Department of Environmental Conservation

KATHY HOCHUL
Governor

AMANDA LEFTON
Commissioner

RESULTS OF INSPECTION (ROI)

October 26, 2026

KEN PERELLI
PEMM, LLC DBA QUICKLEE'S
2060 LAKEVILLE RD
AVON, NY 14414
Via Email: K.PERELLI@QUICKLEES.COM

Re: Petroleum Bulk Storage (PBS) Program Site Inspection - 6 NYCRR Part 613
PBS# 8-426571 - QUICKLEE'S 35
3108 EAST AVENUE, ROCHESTER, NY 14618

Dear KEN PERELLI:

On October 2, 2026, the New York State Department of Environmental Conservation (NYSDEC or DEC) inspected the QUICKLEE'S 35 facility to determine compliance with New York State's PBS regulations (6 NYCRR Part 613). Based upon a review of the records provided and an inspection of the accessible portions of the tank system(s) on site, no violations were observed at the time of the inspection. We appreciate your cooperation during the inspection and your efforts in maintaining compliance to prevent releases of petroleum to the environment.

To assist you in keeping your facility in compliance, DEC provides several resources on our website including:

- the PBS regulations (6 NYCRR Part 613) at https://dec.ny.gov/sites/default/files/2024-01/part613.pdf;
- the PBS inspection form at https://dec.ny.gov/sites/default/files/2025-03/pbsinspectionform.pdf; and
- additional program guidance at http://www.dec.ny.gov/chemical/287.html.

Note that the inspection may not have disclosed all violations that may exist at the facility. It is the responsibility of the facility owner, tank owner(s), and operator(s) to ensure that the entire facility is maintained in compliance with applicable requirements at all times. If you have any questions or need additional information, please contact me at the address given below.

Sincerely,

Matthew J Griffiths
NYSDEC, Region 8

Enclosures: Inspection Report

New York State Department of Environmental Conservation
Petroleum Bulk Storage (PBS) Inspection Form

Facility Information				Mail Contact			
PBS Number	8-426571			***Contact Name***	KEN PERELLI		
Facility Name	QUICKLEE'S 35			***Company Name***	PEMM, LLC DBA QUICKLEE'S		
Street Address	3108 EAST AVENUE			***Street Address***	2060 LAKEVILLE RD		
City	ROCHESTER			***City***	AVON		
County	Monroe	***ZIP Code***	14618	***State***	NY	***ZIP Code***	14414
Phone Number	XXX-XXX-XXXX			***Email***	K.PERELLI@QUICKLEES.COM		
Facility Status	1 - Active			***PIN***			

Facility Information

Latitude	43.127806343	***Longitude***	-77.527880316

Map:

Site Exterior:



Inspection-Specific Questions

Inspection Information		Facility Representative	
Inspector Name	Matthew J Griffiths	***Rep. Name***	Jon Schoenhardt
Inspection Date	October 2, 2026	***Title***	Area Manager
NOV Date		***Signature:***	
Case Closed Date			

Is the inspection announced or unannounced?	A - Announced	***Was site access granted?***	Y - Yes

Comments:

-Preopening inspection requested by Town of Brighton Fire Marshall. New 15,000 gallon double walled fiberglass split tank (12,000 gallon regular gasoline / 3,000 gallon premium) was installed 3/24/26. Post-install containment sump testing completed 4/22/26. Installer certification statement, checklist and updated As-Built drawing provided in electronic format prior to inspection. -Automatic Line Leak Detectors (ALLD), Line & Tank Tightness testing completed 10/1/26 -Facility has a Franklin Electric EVO one tank monitoring system installed and powered on. -No record of functionality testing for the Automatic Tank Gauge / Liquid Sensor.

Report.PBS.8-426571.2026-10-02.Inspection Report - QUICKLEE'S 35

Site-Specific Questions

Registration

REG_info – Is the registration information current and accurate? Note: this pertains to tank system information not captured in other questions.

Y – Yes

REG_cert – Is the registration certificate signed/posted at a conspicuous location at the facility?

Y – Yes

As-Built Diagram

AB_dia – Does the facility have a complete/accurate as-built diagram?

Y – Yes

Financial Responsibility

FR_ap – Does Financial Responsibility apply to this facility?

Y – Yes

FR_mech – Which FR mechanism(s) does the facility use AND is it being retained? Note: mechanisms must be retained until the USTs covered by the mechanism are permanently closed (and any necessary corrective action have been completed).

