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

From: **Robert Bennett**

Date: **July 11, 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 June 2025.

ACTIONS COMPLETED DURING THIS REPORTING PERIOD

During this reporting period we have completed the following actions:

1. On June 25, 2025, Rock Enviro mailed the NYSDEC-approved tenant notification letters to the residential occupants of the second floor of the building. Proof of the certified mailing was provided to NYSDEC.
2. A teleconference was held on May 28, 2025, to discuss the possibility of dropping the slab 1-3 feet across all commercial portions of the first floor. NYSDEC, NYSDOH, 135 Kent LLC, Rock Enviro and Matrix Environmental Engineering PLLC were in attendance for the call. An approach for completing such work was discussed for consideration. If the client decides to proceed with this plan, a new IRMWP would need to be prepared and submitted to NYSDEC for review, and the IRM would be subject to public comment. Rock Enviro is awaiting a decision from 135 Kent LLC and will update NYSDEC of any decisions made regarding further slab work.
3. Rock Enviro conducted an air filtration unit inventory during the May 30, 2025, monthly inspection. The filter media for all air filtration units was ordered on June 3, 2025. Rock notified 135 Kent LLC that they will need to notify the tenants so this work can be coordinated and scheduled in July 2025.
4. Rock Enviro conducted a monthly site inspection on June 30, 2025. The following was conducted as part of this inspection:
    a. Collected sub-slab differential pressure measurements at vapor monitoring points (VMPs) and airflow/velocity readings within riser pipes directly above suction pits across the slab-

on-grade area. SSDS suction pits and vapor monitoring points are shown in the attached Figure 1.

b. 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.
c. Collected pressure and PID readings from the system before and after activated carbon drums.
d. 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 June 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	1,644	1.6
V-2	989	1.4
V-3	1,091	1.6
V-4	876	1.6
V-5	950	1.5
V-6	937	1.7
V-7	1,008	1.6

Table 2 – Vapor Monitoring Points (VMPs)

Vapor Monitoring Point (VMP)	Pressure Reading (inches WC)
PV-1RR	-0.030
PV-2RRR	-0.062
PV-3R	-0.077
PV-4RR	-0.068
PV-5RR	-0.009
PV-6RRR	-0.006
PV-7RRR	-0.063
PV-8R	-0.029
PV-10RRR	-0.055
PV-11RRR	-0.031

1. All ten VMPs were replaced on January 29, 2025.
2. Each "R" following the VMP# represents a replacement (PV-#R = single replacement, PV-#RR = two replacements).
3. 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.
4. With the new micromanometer, readings were detected at previously identified dead zones PV-6RRR & PV-5RR. However, this may be attributed to the SSDS pit installation and/or slab repairs in March 2025.

ENGINEERING CONTROL MODIFICATIONS

The SSDS pit replacement and slab modification/repair work commenced on March 6, 2025, and was completed on March 10, 2025. The equipment compound was relocated to the rooftop on March 14, 2025, and the system was only off for an 8-hour period during the relocation. 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 monthly monitoring has resumed with the monitoring on April 30, 2025, May 30, 2025, and June 30, 2025.

PLANED ACTIVITIES FOR THE NEXT REPORTING PERIOD

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

- Rock Enviro conducted an air filtration unit inventory during the May 30, 2025, monthly inspection. The filter media for all air filtration units was ordered on June 3, 2025. Once available, the filter media will need to be replaced in all operating air filtration units. Rock will need access to all tenant spaces for this work. Rock notified 135 Kent LLC that they will need to notify the tenants so this work can be coordinated and scheduled in July or August 2025.
- 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. This work will be completed in July or August of 2025.
- Rock Enviro has contacted the ownership/management regarding the adjacent building at 58 North 6th Street and the environmental consultant for 60 North 6th Street building. Any future communications between ownership and the ownership/consultant for 58 N. 6th Street and 60 N. 6th Street will include (Cc) NYSDEC and NYSDOH representatives.

Additional details regarding July 2025 activities will be provided in the next monthly monitoring report, due August 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 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 to P.W. Grosser 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. 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 JUNE 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: 06/30/2025
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	-0.030
PV-2RRR	-0.062
PV-3R	-0.077
PV-4RR	-0.068
PV-5RR	-0.009
PV-6RRR	-0.006
PV-7RRR	-0.063
PV-8R	-0.029
PV-10RRR	-0.055
PV-11RRR	-0.031

SSDS Pit ID	Airflow/Velocity (ft/min)	Valve Position (degrees)	Differential Pressure Gauge Reading (in WC)
V-1	1,644	15°	1.6
V-2	989	15°	1.4
V-3	1,091	0°	1.6
V-4	876	0°	1.6
V-5	950	0°	1.5
V-6	937	0°	1.7
V-7	1,008	15°	1.6

