



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

From: Robert Bennett

Date: May 9, 2025

Subject: Monthly Progress Report for 135 Kent Ave, Brooklyn, NY
Former Cleaner Sales & Equipment Corp. Site
NYSDEC BCP Site No. C224177

MONTHLY PROGRESS MEMORANDUM

In accordance with the reporting requirements of the Brownfield Site Cleanup Agreement for the above-captioned Site, Rock Enviro LLC, presents this monthly progress report to the 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 2025.

ACTIONS COMPLETED DURING THIS REPORTING PERIOD

During this reporting period we have completed the following actions:

1. Conducted weekly inspections for the first two weeks of April 2025 and submitted weekly status reports to NYSDEC and NYSDOH.
2. Thirty-two (32) drums including 20 drums of hazardous concrete chunks and 12 drums of hazardous soil were picked up from the Site on April 9, 2025. All hazardous materials were removed under Generator ID Number NYR000113480. This is the same number originally assigned to the Cleaners Sales & Equipment Corp Site. All 32 drums were removed under Manifest Tracking number 002086074 by Veolia ES Technical Solutions.
3. Submitted tenant notification letters and the results of the March 24 to March 25, 2025, indoor air quality sampling results to NYSDEC on April 11, 2025.
4. Submitted a revised data table with IAQ data to NYSDEC on April 21, 2025.
5. NYSDEC instructed Rock Enviro to have the data validated and then revised tenant notification letters can be sent. The DUSR is currently being prepared.
6. Conducted a site inspection with the NYSDEC Project Manager, Wendy Zheng, the remedial engineer, Sean Carter with Matrix Environmental Engineering PLLC, and environmental consultants, Robert M. Bennett and Jason Gellati with Rock Enviro, LLC on April 24, 2025. The inspection included a full inspection of the entire building and rooftop (excluding residential spaces on the second floor). Airflow/velocity measurements and sub-slab differential pressure



measurements were demonstrated with NYSDEC in attendance to show an improved sub-slab vacuum had been achieved between the SSDS pit replacement and slab repairs.

7. Collected sub-slab depressurization system (SSDS) monitoring measurements at vapor monitoring points (VMPs) and airflow/velocity readings within riser pipes directly above suction pits across the slab-on-grade area at 135 Kent Avenue on April 30, 2025. SSDS suction pits and vapor monitoring points are shown in the attached Figure 1.
8. Inspected the slab integrity across the Site and visually inspected for possible exposure pathways. Several portions of the slab have been patched and repaired since the SSDS pit installation and ramp removal work in March 2025.
9. Collected pressure and PID readings from the system before and after activated carbon drums.
10. Inspected all system piping and looked for leaks.

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



SSDS MONITORING/SYSTEM MEASUREMENTS

Rock Enviro performed monthly monitoring of SSDS suction pits and accessible vapor monitoring points (VMPs) on April 30, 2025. The following summarizes monitoring results:

Table 1 – SSDS Suction Pits

Location	Airflow/Velocity (ft per minute - fpm)	Differential Pressure Gauge Reading (in WC)
V-1	1,697	1.7
V-2	1,125	1.5
V-3	1,151	1.8
V-4	1,098	1.8
V-5	988	1.6
V-6	995	1.9
V-7	1,014	1.7

Table 2 – Vapor Monitoring Points (VMPs)

Vapor Monitoring Point (VMP)	Pressure Reading (inches WC)
PV-1RR	-0.026
PV-2RRR	-0.083
PV-3R	-0.037
PV-4RR	-0.069
PV-5RR	-0.009
PV-6RRR	-0.008
PV-7RRR	-0.072
PV-8R	-0.067
PV-10RRR	-0.058
PV-11RRR	-0.024

1. All ten VMPs were replaced on January 29, 2025. The monthly monitoring was conducted the following day.
2. Each “R” following the VMP# represents a replacement (PV-#R = single replacement, PV-#RR = two replacements).
3. The SSDS Modifications (SSDS Pit Replacement/Installations & Ramp Removal) were completed 3/6-3/11/2025.
4. The SSDS Equipment was relocated to the rooftop on 3/14/2025.
5. A model ALNOR 5825, micromanometer, manufactured by TSI was used for differential pressure readings. After much research, this was selected to be the most accurate digital manometer on the market. This will be used moving forward for all differential pressure measurements.
6. With the new micromanometer, readings were detected at previously identified dead zones PV-6RRR & PV-5RR. This may be attributed to slab repairs as well.