IN – Insurance & risk retention group coverage

FR_t – Are all required USTs on site covered by an FR mechanism?

Y – Yes

FR_cont – Does the FR mechanism have continuous coverage?

Y – Yes

FR_clau – Does the FR mechanism cover all clauses?

Y – Yes

FR_min – Does the FR mechanism have appropriate minimum amounts?

Y – Yes

FR_com – Is the FR mechanism complete/accurate?

NC – Certification of Financial Responsibility not included with FR mechanism(s). *Received 10/21/26.*

Tank-Specific Questions

Tank System Information			
Tank ID	005A	***Compartment***	1 - Part of a compartmented tank
(T) Location	5 - Underground including vaulted with no access for inspection	***Manifolded***	0 - Not manifolded to another tank
(T) Type	06	***Tank Capacity [gals.]***	12,000
Stored (or Formerly Stored) Petroleum	2712 - Gasoline/Ethanol		
Applicable Subpart	2	***(P) Location***	C02 - Underground/On-ground
Status	1 - In-service	***(P) Type***	D11 - Flexible Piping
(T) Install Date	March 24, 2026	***(P) Install Date***	
(T) Closure Date		***Pumping/Dispensing Method***	J01 - Pressurized Dispenser
(T) Leak Detection	H01 - Interstitial Electronic Monitoring	***(P) Leak Detection***	L01 - Interstitial Electronic Monitoring L07 - Pressurized Piping Leak Detector
(T) Secondary Containment	G04 - Double-Walled (UST Only)	***(P) Secondary Containment***	E04 - Double-Walled (Underground Only)
		Under-Dispenser Containment	TRUE - UDC/dispenser sump present
(T) Corrosion Protection	B04 - Fiberglass	***(P) Corrosion Protection***	F05 - Jacketed
(T) (Internal) Lining	A00 - None	***Overfill Prevention***	I03 - Automatic Shut-Off
Fill Port Catch Basin	K01 - Catch Basin		

OOS Status & Permanent Closure

OC_rc – What's the tank system's status?

1 – In-service

Tank System: Design/Construction, Installation, Compatibility, Repair

TS_cs – Does the tank system meet pertinent construction standards?

Y – Yes

TS_bf – Is the entire tank system compatible with the stored petroleum?

XP – Compatibility documentation not required - no biofuel blends greater than E10/B20

TS_ir – Are there installation records for the UST system?

Y – Yes

Operator Training

OT_d – Are there authorized Class A/B Operator(s) and trained Class C Operator(s) designated for this tank?

Y – Yes

OT_rec – Are Operator Training records being retained? Note: records must be retained as long as the Operator is designated, PLUS 3 years after designation.

Y – Yes

Walkthrough Inspections

WT_itm – Are the inspections being performed periodically? Note: 30-day (UST system) inspections may be performed less frequently (i.e., prior to every delivery) if deliveries are less frequent than every 30 days.

Y – Yes

WT_rec – Are the inspection records being retained? Note: records must be retained for 3 years. 30-day (UST system) inspection records must include delivery records if inspections are performed less frequently than every 30 days.

Y – Yes

WT_com – Was the inspection complete/adequate? Note: while containment sumps and handheld LD equipment are to be covered under the annual inspections, certain facilities include them in the 30-day inspection to avoid having to create/use a separate form for the annual walkthrough inspection. In those cases, the annual walkthrough inspection requirement is satisfied, and ACS and AHH do not apply.

Y – Yes

Leak Detection

LD_trc – Tank LD Methods: select all LD methods that apply to the tank, including those required, and any supplementary methods being performed.

INS – Interstitial Monitoring

LD_tri – Is the registered tank LD method(s) accurate?

Y – Yes

LD_prc – Piping LD Methods: select all LD methods that apply to the piping, including those required, and any supplementary methods being performed. Do not select anything if there is no piping associated with the tank.

INS – Interstitial Monitoring

ALLD – Automatic Line Leak Detector

LD_pri – Is the registered piping LD method(s) accurate?

Y – Yes

Inventory Monitoring – No sales yet

Automatic Line Leak Detector

ALLD_val – Is this LD method valid for the tank system? Note: ALLDs are valid only for pressurized piping that is part of certain tank systems.

Y – Yes

ALLD_gwo – Is the equipment in good working order?

Y – Yes

Secondary Containment

SC_trc – Tank SC Equipment: select all SC equipment that apply to the tank, including those required, and any supplementary equipment installed.

DWU – Double-Walled (UST) Construction

SC_tri – Is the registered tank SC equipment accurate?