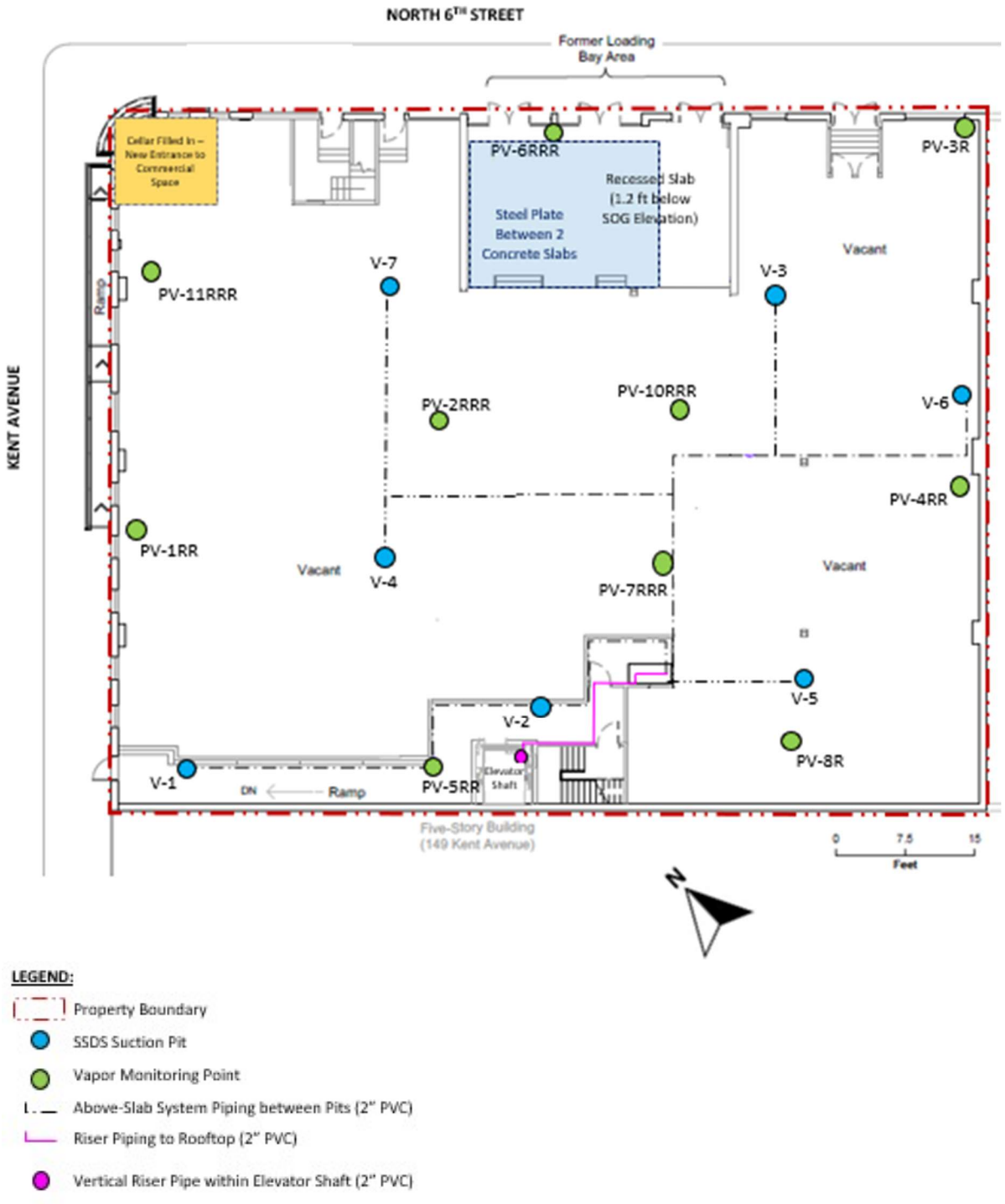
1. All ten VMPs were replaced on January 29, 2025.
2. Each "R" following the VMP# represents a replacement (PV-#R = single replacement, PV-#RR = two replacements).
3. A model ALNOR 5825, micromanometer, manufactured by TSI was used for differential pressure readings. After much research, this was selected to be the most accurate digital manometer on the market. This will be used moving forward for all differential pressure measurements.
4. With the new micromanometer, readings were detected at previously identified dead zones PV-6RRR & PV-5RR. However, this may be attributed to the SSDS pit installation and/or slab repairs in March 2025.

SSDS Treatment Room	Monitoring Point	Pressure (inches WC)	PID Reading (ppm)	Notes
Before Lead Drum	Gauge PI102	40	No Port	
Before Lag Drum	Gauge PI103 Sample Port	34	0.8	
After Lag Drum	Gauge PI104 Sample Port	19	0.2	
Ambient Air	NA	NA	0.0	

1. 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)



LEGEND:

- Property Boundary
- SSDS Suction Pit
- Vapor Monitoring Point
- Above-Slab System Piping between Pits (2" PVC)
- Riser Piping to Rooftop (2" PVC)
- Vertical Riser Pipe within Elevator Shaft (2" PVC)

Figure 2 – Rooftop (Post SSDS Mods)