



80 2025 00018017

Nassau County
Maureen O'Connell
County Clerk
Mineola, NY 11501

Instrument Number: 2025- 00018017

As

D06 - AGREEMENT

Recorded On:

March 21, 2025

Parties:

TO GREAT LINCOLN LLC
PEOPLE OF THE STATE OF NEW YORK

Billable Pages: 9

Num Of Pages: 10

Recorded By: JASPAN SCHLESINGER NARENDRAN

Comment:

**** Examined and Charged as Follows: ****

D06 - AGREEMENT	90.00	Blocks - Deeds - \$300	300.00	Tax Affidavit TP 584	5.00
Recording Charge:	395.00				
	Amount	Consideration Amount	RS#/CS#		
Tax-Transfer	0.00	0.00	RE 15759	Basic	0.00 Spec ASST 0.00
HEMPSTEAD				Local NY CITY	0.00 Spec ADDL SONYMA 0.00
				Additional MTA	0.00 Transfer 0.00
Tax Charge:	0.00				

Property Description:

Line	Section	Block	Lot	Unit	Town Name
1	38	368	11		HEMPSTEAD

**** THIS PAGE IS PART OF THE INSTRUMENT ****

I hereby certify that the within and foregoing was recorded in the Clerk's Office For: Nassau County, NY

File Information:

Document Number: 2025- 00018017
Receipt Number: 3442186
Recorded Date/Time: March 21, 2025 11:52:36A
Book-Vol/Pg: Bk-D VI-14604 Pg-975
Cashier / Station: 0 LLS / NCCL-CDMG243

Record and Return To:

JASPAN SCHLESINGER NARENDRAN LLP
STEPHEN P EPSTEIN ESQ
300 GARDEN CITY PLAZA 5TH FLOOR
GARDEN CITY NY 11530



Maureen O'Connell

County Clerk Maureen O'Connell

ENVIRONMENTAL EASEMENT GRANTED PURSUANT TO ARTICLE 71, TITLE 36
OF THE NEW YORK STATE ENVIRONMENTAL CONSERVATION LAW

THIS INDENTURE made this 13th day of February, 2025, between Owner, Great Lincoln LLC, having an office at 112 Prince Street, New York, County and State of New York (the "Grantor"), and The People of the State of New York (the "Grantee"), acting through their Commissioner of the Department of Environmental Conservation (the "Commissioner", or "NYSDEC" or "Department" as the context requires) with its headquarters located at 625 Broadway, Albany, New York 12233,

WHEREAS, the Legislature of the State of New York has declared that it is in the public interest to encourage the remediation of abandoned and likely contaminated properties ("sites") that threaten the health and vitality of the communities they burden while at the same time ensuring the protection of public health and the environment; and

WHEREAS, the Legislature of the State of New York has declared that it is in the public interest to establish within the Department a statutory environmental remediation program that includes the use of Environmental Easements as an enforceable means of ensuring the performance of operation, maintenance, and/or monitoring requirements and the restriction of future uses of the land, when an environmental remediation project leaves residual contamination at levels that have been determined to be safe for a specific use, but not all uses, or which includes engineered structures that must be maintained or protected against damage to perform properly and be effective, or which requires groundwater use or soil management restrictions; and

WHEREAS, the Legislature of the State of New York has declared that Environmental Easement shall mean an interest in real property, created under and subject to the provisions of Article 71, Title 36 of the New York State Environmental Conservation Law ("ECL") which contains a use restriction and/or a prohibition on the use of land in a manner inconsistent with engineering controls which are intended to ensure the long term effectiveness of a site remedial program or eliminate potential exposure pathways to hazardous waste or petroleum; and

WHEREAS, Grantor, is the owner of real property located at the address of 16 Atlantic Avenue in the Village of Oceanside, County of Nassau and State of New York, known and designated on the tax map of the County Clerk of Nassau as tax map parcel number: Section 38 Block 368, Lot 11, being the same as that property conveyed to Grantor by deed dated July 23, 2001 and recorded in the Nassau County Clerk's Office in Liber and Page 11360/871. The property subject to this Environmental Easement (the "Controlled Property") comprises a portion of Lot 11 of approximately 0.0564 +/- acres, and is hereinafter more fully described in the Land Title Survey dated July 30, 2021, and last revised October 16, 2024, prepared by John J. Toscano, which will be attached to the Site Management Plan. The Controlled Property description is set forth in and attached hereto as Schedule A; and