Y – Yes

SC_prc – Piping SC Equipment: select all SC equipment that apply to the piping, including those required, and any supplementary equipment installed.

DWU – Double-Walled (Underground) Piping

SC_pri – Is the registered piping SC equipment accurate?

Y – Yes

SC_drc – Does the dispenser have a UDC/dispenser sump?

Y – Yes

SC_gwo – Is the equipment in good working order?

Y – Yes

SC_itm – Is the containment sump being tested/monitored periodically? Note: containment sumps used for piping interstitial monitoring must be tested triennially or monitored annually (for DW sumps), for integrity.

Y – Yes

SC_rec – Are the testing/monitoring records being retained? Note: testing records must be retained for 3 years or until the next test, whichever is later; monitoring records must be retained for as long as the DW sump is monitored, PLUS 3 years.

Y – Yes

Corrosion Protection

CP_pre – Is the required equipment present? Select all corrosion protection equipment that apply to the tank system, including those required, and any supplementary equipments. Record any inaccuracies with tank/piping type/CP or internal lining under INSP_comm (p. 2).

XPT – Tank corrosion protection not required - tank inherently corrosion-resistant or not in contact with the ground

XPP – Piping/ancillary equipment corrosion protection not required - component inherently corrosion-resistant or not in contact with the ground

Color Code & (Tank) Label

CL_pre – Is the required equipment present?

Y – Yes

CL_gwo – Is the equipment in good working order?

Y – Yes

Fill Port Catch Basin

CB_pre – Is the required equipment present?

Y – Yes

CB_gwo – Is the equipment in good working order?

Y – Yes

CB_itm – Is the catch basin being tested/monitored periodically? Note: catch basins must be tested triennially or monitored every 30 days (for DW catch basins), for integrity.

Y – Yes

CB_rec – Are the testing/monitoring records being retained? Note: testing records must be retained for 3 years or until the next test, whichever is later; monitoring records must be retained for as long as the DW catch basin is monitored, PLUS 3 years.

Y – Yes

Overfill Prevention

OP_rc – OP equipment: select all OP equipment that apply to the tank, including those required, and any supplementary equipment installed.

ASV – Automatic Shut-Off Valve

OP_ri – Is the registered OP equipment accurate?

Y – Yes

OP_gwo – Is the equipment in good working order?

Y – Yes

OP_itm – Is the equipment being inspected periodically?

Y – Yes

OP_rec – Are the inspection records being retained? Note: records must be retained for 3 years or until the next inspection, whichever is later.

Y – Yes

OP_com – Was the inspection complete/adequate?

Y – Yes

Valves

VL_pre – Is the required equipment present?

Y – Yes

VL_gwo – Is the equipment in good working order?
Y – Yes

Tank System Information			
Tank ID	005B	***Compartment***	1 - Part of a compartmented tank
(T) Location	5 - Underground including vaulted with no access for inspection	***Manifolded***	
(T) Type	06	***Tank Capacity [gals.]***	3,000
Stored (or Formerly Stored) Petroleum	2712 - Gasoline/Ethanol		
Applicable Subpart	2	***(P) Location***	C02 - Underground/On-ground
Status	1 - In-service	***(P) Type***	D11 - Flexible Piping
(T) Install Date	March 24, 2026	***(P) Install Date***	
(T) Closure Date		***Pumping/Dispensing Method***	J01 - Pressurized Dispenser
(T) Leak Detection	H01 - Interstitial Electronic Monitoring	***(P) Leak Detection***	L01 - Interstitial Electronic Monitoring L07 - Pressurized Piping Leak Detector
(T) Secondary Containment	G04 - Double-Walled (UST Only)	***(P) Secondary Containment***	E04 - Double-Walled (Underground Only)
		Under-Dispenser Containment	FALSE - No UDC/dispenser sump
(T) Corrosion Protection	B04 - Fiberglass	***(P) Corrosion Protection***	F05 - Jacketed
(T) (Internal) Lining	A00 - None	***Overfill Prevention***	I03 - Automatic Shut-Off
Fill Port Catch Basin	K01 - Catch Basin		

OOS Status & Permanent Closure
OC_rc – What's the tank system's status?
1 – In-service

Tank System: Design/Construction, Installation, Compatibility, Repair
TS_cs – Does the tank system meet pertinent construction standards?
Y – Yes
TS_bf – Is the entire tank system compatible with the stored petroleum?
XP – Compatibility documentation not required - no biofuel blends greater than E10/B20
TS_ir – Are there installation records for the UST system?
Y – Yes

Operator Training
OT_d – Are there authorized Class A/B Operator(s) and trained Class C Operator(s) designated for this tank?
Y – Yes
OT_rec – Are Operator Training records being retained? Note: records must be retained as long as the Operator is designated, PLUS 3 years after designation.
Y – Yes

Walkthrough Inspections

WT_itm – Are the inspections being performed periodically? Note: 30-day (UST system) inspections may be performed less frequently (i.e., prior to every delivery) if deliveries are less frequent than every 30 days.

