

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

From: Robert Bennett

Date: April 13, 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 March 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 March 31, 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. Collected a total of twenty-two (22) indoor air quality (IAQ) samples within the 135 Kent Avenue building between March 12 & March 13, 2026, before the end of the 2025/2026 heating season. A total of 20 indoor ambient air samples and 2 outdoor ambient air samples. Samples were and submitted to the lab on 3/13/2026 for standard turnaround time analysis of VOCs by EPA Method TO-15.



- a. First floor sample locations are shown in **Figure 3**, and second floor sample locations are shown in **Figure 4**.

3. Collected a total of four (4) indoor air quality (IAQ) samples and one (1) outdoor air sample from the 60 N. 6th Street building on March 19, 2026, before the end of the 2025/2026 heating season. Samples were submitted to the lab on 3/20/2026 for standard turnaround time analysis of VOCs by EPA Method TO-15.
 - a. Sample locations are shown in **Figure 5**.

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 March 31, 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	1,294	1.8
V-2	1,151	1.6
V-3	903	1.5
V-4	977	1.5
V-5	981	1.6
V-6	953	1.7
V-7	1,166	1.8

Table 2 – Vapor Monitoring Points (VMPs)

Vapor Monitoring Point (VMP)	Pressure Reading (inches WC)
PV-1RR	-0.032
PV-2RRR	-0.050
PV-3R	-0.042
PV-4RR	-0.037
PV-5RR	-0.007
PV-6RRR	-0.009
PV-7RRR	-0.051
PV-8R	-0.030
PV-10RRR	-0.040
PV-11RRR	-0.026

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 May 2026.
- The condition of the enclosures, drums and workspace 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 12 & March 13, 2026, Rock Enviro conducted the 2025/2026 annual indoor air sampling event, including the adjacent building at 60 N 6th Street. Once the lab deliverables are received, the data will be tabulated, and tenant notification letters will be prepared. Additionally, an Annual IAQ Report will be prepared. These deliverables will be prepared in late April or May 2026.

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

Rock Enviro collected a total of four (4) indoor air quality (IAQ) samples and one (1) outdoor air sample from the 60 N. 6th Street building on March 19, 2026, before the end of the 2025/2026 heating season. Samples were submitted to the lab on 3/20/2026 for standard turnaround time analysis of VOCs by EPA Method TO-15. The results of the sampling will be tabulated, and a notification letter will be prepared in late April or May 2026. Sample locations are shown in **Figure 5**.



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: 03/31/2026

Start Time: 09:15

End Time: 12:35

Field Technician: Jason Gellati
 (Rock Enviro Field Manager)

Vapor Monitoring Point (VMP)	Pressure Reading (inches WC)
PV-1RR	-0.032
PV-2RRR	-0.050
PV-3R	-0.042
PV-4RR	-0.037
PV-5RR	-0.007
PV-6RRR	-0.009
PV-7RRR	-0.051
PV-8R	-0.030
PV-10RRR	-0.040
PV-11RRR	-0.026

SSDS Pit ID	Airflow/Velocity (ft/min)	Valve Position (degrees)	Differential Pressure Gauge Reading (in WC)
V-1	1,294	15°	1.8
V-2	1,151	15°	1.5
V-3	903	15°	1.6
V-4	977	0°	1.6
V-5	981	0°	1.6
V-6	953	0°	1.7
V-7	1,166	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