WHEREAS, the Department accepts this Environmental Easement in order to ensure the protection of public health and the environment and to achieve the requirements for remediation established for the Controlled Property until such time as this Environmental Easement is extinguished pursuant to ECL Article 71, Title 36; and

NOW THEREFORE, in consideration of the mutual covenants contained herein and the terms and conditions of Order on Consent Index Number: CO 1-20150629-73, Grantor conveys to Grantee a permanent Environmental Easement pursuant to ECL Article 71, Title 36 in, on, over, under, and upon the Controlled Property as more fully described herein ("Environmental Easement").

1. Purposes. Grantor and Grantee acknowledge that the Purposes of this Environmental Easement are: to convey to Grantee real property rights and interests that will run with the land in perpetuity in order to provide an effective and enforceable means of encouraging the reuse and redevelopment of this Controlled Property at a level that has been determined to be safe for a specific use while ensuring the performance of operation, maintenance, and/or monitoring requirements; and to ensure the restriction of future uses of the land that are inconsistent with the above-stated purpose.

2. Institutional and Engineering Controls. The controls and requirements listed in the Department approved Site Management Plan ("SMP") including any and all Department approved amendments to the SMP are incorporated into and made part of this Environmental Easement. These controls and requirements apply to the use of the Controlled Property, run with the land, are binding on the Grantor and the Grantor's successors and assigns, and are enforceable in law or equity against any owner of the Controlled Property, any lessees and any person using the Controlled Property.

A. (1) The Controlled Property may be used for:

Commercial as described in 6 NYCRR Part 375-1.8(g)(2)(iii) and Industrial as described in 6 NYCRR Part 375-1.8(g)(2)(iv)

(2) All Engineering Controls must be operated and maintained as specified in the Site Management Plan (SMP);

(3) All Engineering Controls must be inspected at a frequency and in a manner defined in the SMP;

(4) The use of groundwater underlying the property is prohibited without necessary water quality treatment as determined by the NYSDOH or the Nassau County Department of Health to render it safe for use as drinking water or for industrial purposes, and the user must first notify and obtain written approval to do so from the Department;

(5) Groundwater and other environmental or public health monitoring must be performed as defined in the SMP;

(6) Data and information pertinent to Site Management of the Controlled Property must be reported at the frequency and in a manner defined in the SMP;

(7) All future activities on the property that will disturb remaining contaminated material must be conducted in accordance with the SMP;

(8) Monitoring to assess the performance and effectiveness of the remedy must be performed as defined in the SMP;

(9) Operation, maintenance, monitoring, inspection, and reporting of any mechanical or physical components of the remedy shall be performed as defined in the SMP;

(10) Access to the site must be provided to agents, employees or other representatives of the State of New York with reasonable prior notice to the property owner to assure compliance with the restrictions identified by this Environmental Easement.

B. The Controlled Property shall not be used for Residential or Restricted Residential purposes as defined in 6NYCRR 375-1.8(g)(2)(i) and (ii), and the above-stated engineering controls may not be discontinued without an amendment or extinguishment of this Environmental Easement.

C. The SMP describes obligations that the Grantor assumes on behalf of Grantor, its successors and assigns. The Grantor's assumption of the obligations contained in the SMP which may include sampling, monitoring, and/or operating a treatment system, and providing certified reports to the NYSDEC, is and remains a fundamental element of the Department's determination that the Controlled Property is safe for a specific use, but not all uses. The SMP may be modified in accordance with the Department's statutory and regulatory authority. The Grantor and all successors and assigns, assume the burden of complying with the SMP and obtaining an up-to-date version of the SMP from:

Site Control Section
Division of Environmental Remediation
NYSDEC
625 Broadway
Albany, New York 12233
Phone: (518) 402-9553

D. Grantor must provide all persons who acquire any interest in the Controlled Property a true and complete copy of the SMP that the Department approves for the Controlled Property and all Department-approved amendments to that SMP.

E. Grantor covenants and agrees that until such time as the Environmental Easement is extinguished in accordance with the requirements of ECL Article 71, Title 36 of the ECL, the property deed and all subsequent instruments of conveyance relating to the Controlled Property shall state in at least fifteen-point bold-faced type:

This property is subject to an Environmental Easement held by the New York State Department of Environmental Conservation pursuant to Title 36 of Article 71 of the Environmental Conservation Law.