Y – Yes

WT_rec – Are the inspection records being retained? Note: records must be retained for 3 years. 30-day (UST system) inspection records must include delivery records if inspections are performed less frequently than every 30 days.

Y – Yes

WT_com – Was the inspection complete/adequate? Note: while containment sumps and handheld LD equipment are to be covered under the annual inspections, certain facilities include them in the 30-day inspection to avoid having to create/use a separate form for the annual walkthrough inspection. In those cases, the annual walkthrough inspection requirement is satisfied, and ACS and AHH do not apply.

Y – Yes

Leak Detection

LD_trc – Tank LD Methods: select all LD methods that apply to the tank, including those required, and any supplementary methods being performed.

INS – Interstitial Monitoring

LD_tri – Is the registered tank LD method(s) accurate?

Y – Yes

LD_prc – Piping LD Methods: select all LD methods that apply to the piping, including those required, and any supplementary methods being performed. Do not select anything if there is no piping associated with the tank.

INS – Interstitial Monitoring

ALLD – Automatic Line Leak Detector

LD_pri – Is the registered piping LD method(s) accurate?

Y – Yes

Inventory Monitoring – No sales yet

Automatic Line Leak Detector

ALLD_val – Is this LD method valid for the tank system? Note: ALLDs are valid only for pressurized piping that is part of certain tank systems.

Y – Yes

ALLD_gwo – Is the equipment in good working order?

Y – Yes

Secondary Containment

SC_trc – Tank SC Equipment: select all SC equipment that apply to the tank, including those required, and any supplementary equipment installed.

DWU – Double-Walled (UST) Construction

SC_tri – Is the registered tank SC equipment accurate?

Y – Yes

SC_prc – Piping SC Equipment: select all SC equipment that apply to the piping, including those required, and any supplementary equipment installed.

DWU – Double-Walled (Underground) Piping

SC_pri – Is the registered piping SC equipment accurate?

Y – Yes

SC_drc – Does the dispenser have a UDC/dispenser sump?

Y – Yes

SC_gwo – Is the equipment in good working order?

Y – Yes

SC_itm – Is the containment sump being tested/monitored periodically? Note: containment sumps used for piping interstitial monitoring must be tested triennially or monitored annually (for DW sumps), for integrity.

Y – Yes

SC_rec – Are the testing/monitoring records being retained? Note: testing records must be retained for 3 years or until the next test, whichever is later; monitoring records must be retained for as long as the DW sump is monitored, PLUS 3 years.

Y – Yes

Corrosion Protection

CP_pre – Is the required equipment present? Select all corrosion protection equipment that apply to the tank system, including those required, and any supplementary equipments. Record any inaccuracies with tank/piping type/CP or internal lining under INSP_comm (p. 2).

XPT – Tank corrosion protection not required - tank inherently corrosion-resistant or not in contact with the ground

XPP – Piping/ancillary equipment corrosion protection not required - component inherently corrosion-resistant or not in contact with the ground

Color Code & (Tank) Label

CL_pre – Is the required equipment present?

Y – Yes

CL_gwo – Is the equipment in good working order?

Y – Yes

Fill Port Catch Basin

CB_pre – Is the required equipment present?

Y – Yes

CB_gwo – Is the equipment in good working order?

Y – Yes

CB_itm – Is the catch basin being tested/monitored periodically? Note: catch basins must be tested triennially or monitored every 30 days (for DW catch basins), for integrity.

Y – Yes

CB_rec – Are the testing/monitoring records being retained? Note: testing records must be retained for 3 years or until the next test, whichever is later; monitoring records must be retained for as long as the DW catch basin is monitored, PLUS 3 years.

Y – Yes

Overfill Prevention

OP_rc – OP equipment: select all OP equipment that apply to the tank, including those required, and any supplementary equipment installed.

ASV – Automatic Shut-Off Valve

OP_ri – Is the registered OP equipment accurate?