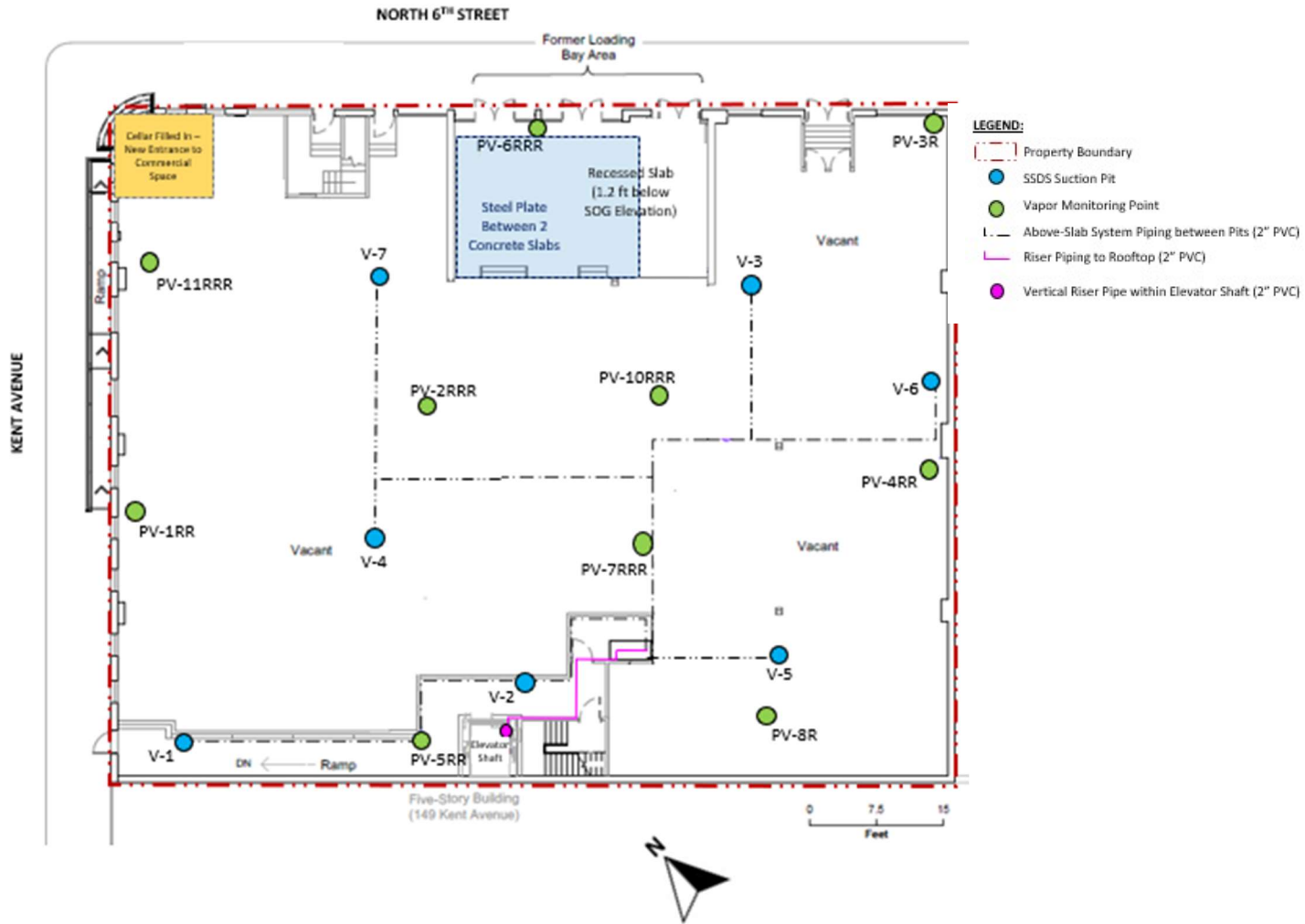


Figure 2 – Rooftop SSDS Equipment Location

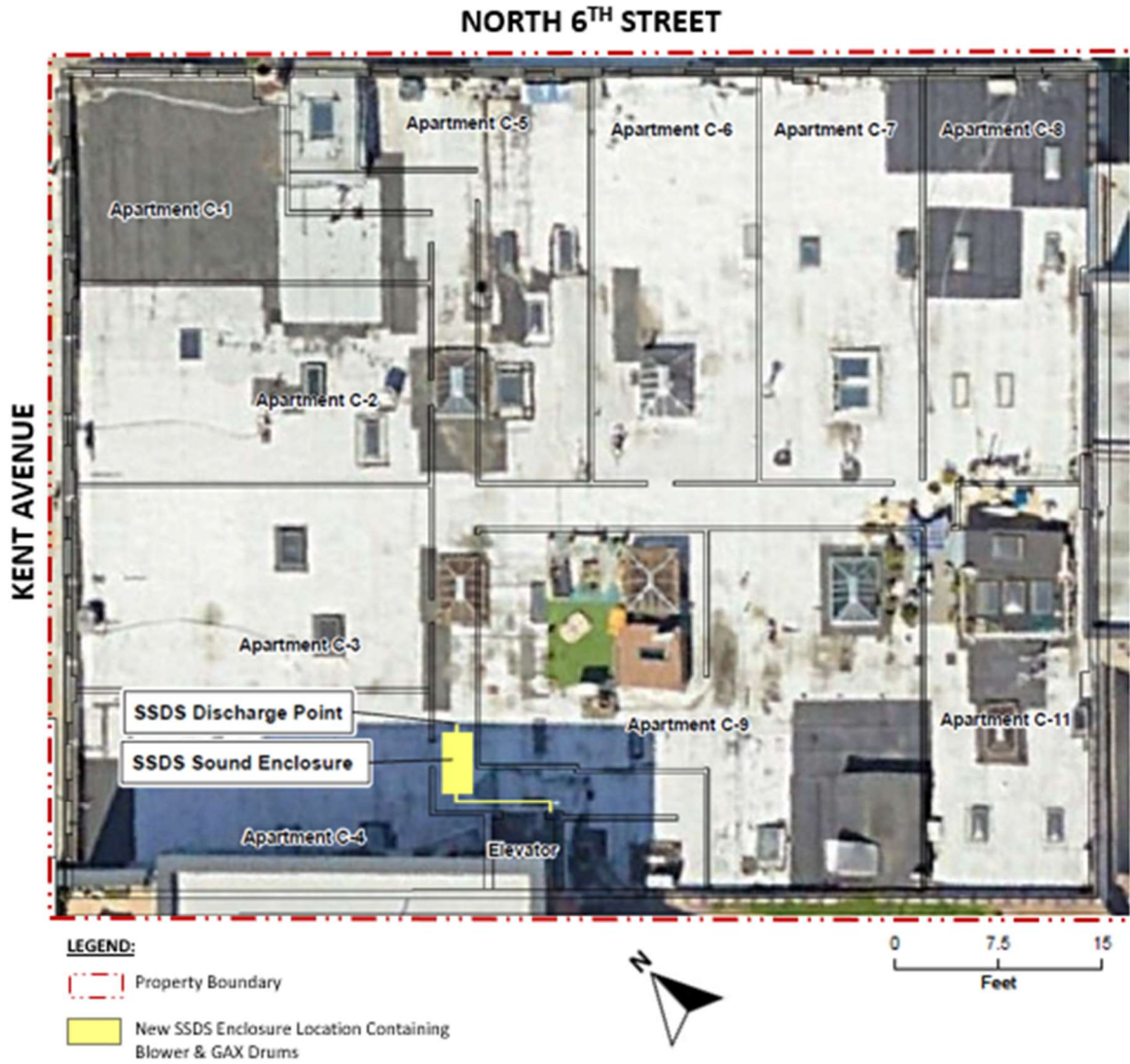