F. Grantor covenants and agrees that this Environmental Easement shall be incorporated in full or by reference in any leases, licenses, or other instruments granting a right to use the Controlled Property.

G. Grantor covenants and agrees that it shall, at such time as NYSDEC may require, submit to NYSDEC a written statement by an expert the NYSDEC may find acceptable certifying under penalty of perjury, in such form and manner as the Department may require, that:

(1) the inspection of the site to confirm the effectiveness of the institutional and engineering controls required by the remedial program was performed under the direction of the individual set forth at 6 NYCRR Part 375-1.8(h)(3).

(2) the institutional controls and/or engineering controls employed at such site:

(i) are in-place;

(ii) are unchanged from the previous certification, or that any identified changes to the controls employed were approved by the NYSDEC and that all controls are in the Department-approved format; and

(iii) that nothing has occurred that would impair the ability of such control to protect the public health and environment;

(3) the owner will continue to allow access to such real property to evaluate the continued maintenance of such controls;

(4) nothing has occurred that would constitute a violation or failure to comply with any site management plan for such controls;

(5) the report and all attachments were prepared under the direction of, and reviewed by, the party making the certification;

(6) to the best of his/her knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program, and generally accepted engineering practices; and

(7) the information presented is accurate and complete.

3. Right to Enter and Inspect. Grantee, its agents, employees, or other representatives of the State may enter and inspect the Controlled Property in a reasonable manner and at reasonable times to assure compliance with the above-stated restrictions.

4. Reserved Grantor's Rights. Grantor reserves for itself, its assigns, representatives, and successors in interest with respect to the Property, all rights as fee owner of the Property, including:

A. Use of the Controlled Property for all purposes not inconsistent with, or limited by the terms of this Environmental Easement;

B. The right to give, sell, assign, or otherwise transfer part or all of the underlying fee interest to the Controlled Property, subject and subordinate to this Environmental Easement;

5. Enforcement

A. This Environmental Easement is enforceable in law or equity in perpetuity by Grantor, Grantee, or any affected local government, as defined in ECL Section 71-3603, against the owner of the Property, any lessees, and any person using the land. Enforcement shall not be defeated because of any subsequent adverse possession, laches, estoppel, or waiver. It is not a

defense in any action to enforce this Environmental Easement that: it is not appurtenant to an interest in real property; it is not of a character that has been recognized traditionally at common law; it imposes a negative burden; it imposes affirmative obligations upon the owner of any interest in the burdened property; the benefit does not touch or concern real property; there is no privity of estate or of contract; or it imposes an unreasonable restraint on alienation.

B. If any person violates this Environmental Easement, the Grantee may revoke the Certificate of Completion with respect to the Controlled Property.

C. Grantee shall notify Grantor of a breach or suspected breach of any of the terms of this Environmental Easement. Such notice shall set forth how Grantor can cure such breach or suspected breach and give Grantor a reasonable amount of time from the date of receipt of notice in which to cure. At the expiration of such period of time to cure, or any extensions granted by Grantee, the Grantee shall notify Grantor of any failure to adequately cure the breach or suspected breach, and Grantee may take any other appropriate action reasonably necessary to remedy any breach of this Environmental Easement, including the commencement of any proceedings in accordance with applicable law.

D. The failure of Grantee to enforce any of the terms contained herein shall not be deemed a waiver of any such term nor bar any enforcement rights.

6. Notice. Whenever notice to the Grantee (other than the annual certification) or approval from the Grantee is required, the Party providing such notice or seeking such approval shall identify the Controlled Property by referencing the following information:

County, NYSDEC Site Number, NYSDEC Brownfield Cleanup Agreement, State Assistance Contract or Order Number, and the County tax map number or the Liber and Page or computerized system identification number.

Parties shall address correspondence to: Site Number: 130194
Office of General Counsel
NYSDEC
625 Broadway
Albany New York 12233-5500

With a copy to: Site Control Section
Division of Environmental Remediation
NYSDEC
625 Broadway
Albany, NY 12233

All notices and correspondence shall be delivered by hand, by registered mail or by Certified mail and return receipt requested. The Parties may provide for other means of receiving and communicating notices and responses to requests for approval.