Y – Yes

OP_gwo – Is the equipment in good working order?

Y – Yes

OP_itm – Is the equipment being inspected periodically?

Y – Yes

OP_rec – Are the inspection records being retained? Note: records must be retained for 3 years or until the next inspection, whichever is later.

Y – Yes

OP_com – Was the inspection complete/adequate?

Y – Yes

Valves

VL_pre – Is the required equipment present?

Y – Yes

VL_gwo – Is the equipment in good working order?

Y – Yes

Spills Observed

SP_des – Description: give this spill a short name/identifier to distinguish it from any other observed spills.

None

Photos



UST Tank Pad – Tank 005A / 005B



Tank 005A fill port, tank ID tag and drop tube with ASV


Tank 005A tank top sump equipped with liquid sensor.



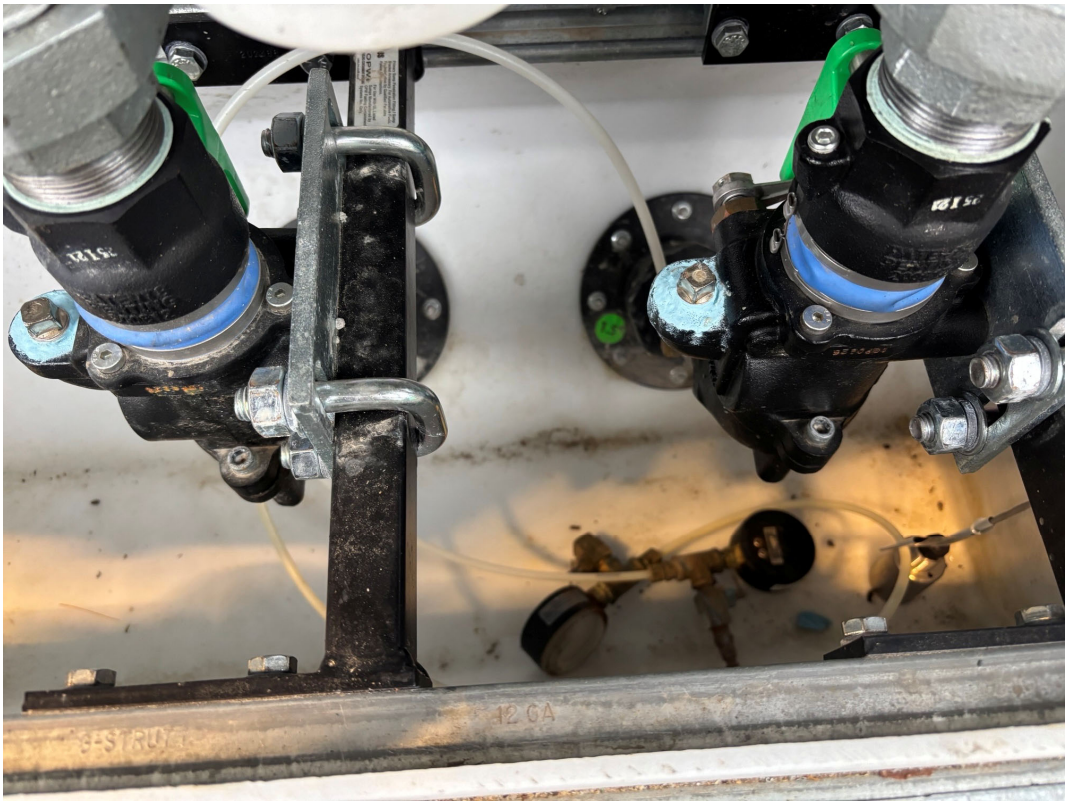
Tank 005B fill port, tank ID tag and drop tube with ASV.



Tank 005B tank top sump equipped with liquid sensor.

