



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

**From: Robert Bennett**

**Date: April 24, 2026**

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

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## 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 2026.

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### 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 April 23, 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 2**.
  - 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 April 23, 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	1,251	1.7
V-2	1,184	1.6
V-3	945	1.6
V-4	962	1.5
V-5	990	1.7
V-6	947	1.7
V-7	1,122	1.8

**Table 2 – Vapor Monitoring Points (VMPs)**

Vapor Monitoring Point (VMP)	Pressure Reading (inches WC)
PV-1RR	-0.039
PV-2RRR	-0.056
PV-3R	-0.047
PV-4RR	-0.032
PV-5RR	-0.006
PV-6RRR	-0.007
PV-7RRR	-0.047
PV-8R	-0.026
PV-10RRR	-0.038
PV-11RRR	-0.029

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 April 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. There has been no update regarding these plans and the schedule for trenching/plumbing work; however, we will keep the department aware of any developments.
- The condition of the enclosures, drums and workspace on the ground floor was inspected during the monthly monitoring event. No changes or damage was observed. The condition of enclosures, drums and the workspace will continued to be inspected monthly.
- 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. 6<sup>th</sup> Street to discuss the proposed SSD system. The ownership/management for 58 N. 6<sup>th</sup> 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. 6<sup>th</sup> Street has not been received. Any future communications with 58 N. 6<sup>th</sup> 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. 6<sup>th</sup> 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. 6<sup>th</sup> Street to determine of 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 6<sup>th</sup> Street. Once the lab deliverables are received, the data will be tabulated, and tenant notification letters will be prepared. The draft tenant notification letters should be ready for NYSDEC & NYSDOH review by the end of April 2026. Sample locations are shown in **Figures 3 & 5**.



- Rock Enviro collected a total of four (4) indoor air quality (IAQ) samples and one (1) outdoor air sample from the 60 N. 6<sup>th</sup> 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 early May 2026. Sample locations are shown in **Figure 5**.
- The draft 2025 Annual Report (PRR) was prepared and is pending review by NYSDEC & NYSDOH. Once comments are received, the report will be finalized and certified by the engineer of record. We anticipate the 2025 Annual Report to be finalized and certified by the end of April 2026.
- We plan to draft a Construction Completion Report (CCR) for the SSDS and Engineering Control Modifications in May 2025 and have the draft ready for review in June 2026.

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



## **58 NORTH 6<sup>TH</sup> 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. 6<sup>th</sup> 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. 6<sup>th</sup> Street management moving forward.

## **60 NORTH 6<sup>TH</sup> 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. 6<sup>th</sup> 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. 6<sup>th</sup> 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: 04/23/2026  
 Start Time: 11:20  
 End Time: 13:15  
 Field Technician: Jason Gellati  
 (Rock Enviro Field Manager)

Vapor Monitoring Point (VMP)	Pressure Reading (inches WC)
PV-1RR	-0.039
PV-2RRR	-0.056
PV-3R	-0.047
PV-4RR	-0.032
PV-5RR	-0.006
PV-6RRR	-0.007
PV-7RRR	-0.047
PV-8R	-0.026
PV-10RRR	-0.038
PV-11RRR	-0.029

SSDS Pit ID	Airflow/Velocity (ft/min)	Valve Position (degrees)	Differential Pressure Gauge Reading (in WC)
V-1	1,251	15°	1.7
V-2	1,184	15°	1.6
V-3	945	15°	1.6
V-4	962	0°	1.5
V-5	990	15°	1.7
V-6	947	0°	1.7
V-7	1,122	15°	1.8

- 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	30	0.5	
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**