7. Recordation. Grantor shall record this instrument, within thirty (30) days of execution of this instrument by the Commissioner or her/his authorized representative in the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

8. Amendment. Any amendment to this Environmental Easement may only be executed by the Commissioner of the New York State Department of Environmental Conservation or the Commissioner's Designee, and filed with the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

9. Extinguishment. This Environmental Easement may be extinguished only by a release by the Commissioner of the New York State Department of Environmental Conservation, or the Commissioner's Designee, and filed with the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

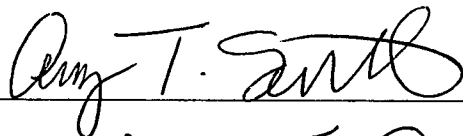
10. Joint Obligation. If there are two or more parties identified as Grantor herein, the obligations imposed by this instrument upon them shall be joint and several.

11. Consistency with the SMP. To the extent there is any conflict or inconsistency between the terms of this Environmental Easement and the SMP, regarding matters specifically addressed by the SMP, the terms of the SMP will control.

Remainder of Page Intentionally Left Blank

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed in its name.

Great Lincoln LLC:

By: 

Print Name: Amy T. Seibert

Title: Managing Director Date: 1/17/25

Grantor's Acknowledgment

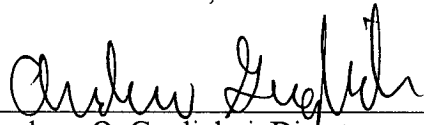
STATE OF NEW YORK)
) ss:
COUNTY OF New York)

On the 17 day of Jan, in the year 2025, before me, the undersigned, personally appeared Amy T. Seibert, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.


Notary Public - State of New York

CUI YING LI
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01LI0004996
Qualified in NEW YORK County
Commission Expires 04/04/2027

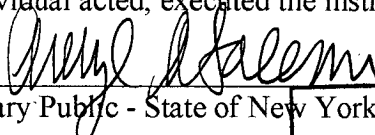
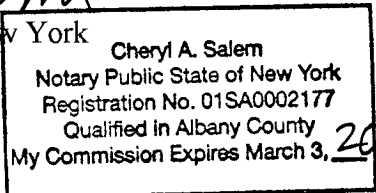
THIS ENVIRONMENTAL EASEMENT IS HEREBY ACCEPTED BY THE PEOPLE OF THE STATE OF NEW YORK, Acting by and Through the Department of Environmental Conservation as Designee of the Commissioner,

By: 
Andrew O. Guglielmi, Director
Division of Environmental Remediation

Grantee's Acknowledgment

STATE OF NEW YORK)
) ss:
COUNTY OF ALBANY)

On the 13th day of February in the year 2024 before me, the undersigned, personally appeared Andrew O. Guglielmi, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/ executed the same in his/her/ capacity as Designee of the Commissioner of the State of New York Department of Environmental Conservation, and that by his/her/ signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


Notary Public - State of New York


Record & Return to:
Jaspan Schlesinger
Stephen P. Epstein, Esq
300 Garden city Plaza
5th Floor
Garden city NY 11530
narendran LLP

SCHEDULE "A" PROPERTY DESCRIPTION

Easement Area Description

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING AT OCEANSIDE, TOWN OF HEMPSTEAD, COUNTY OF NASSAU AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE CORNER FORMED BY THE INTERSECTION OF THE EASTERLY SIDE OF LOWER LINCOLN AVENUE WITH THE NORTHERLY LINE OF ATLANTIC AVENUE, AS SAID ATLANTIC AVENUE EXISTED BEFORE THE WIDENING THEREOF;

THENCE SOUTH 74 DEGREES 45 MINUTES 10 SECONDS EAST ALONG THE OLD NORTHERLY LINE OF ATLANTIC AVENUE A DISTANCE OF 542.16 FEET TO A POINT;

THENCE NORTH 15 DEGREES 14 MINUTES 59 SECONDS EAST A DISTANCE OF 168.51 FEET THE POINT OF BEGINNING;

THENCE NORTH 15 DEGREES 11 MINUTES 27 SECONDS EAST A DISTANCE OF 81.30 FEET TO A POINT;

THENCE SOUTH 74 DEGREES 48 MINUTES 33 SECONDS EAST A DISTANCE OF 30.20 FEET TO A POINT;

THENCE SOUTH 15 DEGREES 11 MINUTES 27 SECONDS WEST A DISTANCE OF 81.30 FEET TO A POINT;

THENCE NORTH 74 DEGREES 48 MINUTES 22 SECONDS WEST A DISTANCE OF 30.20 FEET TO THE POINT OR PLACE OF BEGINNING.