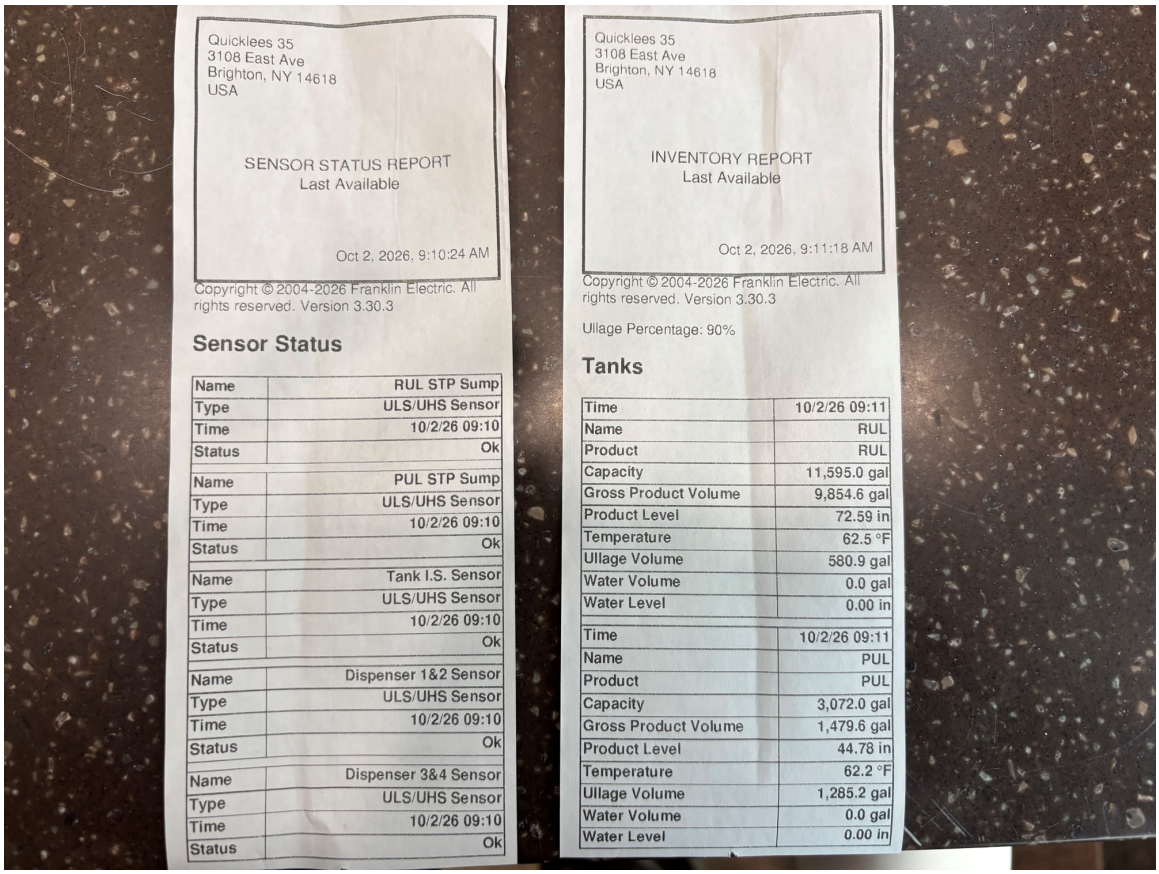


Dispenser island (1 of 2)


Dispenser shear valves and UDC equipped with liquid sensor



Franklin Electric tank monitoring system



Quicklees 35
3108 East Ave
Brighton, NY 14618
USA

SENSOR STATUS REPORT
Last Available

Oct 2, 2026, 9:10:24 AM

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Sensor Status

Name	RUL STP Sump
Type	ULS/UHS Sensor
Time	10/2/26 09:10
Status	Ok
Name	PUL STP Sump
Type	ULS/UHS Sensor
Time	10/2/26 09:10
Status	Ok
Name	Tank I.S. Sensor
Type	ULS/UHS Sensor
Time	10/2/26 09:10
Status	Ok
Name	Dispenser 1&2 Sensor
Type	ULS/UHS Sensor
Time	10/2/26 09:10
Status	Ok
Name	Dispenser 3&4 Sensor
Type	ULS/UHS Sensor
Time	10/2/26 09:10
Status	Ok

Quicklees 35
3108 East Ave
Brighton, NY 14618
USA

INVENTORY REPORT
Last Available

Oct 2, 2026, 9:11:18 AM

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Ullage Percentage: 90%

Tanks

Time	10/2/26 09:11
Name	RUL
Product	RUL
Capacity	11,595.0 gal
Gross Product Volume	9,854.6 gal
Product Level	72.59 in
Temperature	62.5 °F
Ullage Volume	580.9 gal
Water Volume	0.0 gal
Water Level	0.00 in
Time	10/2/26 09:11
Name	PUL
Product	PUL
Capacity	3,072.0 gal
Gross Product Volume	1,479.6 gal
Product Level	44.78 in
Temperature	62.2 °F
Ullage Volume	1,285.2 gal
Water Volume	0.0 gal
Water Level	0.00 in

Liquid Sensor Status and Inventory Reports (all normal)