.

- Integral will coordinate with 58 North 6th Street building management and with subcontractors to perform GPR and SSDS pilot testing at 58 North 6th Street.

Additional details regarding March 2024 activities will be provided in the next monitoring report, due April 10, 2024.

Table 2. 135 Kent Avenue Air Filtration Unit Maintenance Summary

DATE: 2/29/2024

NAME: Patrick McGuire

Floor	Area Type	Area	Number of Units	Unit Type (AirPura: C600/ R600; Austin)	Maintenance Date	Notes
1st	Commercial	Open Commercial Space	3	R600, R600, C600	2/29/2024	
1st	Hallway	Rear hallway	1	R600	2/29/2024	
2nd	Hallway	Center hallway	3	R600, R600, Austin	2/29/2024	
2nd	Hallway	Hallway near elevator shaft	1	R600	2/29/2024	
2nd	Residential	Apartment C-2	2	R600, R600	2/29/2024	
2nd	Residential	Apartment C-3	2	Austin, R600	2/29/2024	
2nd	Residential	Apartment C-4	2	R600, C600	2/29/2024	
2nd	Residential	Apartment C-5	1	R600	2/29/2024	Tenant confirmed only have one unit
2nd	Residential	Apartment C-6	0		Not performed	Tenant says they do not have any air filter units in their apartment
2nd	Residential	Apartment C-7	1	R600	Not performed	Tenant received new AirPura unit in December 2023 and said they do not need filter change out
2nd	Residential	Apartment C-8	2	R600, R600	2/29/2024	
2nd	Residential	Apartment C-9/C-10	4	R600, R600, C600, Austin	2/29/2024	
2nd	Residential	Apartment C-11	2	R600	Not performed	Tenant did not put out units in hallway as requested

135 Kent Avenue
Site # C224177
SSDS Monitoring Form

Date: 2/13/2024
Time Begin: 11:30
Time End: 15:00
Staff: Dominic Morales

Sub-Slab Monitoring Point	Pressure (in. H ₂ O)
PV-1R	-0.007
PV-2RR	-0.439
PV-3	-0.014
PV-4R	-0.032
PV-5R	-0.007
PV-6RR	+0.006
PV-7RR	-0.022
PV-8	-0.023
PV-10RR	-0.021
PV-11RR	-0.565

SSDS Monitoring Point	Flow Velocity (ft/min)	Valve Position
V-1	2,357	0°
V-2	1,801	15°
V-3	1,403	15°
V-4	1,858	0°
V-5	1,477	45°
V-6	1,861	0°

Notes:

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	32	1.5	
After lag drum	Gauge PI104 Sample Port	18	1.6	
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**