ENGINEERING CONTROL MODIFICATIONS

A teleconference was held between NYSDEC, Rock Enviro, Matrix and representatives from 135 Kent Ave LLC on January 13, 2025, to discuss proposed renovations at 135 Kent Avenue and Interim Remedial Measures (IRM) and engineering control modifications (ECMs). The scope of work specified in the IRMWP and ECMWP was summarized to ensure that all parties agreed and understood these report's requirements and objectives. A Pre-Construction teleconference was held on February 4, 2025. Representatives of NYSDEC, NYSDOH, Rock Enviro, Matrix, 135 Kent LLC, and all subcontractors (including Coastal Environmental Solutions and Veolia North America) were in attendance. The EC Modifications were tentatively scheduled for February 2025; however, the work was rescheduled until after the DOB approved updated mechanical plans which include details for the proposed SSDS modifications. The SSDS and slab modifications commenced on March 6, 2025, and were completed with the equipment compound relocated to the rooftop by March 14, 2025. The residential tenants on the second floor of the building were provided with updated contact information including phone numbers and emails for Rock Enviro and Matrix staff. Rock Enviro conducted weekly monitoring events starting March 21, 2025 and continued through April 11, 2025. Additional monitoring was conducted during the onsite meeting with NYSDEC in attendance on April 24, 2025 and the monthly monitoring event was conducted on April 30, 2025.

PLANED ACTIVITIES FOR THE NEXT REPORTING PERIOD

The SSDS is currently operating continuously without interruption. The following activities are planned for the April 2025 reporting period:

- The results of the March 24-March 25, 2025, indoor air quality (IAQ) sampling was reported to NYSDEC & NYSDOH on April 11, 2025. This included tenant notification letters for all spaces where sampling was conducted. Rock submitted a revised data table with IAQ data to NYSDEC on April 21, 2025, as per NYSDEC's comments. NYSDEC instructed Rock Enviro to have the data validated and then revised tenant notification letters can be sent. The DUSR is currently being prepared.
- The differential pressure gauges installed do not appear to be maintaining consistent readings and therefore require replacement. As discussed during the onsite meeting with NYSDEC, Rock and Matrix in attendance, the Dwyer Model 2005 magnehelic gauges work well but we had difficulty installing the large gauges on the small 2-inch PVC pipe. SSDS Pits V-1, V-2, and V-6 are located adjacent to interior or exterior walls and the gauges can be affixed to the walls next to the riser. However, SSDS Pits V-3, V-4, V-5 and V-7 do not have solid walls adjacent and will require some sort of framework to secure the larger gauges. It was decided that we will need to install framework or hardware onto those four riser pipes located between columns.
- Rock Enviro plans to contact the ownership/management regarding the adjacent building at 58 North 6th Street and the environmental consultant for 60 North 6th Street building. Those communications will include (Cc) NYSDEC and NYSDOH representatives.

Additional details regarding May 2025 activities will be provided in the next monthly monitoring report, due June 10, 2025.



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. Integral prepared a draft SSDS layout for 58 North 6th Street management review. 135 Kent LLC is currently in discussion with 58 North 6th Street management regarding the SSDS equipment layout. Upon agreement of the SSDS layout with building management for 58 North 6th Street, Rock Enviro and Matrix will prepare a vapor mitigation design work plan for NYSDEC review. According to 135 Kent LLC, there has been no response from 58 N. 6th Street management for several months. NYSDEC and NYSDOH representatives will be Cc'd on all correspondences between Rock Enviro, 135 Kent LLC, and 58 N. 6th Street management moving forward.

60 NORTH 6TH STREET VAPOR MITIGATION

Integral was previously in communication with P.W. Grosser, the environmental consultants for 60 North 6th Street, regarding installation of additional VMs 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 to P.W. Grosser on April 13, 2024, requesting a floor plan showing where additional VMs can be installed, and asking when an indoor air sample can be collected. 135 Kent Ave LLC has indicated that a response is still pending. NYSDEC and NYSDOH representatives will be Cc'd on all correspondence between Rock Enviro, 135 Kent LLC, and P.W. Grosser moving forward.

MONTHLY SSDS MONITORING INFO FROM APRIL 2025 IS ON THE FOLLOWING PAGE.



ACTIVE SSDS MONITORING FORM

Site Address: 135 Kent Avenue, Brooklyn, NY 11249

Site Name: Former Cleaner Sales and Equipment Corp Site

NYSDEC Site: C224177

Date: 04/30/2025

Start Time: 09:00

End Time: 12:10

Field Technician: Jason Gellati
 (Rock Enviro Field Manager)

Vapor Monitoring Point (VMP)	Pressure Reading (inches WC)
PV-1RR	-0.026
PV-2RRR	-0.083
PV-3R	-0.037
PV-4RR	-0.069
PV-5RR	-0.009
PV-6RRR	-0.008
PV-7RRR	-0.072
PV-8R	-0.067
PV-10RRR	-0.058
PV-11RRR	-0.024

SSDS Pit ID	Airflow/Velocity (ft/min)	Valve Position (degrees)	Differential Pressure Gauge Reading (in WC)
V-1	1,697	15°	1.7
V-2	1,125	15°	1.5
V-3	1,151	0°	1.8
V-4	1,098	0°	1.8
V-5	988	0°	1.6
V-6	995	0°	1.9
V-7	1,014	15°	1.7

- All ten VMPs were replaced on January 29, 2025. The monthly monitoring was conducted the following day.
- Each "R" following the VMP# represents a replacement (PV-#R = single replacement, PV-#RR = two replacements).
- The SSDS Modifications (SSDS Pit Replacement/Installations & Ramp Removal) were completed 3/6-3/11/2025.
- The SSDS Equipment was relocated to the rooftop on 3/14/2025.
- A model ALNOR 5825, micromanometer, manufactured by TSI was used for differential pressure readings. After much research, this was selected to be the most accurate digital manometer on the market. This will be used moving forward for all differential pressure measurements.
- With the new micromanometer, readings were detected at previously identified dead zones PV-6RRR & PV-5RR. This may be attributed to slab repairs as well.