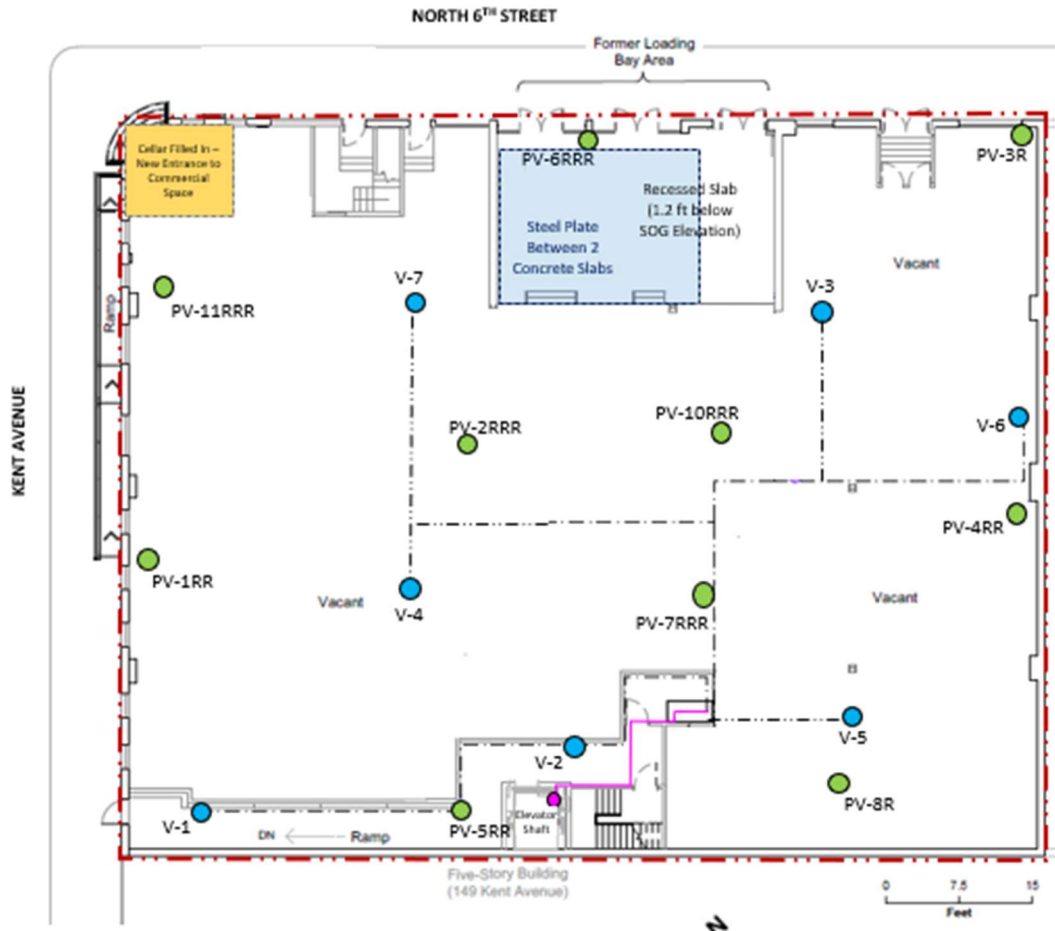
Is heat exhaust fan operating: **YES**

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**



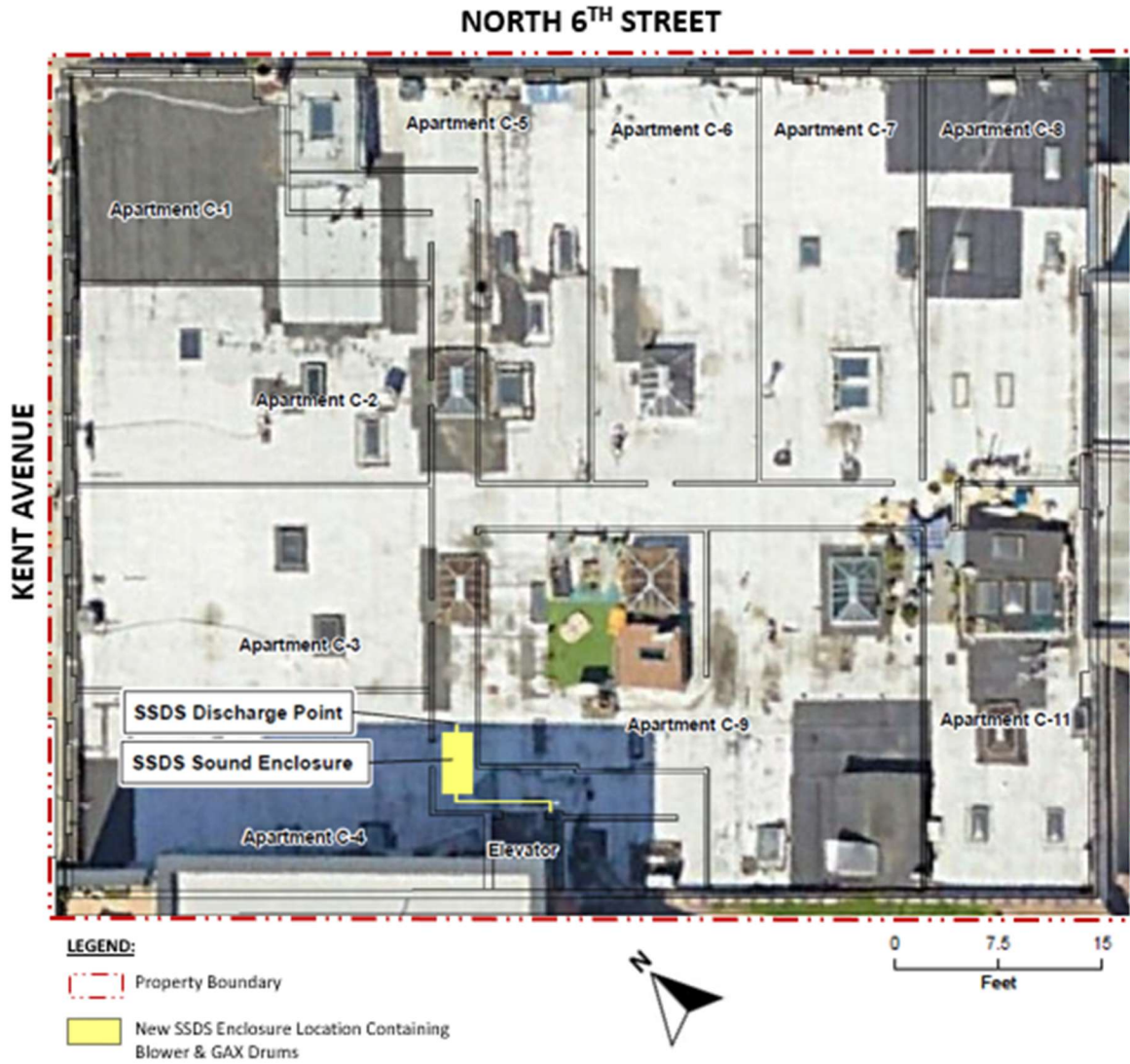
**LEGEND:**

- 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)