Figure 3 – First Floor IAQ Sample Locations Map

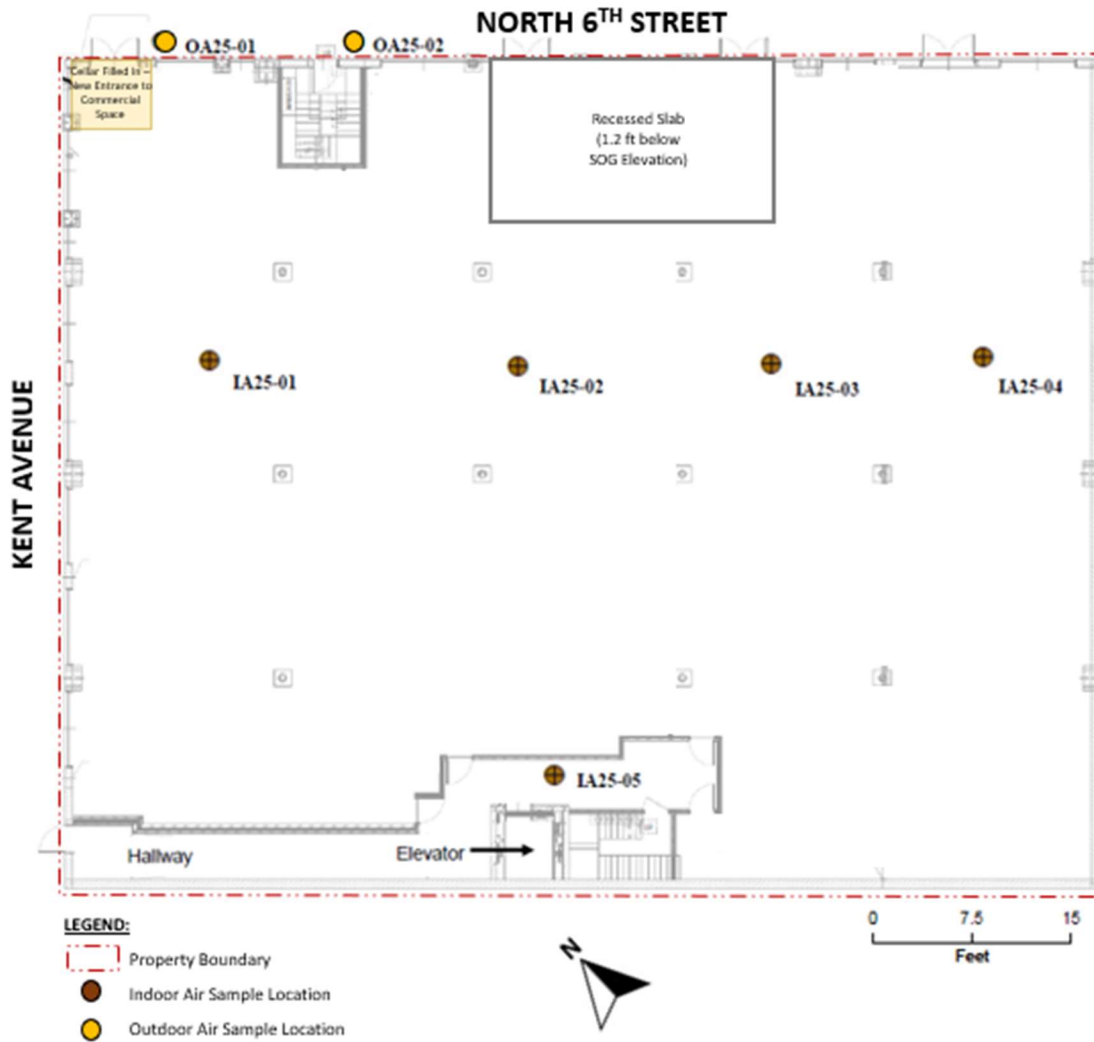


Figure 4 – Second Floor IAQ Sample Locations Map

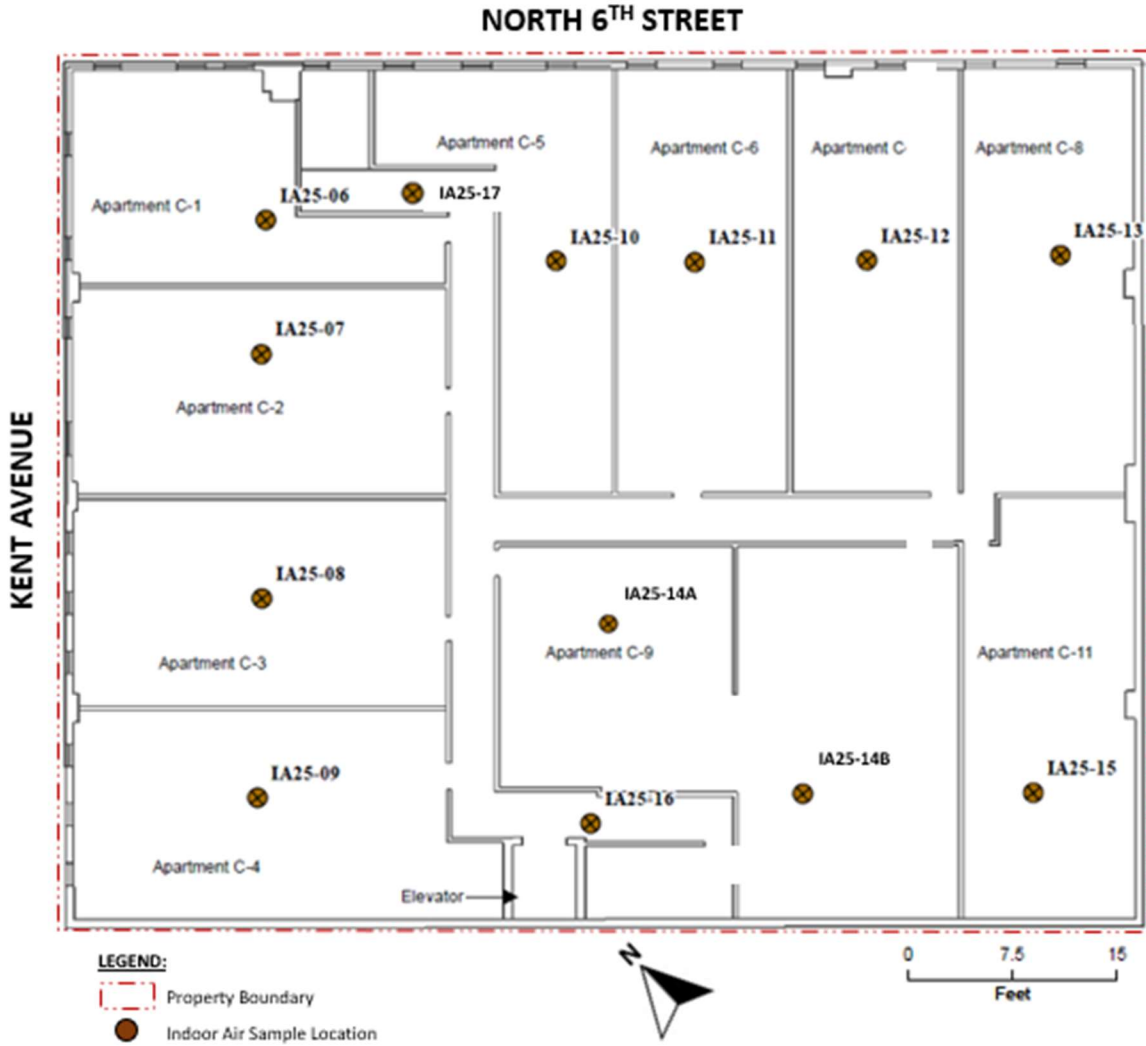
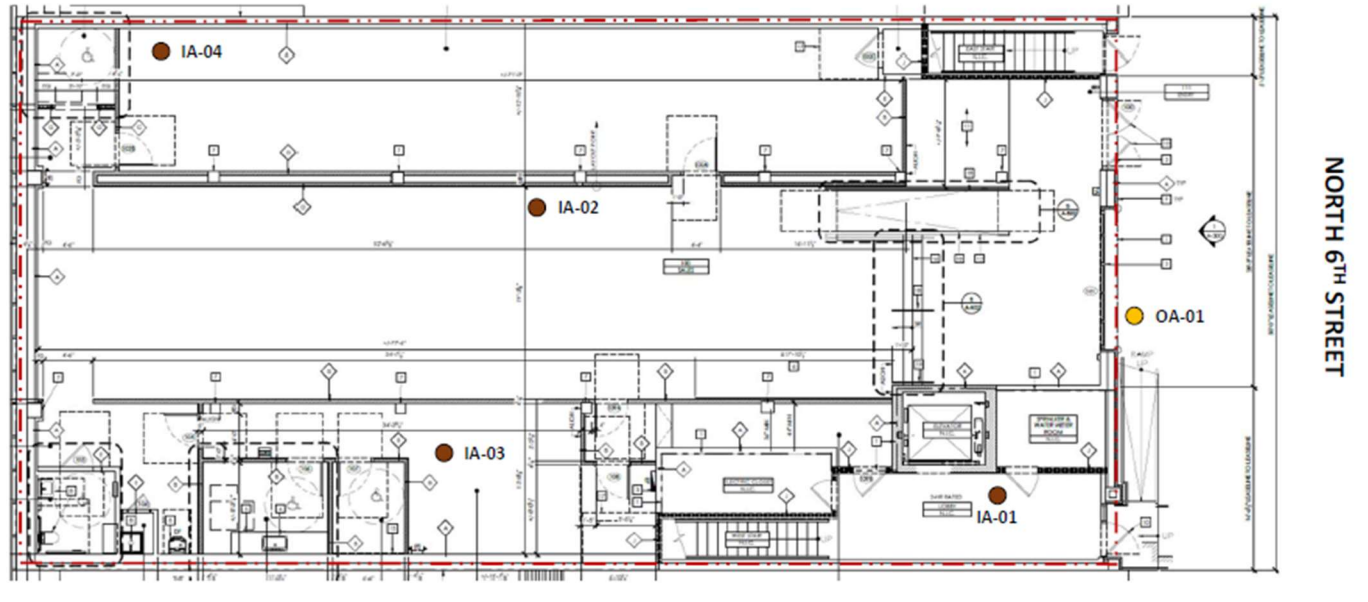


Figure 5 – 60 N 6th Street IAQ Sample Locations Map



LEGEND:

-  Property Boundary
-  Indoor Air Sample Location
-  Outdoor Air Sample Location

