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MEMORANDUM

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

From: Sara Barbuto and Keith P. Brodock, P.E. Integral Engineering, P.C.

Date: March 10, 2021

Subject: Monthly Progress Report
Former Cleaner Sales and Equipment Corp. NYSDEC Site No. 224177

Project No.: E051

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 Avenue Management Corp. 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. 224177) for the month of February 2021.

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 vacuum monitoring points (VMPs) and suction points at 135 Kent Avenue.
2. Collected monitoring measurements for the passive SSDS at 60 North 6th Street.
3. Performed maintenance of the air filtration units in 135 Kent Avenue.

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

135 Kent Avenue SSDS Monitoring

Integral performed SSDS monitoring of accessible VMPs and SSDS suction points on February 8, 2021. Pressure readings were collected from VMPs; airflow velocity readings were collected from SSDS suction points. The results of the February 8, 2021 monitoring event for all SSDS suction points and VMPs are presented in Table 1 below.

Table 1. February 8, 2021 135 Kent Avenue SSDS Monitoring Results

Location	Airflow Velocity (ft/min)	Pressure (inches of H ₂ O)
SSDS Suction Points		
V-1	2,135	--
V-2	733	--
V-3	1,340	--
V-4	1,259	--
V-5	1,347	--
V-6	1,474	--
VMPs		
PV-1R	--	-0.005
PV-2R	--	-0.081
PV-3	--	-0.015
PV-4R	--	-0.036
PV-5R	--	-0.005
PV-6RR	--	-0.025
PV-7RR	--	-0.002
PV-8	--	-0.022
PV-10RR	--	-0.024
PV-11RR	--	+0.003

The Site plan, included as Figure 1, shows the locations of VMPs labeled as PV-x (permanent vapor wells) and SSDS suction points labeled as V-x (vapor wells). All locations were accessible during the February 2021 monitoring event. SSDS airflow velocity data collected on February 8, 2021 were generally comparable to those collected during 2020 and the January 2021 monitoring event, and those performed at the Site since December 2016. Pressure readings at PV-11R and its replacement location, PV-11RR vacillated between negative and positive values during monitoring and stabilized on a positive pressure. Integral will note if this continues to be a problem and will re-install a point in the vicinity of PV-11 if necessary.

60 North 6th Street SSDS Monitoring

On February 8, 2021, Integral met with P. W. Grosser (representative for the owner of 60 North 6th Street) to collect monitoring data for the passive SSDS located at 60 North 6th Street. Pressure

readings were collected from each of the system's two monitoring points and are presented in Table 2 below.

Table 2. 60 North 6th Street SSDS Monitoring Results

Location	Monitoring Date	Pressure (inches of H ₂ O) as Measured by Integral	Pressure (inches of H ₂ O) as Measured by P.W. Grosser
VMP-1 (west)	January 5, 2021	+0.004	-0.0011 to +0.0005
	February 8, 2021	-0.002	-0.0011
VMP-2 (east)	January 5, 2021	-0.003	-0.0031
	February 8, 2021	+0.003	-0.021

The two monitoring points were accessible but required plumber's putty to create a seal around the manometer hose. The February pressure readings were not consistent with what were observed during the previous monitoring event: on February 8, 2021 a positive pressure of 0.004 inches of water was observed at the western monitoring point, VMP-2. P.W. Grosser collected negative pressure readings at both monitoring points during the February 8, 2021 monitoring event. Integral will collect additional monitoring data at 60 North 6th Street during the month of March 2021.

135 Kent Avenue Air Filtration Unit Maintenance

Integral performed required maintenance to the AirPura¹ air filtration units in 135 Kent Avenue on February 8, 2021. Carbon filter and pre-filter materials were replaced for the hallway air filtration units, and air filtration units for Apartments C-2, C-3, C-4, C-6, C-8, and C-9. Integral washed and vacuumed the interior of the air filtration units and labeled each unit with the maintenance date. Apartment C-5 residents did not provide their air filtration units on February 8; Integral will coordinate air filtration unit maintenance for Apartment C-5 in March 2021.

PLANNED ACTIVITIES FOR THE MARCH 2021 REPORTING PERIOD

The March 2021 monthly monitoring event is scheduled for March 8, 2021; Integral will collect monitoring data from accessible monitoring points at 60 North 6th Street on that day as well. The SSDS system is currently operating. Integral is coordinating air filtration unit maintenance for those spaces with installed air filtration units on February 17, 2021. Integral is also coordinating an SSDS carbon changeout at 135 Kent Avenue for March 14, 2021. Additional details regarding March 2021 activities will be provided in the next monitoring report, due April 10, 2021.

¹ Austin Air filtration units did not require maintenance as they were purchased new in July 2020.

135 Kent Avenue
 Site # C224177
 SSDS Monitoring Form

Date: 2/8/21
 Time Begin: 1200
 Time End: 1430
 Staff: Patrick McGuire

Sub-Slab Monitoring Point	Pressure (in. H ₂ O)
PV-1R	-0.005
PV-2R	-0.081
PV-3	-0.015
PV-4R	-0.036
PV-5R	-0.005
PV-6RR	-0.025
PV-7RR	-0.002
PV-8	-0.022
PV-10RR	-0.034
PV-11RR	+0.003

SSDS Monitoring Point	Flow Velocity (ft/min)
V-1	2135
V-2	733
V-3	1340
V-4	1259
V-5	1347
V-6	1474

Notes: Audible water at V-2 above ball valve
 & at V-1 above ball valve & in riser at 45° elbow
 PV-11RR: +0.003

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	30	5.9	
After lag drum	Gauge PI104 Sample Port	19	3.5	
Ambient Air			0.0	

Is SSDS blower operating: Yes No
 Is heat exhaust fan operating: Yes No
 Is Sensaphone operating: Yes No No dial tone w/phone at door to Kent
 Tampering, vandalism, or damage to
 SSDS: Yes No
 Exhaust stack: Yes No

60 N 6th St
 West -0.002 Garrett -0.0011
 East +0.003 -0.0021