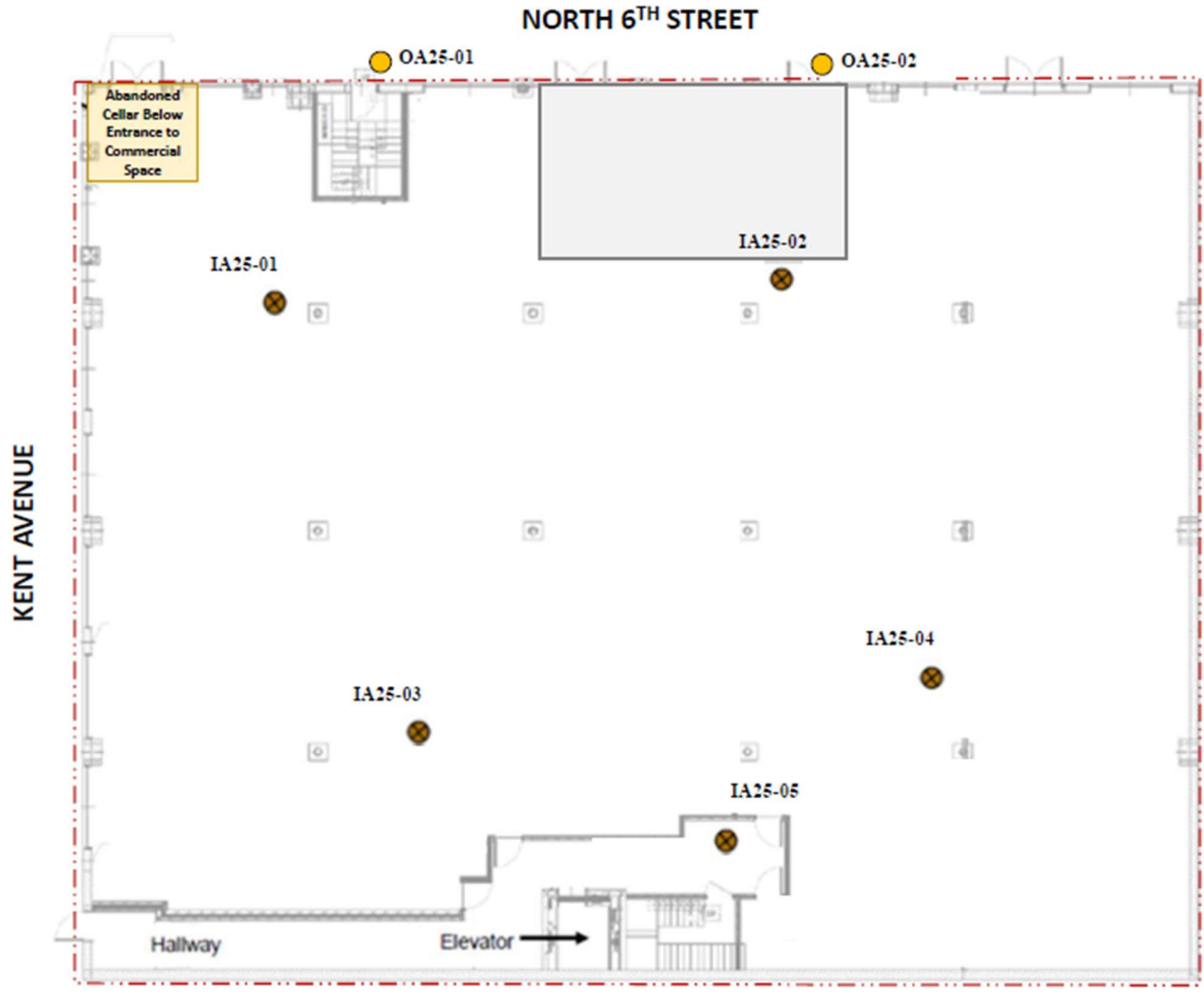


0 7.5 15  
Feet

