



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

From: Robert Bennett

Date: March 2, 2026

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 February 2026.

ACTIONS COMPLETED DURING THIS REPORTING PERIOD

During this reporting period we have completed the following actions:

1. Rock Enviro conducted a monthly site inspection on February 27, 2026. 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.
 - c. Inspected the SSDS enclosure, blower, carbon drums and system piping. Collected pressure and PID readings from the system before, between, and after activated carbon drums. The SSDS equipment compound location is shown in the attached **Figure 3**.
 - d. Inspected all system piping and looked for leaks.

2. During the February 27, 2026, site inspection, Rock Enviro inspected the two (2) enclosures, the drum storage area, and proposed trenching work area where proposed trenching work was proposed. While this work is temporarily on hold, the enclosures, work area and secure drum storage area must be protected and maintained. A description of the enclosures, work area and drum storage area is summarized as follows:



Between January 27, 2026, and January 28, 2026, Rock Enviro oversaw the preparation work needed in advance of proposed trenching and slab work across a portion of the ground floor's slab-on-grade foundation. The trenching/slab work was needed to reroute and install water and wastewater lines across a new tenant space. These plans were designed so that sinks, toilets and drains would be located in portions of the building where bathrooms, kitchens and floor drains would be located. The proposed trenching work area/tenant space), covers an estimated 2,900 SF area. The work area spans from the northern portion of the building facing S. 6th Street to the hallway used for a residential access on the south side of the building. The proposed work area is 16-feet to 33-foot-wide, and is approximately 19 feet to the east of the western property boundary and 42 feet to the west of the eastern property boundary (see the attached **Figure 2** showing the proposed work area).

The preparation work included the delivery of one hundred sealable 55-gallon stainless steel drums, relocation of equipment/storage so that the work area was free of obstructions, placement of the 55-gallon drums in a secured, tamper free, storage area within reach of the proposed work area, air monitoring station deployment with two CAMP stations on the ground floor, and one CAMP station in the residential hallways on the second floor, and the construction of two enclosures. Because no slab cutting/intrusive work was conducted on the ground floor during this time, only background readings from the CAMP station in the residential hallway on the second-floor and background readings recorded in the Daily Status Reports (DSRs).

The preparation work conducted between January 27 and January 28, 2026, primarily consisted of the supervision of the construction of two (2) enclosures. The intention of the enclosures is to create a critical safety barrier, designed to trap airborne dust/particulates and hazardous vapors known to be present below the building's slab, and divert the VOC/particulate rich air to an outdoor venting location, to prevent a high-level exposure of VOCs and particulates in indoor air. This is intended to protect the residents on the second floor of the building as well as the laborers working on the ground floor. The enclosures construction includes, but is not limited to, a wood-framed structure with a minimum of two layers of overlapping 6-mil poly sheeting on all four sidewalls and ceiling, a curtained doorway and airlock present at the enclosure entrance, and a sealed connections in the sidewall for the negative air machine attachment through an exterior wall. The enclosures included fiberglass insulation on all sidewalls and the ceiling to minimize nuisance noise pollution that could be disruptive to the residential tenants on the second floor. A detailed description of the enclosures purpose and construction is as follows:

Enclosures require an airtight construction that is created by at least two layers of 6-mil poly-sheeting supported by timber framing, to isolate hazardous areas. Key details include sealed, multi-chamber decontamination units, HEPA-filtered air machines, which are used to create a negative air vacuum inside the enclosures.



Key Enclosure Construction Details Include:

- **Barrier Material:** A minimum of 6-mil fire-retardant, opaque polyethylene sheeting is used for all four walls and ceiling.
- **Sealing:** All seams, corners, and joints are sealed with specialized tape, creating an airtight, leak-proof envelope.
- **Structural Support:** Wood framing is used to hold the plastic sheeting away from work surfaces and ensure stability.
- **Negative Pressure:** A Negative Pressure Unit (NPU) (HEPA filtration) is connected by a 12-inch diameter duct that is sealed to an exterior sidewall and the shaft extends to an unoccupied exterior location (a minimum distance of 15 feet from residential entrance doors, operable windows and fresh air intakes) used to maintain lower air pressure inside, ensuring air flows inward.
- **Airflow Requirements:** A minimum of four air changes per hour is required to maintain safety standards.
- **Access:** Curtained doorways are used to seal entrances.
- **Sound-Reducing Construction:** Fiberglass insulation is present between the exterior wall and ceiling framing and 1.25-inch foam board is placed over the interior and exterior sides to provide a high level of noise attenuation to help reduce nuisance noise levels.

During the second day of preparation work when the enclosures were near completion, there were some discussions about changing the layout of water/wastewater lines. As such, the trenching/slab work was postponed. The trenching work will not resume until the plans have been finalized. Once the design is finalized and the tenant has confirmed that the water/wastewater line locations match their intended design and desired locations for use during their occupancy, the trenching work will be rescheduled. This is not anticipated until at least April 2026.

As per the request of NYSDEC and NYSDOH, the construction of the enclosures and connections for negative air machines will be detailed in a letter memo to NYSDEC and NYSDOH. This memo will be submitted a minimum of 14-days before any planned trenching work takes place.

