

July 15, 2025

Via Certified Mail
Return Receipt Requested

Hon. Don Clavin
Town Supervisor
Town of Hempstead
One Washington Street
Hempstead, New York 11550

Re: Environmental Easement

Dear Supervisor Clavin:

Attached please find a copy of an Environmental Easement granted to the New York State Department of Environmental Conservation ("Department") on May 14, 2025 by Klein-Costco, LLC; 2066 East-West, LLC; Gate Oceanside LLC; Landmark Oceanside LLC; DA Oceanside LLC; and 330 Oceanside, LLC for part of the property at 1 Industrial Place, Oceanside, New York, 11572 (the property subject to the environmental easement consists of Tax Map Section 43, Block 400, Lot 502 and part of Lot 720).

This Environmental Easement restricts future use of the above-referenced property to industrial or commercial uses and for no other use whatsoever. Any on-site activity must be done in accordance with the Environmental Easement and the Site Management Plan, which is incorporated into the Environmental Easement. Department approval also is required prior to any groundwater use.

Article 71, Section 71-3607 of the New York State Environmental Conservation Law requires that:

1. Whenever the department is granted an environmental easement, it shall provide each affected local government with a copy of such easement and shall also provide a copy of any documents modifying or terminating such environmental easement.
2. Whenever an affected local government receives an application for a building permit or any other application affecting land use or development of land that is subject to an environmental easement and that may relate to or impact such

GIBBONS P.C.

Hon. Don Clavin
July 15, 2025
Page 2

easement, the affected local government shall notify the department and refer such application to the department. The department shall evaluate whether the application is consistent with the environmental easement and shall notify the affected local government of its determination in a timely fashion, considering the time frame for the local government's review of the application. The affected local government shall not approve the application until it receives approval from the department.

An electronic version of every environmental easement that has been accepted by the Department is available to the public at: <http://www.dec.ny.gov/chemical/36045.html>. Please forward this notice to your building and/or planning departments, as applicable, to ensure your compliance with these provisions of the New York State Environmental Conservation Law. If you have any questions or comments regarding this matter, please do not hesitate to contact me.

Very truly yours,

/s/ Matthew J. Sinkman

Encl.

cc: Louis P. Lagios