SSDS Treatment Room	Monitoring Point	Pressure (inches WC)	PID Reading (ppm)	Notes
Before Lead Drum	Gauge PI102	42	No Port	
Before Lag Drum	Gauge PI103 Sample Port	36	0.7	
After Lag Drum	Gauge PI104 Sample Port	20	0.2	
Ambient Air	NA	NA	0.0	

- New carbon added to drums on 3/14/2025 during equipment relocation.

Is SSDS blower operating: **YES**

Is heat exhaust fan operating: **YES**

Is Sensaphone operating: **YES**

Evidence of tampering, vandalism or damage to SSDS Enclosure/Equipment: **NO**

Evidence of tampering, vandalism or damage to SSDS Riser Exhaust Stack: **NO**

Figure 1 – First Floor (Post SSDS Mods)

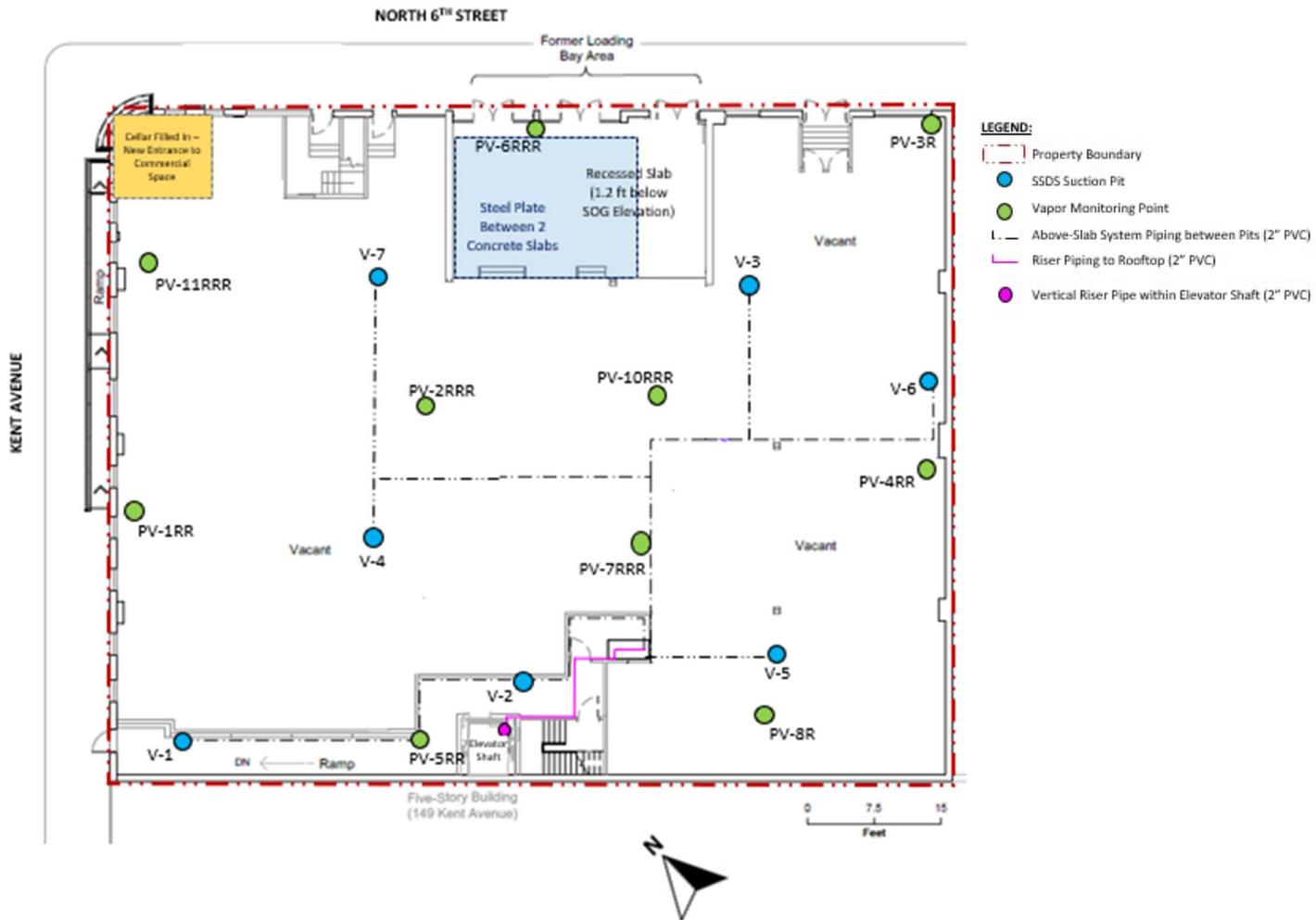


Figure 2 – Rooftop (Post SSDS Mods)