During the time that work is on hold, the existing enclosures, work area and secured drum storage area will continue to be inspected during the monthly monitoring events. Any damage to or changes to these areas will be reported.

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 February 27, 2026. 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	1,426	1.8
V-2	1,073	1.5
V-3	991	1.6
V-4	936	1.6
V-5	994	1.6
V-6	988	1.7
V-7	1,014	1.6

Table 2 – Vapor Monitoring Points (VMPs)

Vapor Monitoring Point (VMP)	Pressure Reading (inches WC)
PV-1RR	-0.037
PV-2RRR	-0.055
PV-3R	-0.059
PV-4RR	-0.048
PV-5RR	-0.006
PV-6RRR	-0.008
PV-7RRR	-0.046
PV-8R	-0.031
PV-10RRR	-0.037
PV-11RRR	-0.022

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, etc).
3. A model ALNOR 5825, micromanometer, manufactured by TSI was used for all sub-slab differential pressure readings.



PLANNED ACTIVITIES FOR THE NEXT REPORTING PERIOD

The SSDS is currently operating continuously without interruption. The following activities are planned for the March 2026 reporting period:

- Rock Enviro submitted a Notification of Intent to Commence Approved Trenching Work to NYSDEC, dated January 7, 2026. The proposed work will consist of trenching across a portion of the vacant commercial space located on the ground floor. Preparation work for the trenching began on January 27, 2026, and included enclosure construction and delivery of 100 55-gallon drums. The enclosures were near completion by January 28, 2026; however, the work was abruptly put on hold. 135 Kent LLC is currently working with their prospective tenant to redesign the layout of water/wastewater lines. The trenching work will not resume until the plans have been finalized. This is not anticipated to resume until at least April 2026.
- The condition of the enclosures, drums and work space on the ground floor will be inspected during the monthly monitoring events. Any changes or damage will be reported to NYSDEC.
- The construction of the enclosures and connections for negative air machines will be detailed in a letter memo to NYSDEC and NYSDOH. This memo will be submitted a minimum of 14-days before any planned trenching work takes place.
- 135 Kent LLC is currently awaiting a decision from 58 North 6th Street management regarding the SSDS equipment layout. Rock has requested that 135 Kent LLC contact the ownership/management for 58 N. 6th Street to discuss the proposed SSD system. The ownership/management for 58 N. 6th Street expressed concerns related to interior noise levels associated with an active SSD system. Design documentation and specifications were provided; however, a response from 58 N. 6th Street has not been received. Any future communications with 58 N. 6th Street will include (Cc) NYSDEC and NYSDOH representatives.
- On October 17, 2025, Rock Enviro contacted P.W. Grosser to request the installation of two additional VMPs within the cellar of 60 N. 6th Street as well as proposed indoor air sampling which should be completed during the 2025-2026 heating season. P.W. Grosser responded on the same day requesting the exact locations where the two additional VMPs would be installed. On October 28, 2025, P.W. Grosser provided updated floor. Rock Enviro used the floor plans to prepare a figure showing the exact locations of the proposed VMP locations. We are currently from a decision from the ownership/management of 60 N. 6th Street to determine if the proposed locations are acceptable.
- On March 2, 2026, 135 Kent LLC notified tenants that the 2025/2026 indoor air sampling event would be conducted on 3/12-3/13/2026 via email. A copy of the notification will be submitted to NYSDEC and NYSDOH along with the February 2026 monthly monitoring report.

Additional details regarding March 2026 activities will be provided in the next monthly monitoring report, due April 10, 2026.



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 awaiting a decision from 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. On October 17, 2025, Rock Enviro contacted P.W. Grosser to follow up on the additional VMPs and the indoor air sampling. P.W. Grosser responded on the same day requesting the exact locations where the two additional VMPs would be installed. On October 28, 2025, P.W. Grosser provided updated floor plans showing current conditions at 60 N. 6th Street. Rock Enviro used the floor plans to prepare a figure showing the exact locations of the proposed VMP locations. We are currently from a decision from the ownership/management of 60 N. 6th Street to determine if the proposed locations are acceptable. P.W. Grosser will contact Rock as soon as they receive confirmation from their client. All correspondences with P.W. Grosser included representatives from NYSDEC and NYSDOH. NYSDEC and NYSDOH representatives will be Cc'd on all future correspondence between Rock Enviro, 135 Kent LLC, and P.W. Grosser moving forward.



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: 02/27/2026
 Start Time: 10:00
 End Time: 12:50
 Field Technician: Jason Gellati
 (Rock Enviro Field Manager)

Vapor Monitoring Point (VMP)	Pressure Reading (inches WC)
PV-1RR	-0.037
PV-2RRR	-0.055
PV-3R	-0.059
PV-4RR	-0.048
PV-5RR	-0.006
PV-6RRR	-0.008
PV-7RRR	-0.046
PV-8R	-0.031
PV-10RRR	-0.037
PV-11RRR	-0.022

SSDS Pit ID	Airflow/Velocity (ft/min)	Valve Position (degrees)	Differential Pressure Gauge Reading (in WC)
V-1	1,426	15°	1.8
V-2	1,073	15°	1.5
V-3	991	15°	1.6
V-4	936	0°	1.6
V-5	994	0°	1.6
V-6	988	0°	1.7
V-7	1,014	15°	1.6

- All ten VMPs were replaced on January 29, 2025.
- Each "R" following the VMP# represents a replacement (PV-#R = single replacement, PV-#RR = two replacements, etc).
- A model ALNOR 5825, micromanometer, manufactured by TSI was used for all sub-slab differential pressure readings.

