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MEMORANDUM

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

From: Sara Barbuto

Date: August 12, 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 July 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. Prepared and mailed indoor air sample result notification letters for residential tenants at 135 Kent Avenue.
3. Revised the engineering control modifications work plan per NYSDEC and New York State Department of Health (NYSDOH) comments.
4. Prepared the draft design for the 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 July 16, 2024. The results of the monitoring event for all SSDS suction points and VMPs are presented in Table 1 below.

Table 1. July 16, 2024 135 Kent Avenue SSDS Monitoring Results

Location	Airflow Velocity (ft/min)	Pressure (inches of H ₂ O)
SSDS Suction Points		
V-1	2,349	--
V-2	1,408	--
V-3	1,550	--
V-4	1,955	--
V-5	1,460	--
V-6	1,824	--
VMPs		
PV-1R	--	-0.015
PV-2RR	--	-0.396
PV-3	--	-0.453
PV-4R	--	-0.034
PV-5R	--	-0.023
PV-6RR	--	-0.003
PV-7RR	--	-0.031
PV-8	--	-0.030
PV-10RR	--	-0.031
PV-11RR	--	0.000

135 Kent Avenue Air Sampling Results and Notification Letters

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, 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: Access was not provided to Apartment C-6.

No exceedances of NYSDOH air guideline values occurred in any occupied space. Laboratory data were validated in June 2024. On July 2, 2024, Integral provided laboratory results to NYSDEC and NYSDOH and submitted draft tenant notification letters presenting the air sampling results for NYSDEC and NYSDOH review and comment. NYSDEC notified Integral to proceed with sending the tenant notification letters on July 12, 2024. Letters were sent via certified mail on July 29, 2024,

135 Kent Avenue IRM and Engineering Control Modifications

Integral and NYSDEC held a teleconference on March 22, 2024 to discuss proposed 1st floor renovations at 135 Kent Avenue and IRM and engineering control modifications. Per discussion on the March 22, 2024 call, Integral prepared 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.

NYSDEC and NYSDOH provided comments to the IRM modification memorandum on May 10, 2024; Integral submitted the revised IRM modification memorandum and community air monitoring plan (CAMP) document on May 20, 2024. NYSDEC and NYSDOH approved IRM modification memorandum on June 11, 2024.

On June 6, 2024, Integral submitted a work plan presenting proposed engineering control modifications to NYSDEC and NYSDOH for review and comment that included the following elements:

- Temporary removal and replacement of the first floor slab for retail space preparation, installation of Americans with Disabilities Act (ADA)-compliant entrances, and utility line adjustments
- Probing beneath the former 48 N 6th Street deli to identify the location and status of a closed-in-place underground storage tank
- Relocation of SSDS equipment to a roof-top skid.

NYSDEC and NYSDOH provided comments on July 12, 2024 and held a meeting to discuss comments with Integral and 135 Kent LLC on July 26, 2024. Integral submitted the revised work plan on August 6, 2024.

Implementation of the proposed IRM and engineering control modification work plans are pending NYSDEC and NYSDOH approval of the engineering control modification work plan.

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.

Draft piping layout and blower designs for the 58 North 6th Street SSDS were provided to the environmental consultants for 58 North 6th Street for review and comment on June 14, 2024.

Following concurrence with 58 North 6th Street building management, Integral will proceed to prepare an SSDS design work plan for NYSDEC and NYSDOH review.

Integral requested air filtration information from 58 North 6th Street building management and will coordinate maintenance of the air filtration units in 58 North 6th Street in July 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 AUGUST 2024 REPORTING PERIOD

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

- The August 2024 monthly monitoring event is scheduled for the week of August 19, 2024.
- 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.

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

135 Kent Avenue
Site # C224177
SSDS Monitoring Form

Date: 7/16/2024
 Time Begin: 14:30
 Time End: 17:00
 Staff: DM

Sub-Slab Monitoring Point	Pressure (in. H ₂ O)
PV-1R	-0.015
PV-2RR	-0.396
PV-3	-0.453
PV-4R	-0.034
PV-5R	-0.023
PV-6RR	-0.003
PV-7RR	-0.031
PV-8	-0.030
PV-10RR	-0.031
PV-11RR	0.000

SSDS Monitoring Point	Flow Velocity (ft/min)	Valve Position
V-1	2,349	0°
V-2	1,408	45°
V-3	1,550	15°
V-4	1,955	0°
V-5	1,460	45°
V-6	1,824	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	4.3	
After lag drum	Gauge PI104 Sample Port	19	4.7	
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