SAID PARCEL CONTAINIG 2,455+/- S.F. OR 0.0564 ACRES MORE OR LESS

Deed Description (Full Lot 11)

BEGINNING AT THE CORNER FORMED BY THE INTERSECTION OF THE EASTERLY SIDE OF LOWER LINCOLN AVENUE WITH THE NORTHERLY LINE OF ATLANTIC AVENUE, AS SAID ATLANTIC AVENUE EXISTED BEFORE THE WIDENING THEREOF;

RUNNING THENCE NORTH 41 DEGREES 45 MINUTES 20 SECONDS EAST ALONG THE EASTERLY SIDE OF LOWER LINCOLN AVENUE, A DISTANCE OF 176.13 FEET;

THENCE NORTH 45 DEGREES 09 MINUTES 20 SECONDS EAST, STILL ALONG THE EASTERLY SIDE OF LOWER LINCOLN AVENUE, A DISTANCE OF 117.34 FEET TO THE SOUTHERLY SIDE OF SMITH STREET;

THENCE SOUTH 74 DEGREES 49 MINUTES EAST ALONG THE SOUTHERLY SIDE OF SMITH STREET, A DISTANCE OF 485.17 FEET;

THENCE SOUTH 15 DEGREES 11 MINUTES WEST, A DISTANCE OF 50.10 FEET;

THENCE SOUTH 74 DEGREES 49 MINUTES EAST, A DISTANCE OF 152.18 FEET TO THE NEW WESTERLY SIDE OF LONG BEACH ROAD;

THENCE SOUTH 12 DEGREES 12 MINUTES 40 SECONDS WEST ALONG THE NEW WESTERLY SIDE OF LONG BEACH ROAD, A DISTANCE OF 210.23 FEET TO THE OLD NORTHERLY LINE OF ATLANTIC AVENUE;

THENCE WESTERLY ALONG THE OLD NORTHERLY LINE OF ATLANTIC AVENUE, NORTH 74 DEGREES 45 MINUTES 10 SECONDS WEST A DISTANCE OF 785.66 FEET TO THE CORNER AT THE POINT OR PLACE OF BEGINNING.

March 21, 2025

Via Certified Mail, RRR

Maureen O'Connell
Nassau County Clerk
240 Old Country Road
Mineola, New York 11501

RE: Environmental Easement between Great Lincoln, LLC, owner and grantor to The People of the State of New York, as grantee dated February 13, 2025 (the "Environmental Easement")
Premises: 16 Atlantic Avenue a/k/a 12-80 Atlantic Avenue, Oceanside, NY 11572 (the "Premises")
Nassau County Tax Map Designation: Section 38; Block 368; Lot 11
DEC Site No.: 130194

Dear Ms. O'Donnell:

Enclosed herewith please find a copy of the Environmental Easement for the Premises granted to the New York State Department of Environmental Conservation (the "Department") recorded with the Nassau County Clerk's Office on March 21, 2025 in Liber 14604 at Page 975.

This Environmental Easement restricts future use of the Premises to restricted residential commercial, or industrial uses. 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 is also 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 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 New York State Environmental Conservation Law. If you have any questions or comments regarding this matter, please do not hesitate to contact the undersigned.

Very truly yours,

STEPHEN P. EPSTEIN

SPE/ph

cc: Theodore W. Firetog, Esq. (via email with attachments)
Brian Rashkow, Esq. (via email with attachments)
Cherly A. Salem (via email with attachments)
Amy T. Seibert (via email with attachments)

March 26, 2025

Via Certified Mail, RRR

Donald X. Clavin, Jr.
Town of Hempstead Supervisor
One Washington Street
Hempstead, New York 11550

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Very truly yours,

STEPHEN P. EPSTEIN

SPE/ph

cc: Theodore W. Firetog, Esq. (via email with attachments)
Brian Rashkow, Esq. (via email with attachments)
Cherly A. Salem (via email with attachments)
Amy T. Seibert (via email with attachments)