SSDS Treatment Room	Monitoring Point	Pressure (inches WC)	PID Reading (ppm)	Notes
Before Lead Drum	Gauge PI102	34	No Port	
Before Lag Drum	Gauge PI103 Sample Port	32	0.6	
After Lag Drum	Gauge PI104 Sample Port	18	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 SSDS Layout

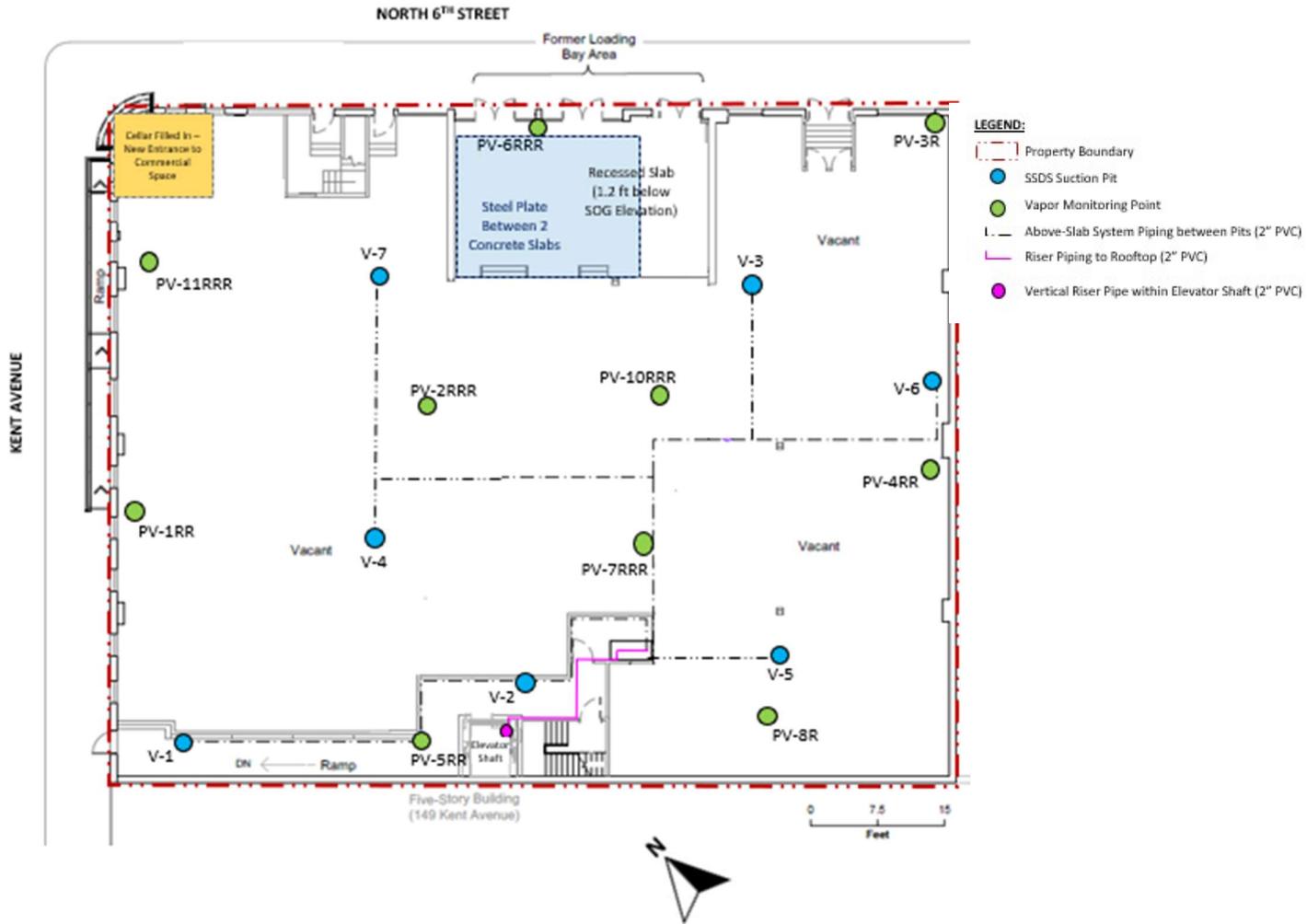


Figure 2 – Proposed Trenching Plan



A third CAMP station was present on the second floor during preparation work for trenching/slab work on 1/27 & 1/28/2026. The three CAMP stations will be placed in similar locations and operated when trenching/slab work continues.

Figure 3 – Rooftop SSDS Equipment Location