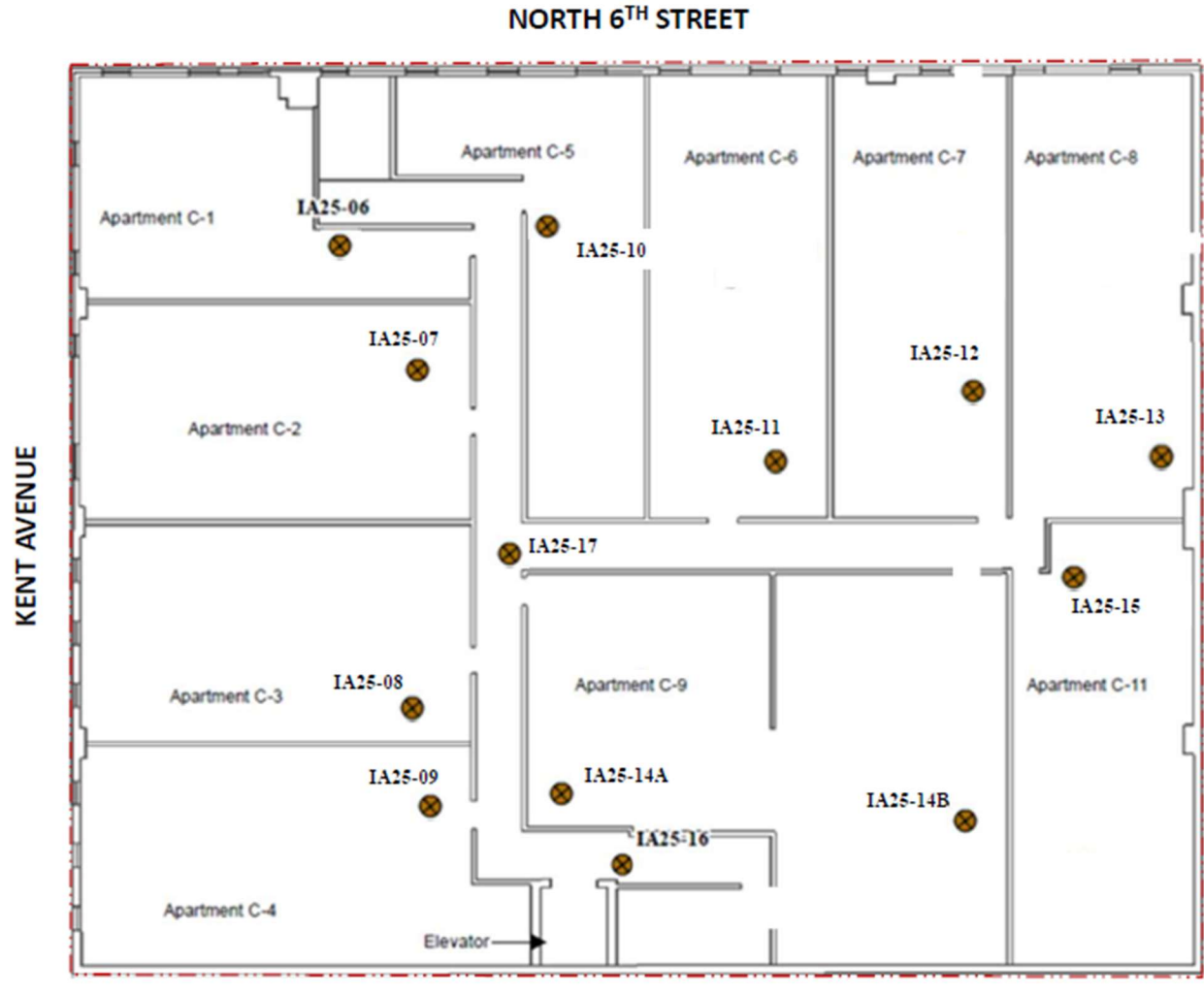
**Figure 2 – Rooftop SSDS Equipment Location**



