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MEMORANDUM

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

From: Sara Barbuto

Date: April 10, 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. Coordinated indoor air sampling for 135 Kent Avenue.
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 proposed modifications to 135 Kent Avenue interim remedial measures (IRMs) 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 March 27, 2024. VMPs and suction points are shown on attached Figure 1. The results of the March 27, 2024 monitoring event for all SSDS suction points and VMPs are presented in Table 1 below.

Table 1. March 27, 2024 135 Kent Avenue SSDS Monitoring Results

Location	Airflow Velocity (ft/min)	Pressure (inches of H ₂ O)
SSDS Suction Points		
V-1	2,243	--
V-2	1,516	--
V-3	1,351	--
V-4	2,094	--
V-5	1,322	--
V-6	1,741	--
VMPs		
PV-1R	--	-0.009
PV-2RR	--	-0.430
PV-3	--	-0.023
PV-4R	--	-0.031
PV-5R	--	-0.004
PV-6RR	--	0.000
PV-7RR	--	-0.024
PV-8	--	-0.021
PV-10RR	--	-0.023
PV-11RR	--	-0.332

Integral submitted the 2023 annual certification report for 135 Kent Avenue to NYDSEC on March 29, 2024. The annual certification report discusses performance of system balancing or installation of an additional suction point to provide negative pressure at VMP PV-6RR. System balancing will be performed during the May monitoring event.

135 Kent Avenue Air Sampling

On March 18, 2024, NYSDEC notified 135 Kent LLC of the need to perform a sixth indoor air sampling event during the 2023-2024 heating season. Integral contacted NYSDEC that day to indicate air sampling cannisters were unavailable through the end of March 2024; NYSDEC indicated air sampling could be performed in early April. Integral coordinated indoor air sampling for April 8 and 9, 2024. 135 Kent LLC building management notified residential tenants of the pending air sampling event on March 20, 2024, and again one week in advance of

the air sampling event.

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 in April 2024. Pilot test data will be used to prepare a vapor mitigation design for NYSDEC review.

135 Kent Avenue Interim Remedial Measure Modifications

Integral and 135 Kent LLC discussed planned first floor construction activities and potential modifications of the existing site IRMs with NYSDEC via teleconference on March 22, 2024. The proposed first phase of work includes replacement of the first floor air filtration units with carbon filtration in the HVAC system, relocation of several VMPs, and adjustments to several portions of SSDS piping to improve drainage. Integral will submit an IRM Modification Work Plan to NYSDEC in April 2024.

PLANNED ACTIVITIES FOR THE APRIL 2024 REPORTING PERIOD

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

- Air sampling for 135 Kent Avenue was performed April 8 and 9, 2024.
- The April 2024 monthly monitoring event was performed April 9, 2024.
- Integral will coordinate air filtration unit maintenance for residential apartment C-11 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 an IRM Modification Work Plan 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 April 2024 activities will be provided in the next monitoring report, due May 10, 2024.

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

Date: 3/27/2024
Time Begin: 8:30
Time End: 13:30
Staff: DM

Sub-Slab Monitoring Point	Pressure (in. H ₂ O)
PV-1R	-0.009
PV-2RR	-0.430
PV-3	-0.023
PV-4R	-0.031
PV-5R	-0.004
PV-6RR	0.000
PV-7RR	-0.024
PV-8	-0.021
PV-10RR	-0.023
PV-11RR	-0.332

SSDS Monitoring Point	Flow Velocity (ft/min)	Valve Position
V-1	2,243	0°
V-2	1,516	45°
V-3	1,351	15°
V-4	2,094	0°
V-5	1,322	45°
V-6	1,741	0°

Notes:

SSDS Treatment Room	Monitoring Point	Pressure (in. H ₂ O)	PID (ppm)	Notes
Before lead drum	Gauge PI102	46	no port	
Before lag drum	Gauge PI103 Sample Port	34	9.8	
After lag drum	Gauge PI104 Sample Port	19	8.5	
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