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MEMORANDUM

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

From: Sara Barbuto

Date: May 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 April 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 air sampling at 135 Kent Avenue.
3. Prepared an interim remedial measure (IRM) modifications work plan for submittal to NYSDEC and New York State Department of Health (NYSDOH) review.
4. Performed pilot testing for the design of a vapor mitigation system at 58 North 6th Street.
5. Coordinated with 60 North 6th Street's environmental consultants for collection of an

indoor air sample and installation of additional VMPs.

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

135 Kent Avenue SSDS Monitoring

Integral performed SSDS monitoring of accessible VMPs on April 9, 2024. The results of the April 9, 2024 monitoring event for all SSDS suction points and VMPs are presented in Table 1 below.

Table 1. April 9, 2024 135 Kent Avenue SSDS Monitoring Results

Location	Airflow Velocity (ft/min)	Pressure (inches of H ₂ O)
SSDS Suction Points		
V-1	2,148	--
V-2	1,298	--
V-3	1,049	--
V-4	1,552	--
V-5	1,386	--
V-6	1,415	--
VMPs		
PV-1R	--	-0.012
PV-2RR	--	-0.410
PV-3	--	-0.027
PV-4R	--	-0.034
PV-5R	--	-0.008
PV-6RR	--	-0.004
PV-7RR	--	-0.032
PV-8	--	-0.026
PV-10RR	--	-0.023
PV-11RR	--	-0.514

135 Kent Avenue Air Sampling

Integral performed indoor air sampling at 135 Kent Avenue from April 8-9, 2024. Samples were collected in accordance with the August 10, 2021 Indoor Air Sampling Work Plan (hereafter referred to as "Work Plan"), approved by NYSDEC on August 25, 2021.

Integral collected air samples from the following spaces:

Table 2. April 8-9, 2024 135 Kent Avenue Air Sample Summary

Location (Sample Location ID)	Samples Collected	Duration
Outdoor (sidewalk) (OA24-01)	1	8-hr
Outdoor (sidewalk) (OA24-02)	1	24-hr
Cellar (IA24-04)	1	8-hr
First Floor		
Former Meg Shops (IA24-01)	1	8-hr
Former Blossom (IA24-02)	1	8-hr
Hallway near elevator (IA24-03)	1	8-hr
Second Floor		
Apt. C-2 (IA24-6)	1	24-hr
Apt. C-3 (IA24-7)	1	24-hr
Apt. C-4 (IA24-8)	1	24-hr
Apt. C-5 (IA24-9)	1	24-hr
Hallway Outside Apt. C-6 (IA24-10)	1	24-hr
Apt. C-7 (IA24-11)	1	24-hr
Apt. C-8 (IA24-12)	1	24-hr
Apt. C-9/C-10 (IA24-13, IA24-14)	2	24-hr
Apt. C-11 (IA24-15)	1	24-hr
Hallway near elevator (IA24-05, IA24-DUP1)	2	8-hr

Notes: There is not an Apartment C-1. Access was not provided to Apartment C-6.

Integral will provide laboratory results to NYSDEC and NYSDOH for review. In addition, Integral is preparing tenant notification letters presenting the air sampling results and will provide a draft of those letters for NYSDEC and NYSDOH review and comment.

135 Kent Avenue IRM Modifications

Integral and NYSDEC held a teleconference on March 22, 2024 to discuss proposed 1st floor renovations at 135 Kent Avenue. Per discussion on the March 22, 2024 call, Integral prepared a an IRM modification memorandum referencing the 2014 SSDS design document and subsequent CCR/OM&M documents. This document was submitted for NYSDEC and NYSDOH review on April 26, 2024, and included the following elements:

- Relocation of several SSDS vacuum monitoring points and SSDS vacuum wells
- Adjustments to SSDS piping and equipment
- Replacement of first floor air filtration units with in-line carbon filtration in the HVAC system.

Work pertaining to proposals to breach the slab will be presented in a separate work plan and will include a HASP and CAMP.

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 and subcontractors performed utility mark-out and a communication study on April 30, 2024. Ground penetrating radar (GPR) was performed to mark utilities. Communication holes and suction pits were drilled in the 58 North 6th Street building's northern cellar slab, southern cellar slab, and the first-floor slab-on-grade to apply vacuum and measure pressure response. After completing the communications study, the communication holes were filled in with polyurethane caulk and the suction pits were filled in with concrete. Pilot test data will be used to prepare a vapor mitigation design for NYSDEC review.

Integral will coordinate maintenance of the air filtration units in 58 North 6th Street in May 2024.

60 North 6th Street Vapor Mitigation

Integral has been in communication with P.W. Grosser, the environmental consultants for 60 North 6th Street, regarding installation of additional VMPs and pressure measurements from the building's active SSDS, and collection of an indoor sample. The first floor of the 60 North 6th Street building is now occupied by a commercial tenant. Integral wrote the environmental consultant for 60 North 6th Street on April 13, 2024 requesting a floor plan showing where additional VMPs can be installed, and asking when an indoor air sample can be collected.

PLANNED ACTIVITIES FOR THE MAY 2024 REPORTING PERIOD

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

- The May 2024 monthly monitoring event is scheduled for the week of May 20, 2024.
- Integral is revising the 2023 annual certification for 135 Kent Avenue per NYSDEC comments and will submit to NYDSEC for review.
- Integral will submit the revised IRM Modifications Work Plan and a second work plan pertaining to intrusive Site renovations.
- Integral will coordinate air filtration unit maintenance with 58 North 6th Street building management.
- Integral will prepare the results of the 58 North 6th Street pilot testing in a design report for NYSDEC review.
- Integral will continue to communicate with the environmental consultants for 60 North 6th Street.

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