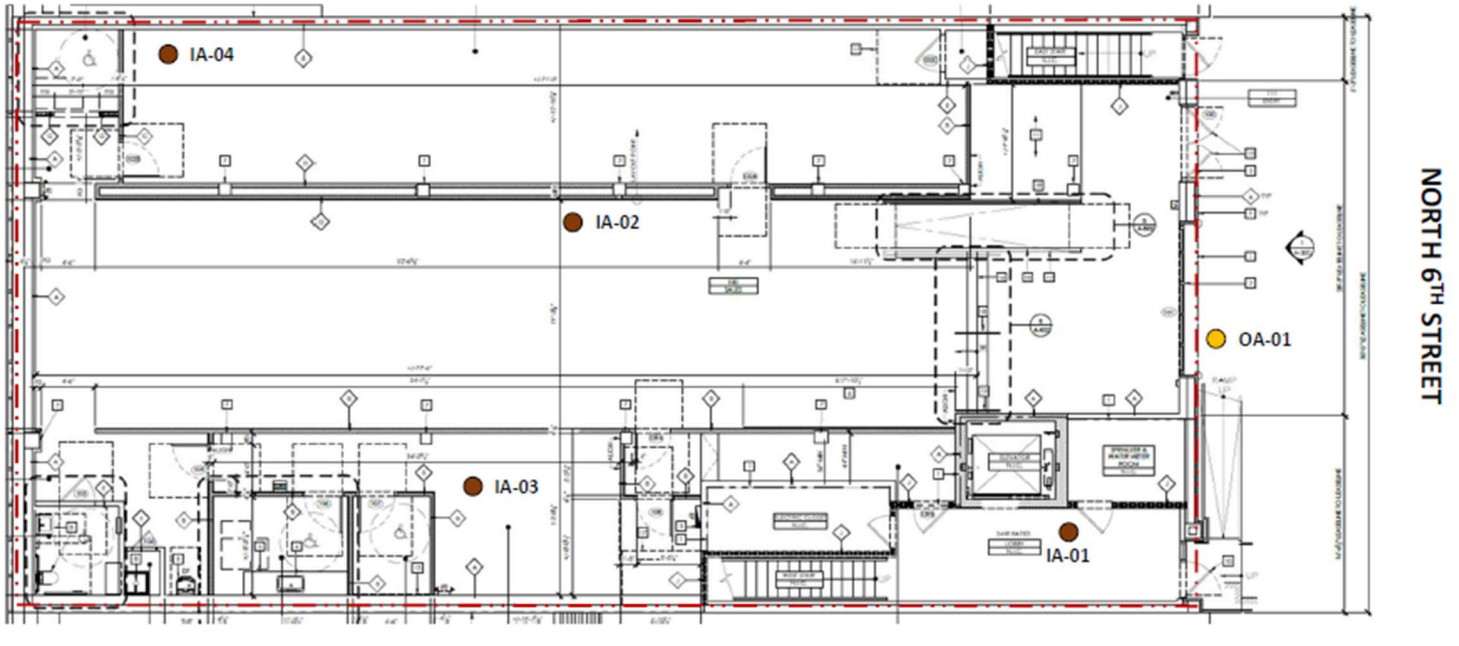
**Figure 3 – First Floor IAQ Sample Locations Map**



**Figure 4 – Second Floor IAQ Sample Locations Map**



**Figure 5 – 60 N 6<sup>th</sup> Street IAQ Sample Locations Map**



**LEGEND:**

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

