

# MINMILT REALTY CORP.

352 CARNATION DRIVE  
FARMINGDALE, NY 11735  
E-MAIL: [MINMILT@GMAIL.COM](mailto:MINMILT@GMAIL.COM)

RICHARD D. COLE, PRESIDENT

TELEPHONE: (516) 844-0779

August 22, 2022

**VIA EMAIL TO: STEVEN.SCHARF@DEC.NY.GOV**

Mr. Steven Scharf, PE, NYSDEC Project Manager  
Division of Environmental Remediation  
New York State Department of Environmental Conservation  
Remedial Bureau A  
625 Broadway 12<sup>th</sup> Floor  
Albany, NY 12233-7015

**SIXTY (60) DAYS NOTICE OF CHANGE OF OWNERSHIP**

**Re:**

**Minmilt Realty Corp. (“Owner”)  
540 Smith Street, East Farmingdale, New York (the “Property”)  
Order on Consent Index #W1-0669-02-08 (the “Consent Order”)  
Site Management Plan NYSDEC Site Number: 152147 (the “SMP”)**

Dear Mr. Scharf:

Please be advised that Owner has a prospective purchaser of the Property and intends to transfer ownership of the Property to such purchaser pursuant to the terms of definitive documents (the “**Proposed Transfer**”).

As such, pursuant to Section 1.3 of the SMP, this writing shall serve as sixty (60) days prior written notice of the Proposed Transfer.

The Owner further certifies that the prospective purchaser has been provided with a copy of the Consent Order and all approved work plans and reports, if any, including the SMP.

If you have any questions or comments, please contact the undersigned directly at [minmilt@gmail.com](mailto:minmilt@gmail.com).

Sincerely,



Richard Cole, President  
Minmilt Realty Corp.

cc: Chris Engelhardt, PE via email to [chris.engelhardt@dec.ny.gov](mailto:chris.engelhardt@dec.ny.gov)  
Ryan Morley, PG, Project Manager via email to [fyanm@pwgrosser.com](mailto:fyanm@pwgrosser.com)  
Yuri Burshteyn, Esq. via email to [yb@braunsteinturkish.com](mailto:yb@braunsteinturkish.com)  
Harry Braunstein, Esq. via email to [hb@braunsteinturkish.com](mailto:hb@braunsteinturkish.com)



**60-Day Advance Notification of Site Change of Use, Transfer of Certificate of Completion, and/or Ownership**  
Required by 6NYCRR Part 375-1.11(d) and 375-1.9(f)

To be submitted at least 60 days prior to change of use to:

Chief, Site Control Section  
New York State Department of Environmental Conservation  
Division of Environmental Remediation, 625 Broadway  
Albany NY 12233-7020

**I. Site Name:** Minmilt Realty Site **DEC Site ID No.** 152147

**II. Contact Information of Person Submitting Notification:**

Name: Ryan Morley  
Address1: 630 Johnson Ave, Ste. 7  
Address2: Bohemia, New York 11783  
Phone: 631-589-6353 E-mail: RyanM@pwgrosser.com

**III. Type of Change and Date:** Indicate the Type of Change(s) (check all that apply):

- Change in Ownership or Change in Remedial Party(ies)
- Transfer of Certificate of Completion (CoC)
- Other (e.g., any physical alteration or other change of use)

Proposed Date of Change (mm/dd/yyyy):

**IV. Description:** Describe proposed change(s) indicated above and attach maps, drawings, and/or parcel information.

The property is expected to be sold from Minmilt Realty Corp to D'Addario & Co Inc. In July 2024

If "Other," the description must explain and advise the Department how such change may or may not affect the site's proposed, ongoing, or completed remedial program (attach additional sheets if needed).

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

V. **Certification Statement:** Where the change of use results in a change in ownership or in responsibility for the proposed, ongoing, or completed remedial program for the site, the following certification must be completed (by owner or designated representative; see §375-1.11(d)(3)(i)):

I hereby certify that the prospective purchaser and/or remedial party has been provided a copy of any order, agreement, Site Management Plan, or State Assistance Contract regarding the Site's remedial program as well as a copy of all approved remedial work plans and reports.

Name:   
(Signature)

7/9/2024  
(Date)

Richard Cole  
(Print Name)

Address1: Minmilt Realty Corp

Address2: 352 Carnation Drive, Farmingdale, New York 111735

Phone: 516-844-0779 E-mail: richardcole@verizon.net

VI. **Contact Information for New Owner, Remedial Party, or CoC Holder:** If the site will be sold or there will be a new remedial party, identify the prospective owner(s) or party(ies) along with contact information. If the site is subject to an Environmental Easement, Deed Restriction, or Site Management Plan requiring periodic certification of institutional controls/engineering controls (IC/ECs), indicate who will be the certifying party (attach additional sheets if needed).

Prospective Owner  Prospective Remedial Party  Prospective Owner Representative

Name: D'Addario & Company, Inc.

Address1: 595 Smith Street

Address2: Farmingdale, New York 11735

Phone: \_\_\_\_\_ E-mail: John.Burke@daddario.com

Certifying Party Name: \_\_\_\_\_

Address1: \_\_\_\_\_

Address2: \_\_\_\_\_

Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_


**VII. Agreement to Notify DEC after Transfer:** If Section VI applies, and all or part of the site will be sold, a letter to notify the DEC of the completion of the transfer must be provided. If the current owner is also the holder of the CoC for the site, the CoC should be transferred to the new owner using DEC's form found at <http://www.dec.ny.gov/chemical/54736.html>. This form has its own filing requirements (see 6NYCRR Part 375-1.9(f)).

Signing below indicates that these notices will be provided to the DEC within the specified time frames. If the sale of the site also includes the transfer of a CoC, the DEC agrees to accept the notice given in VII.3 below in satisfaction of the notice required by VII.1 below (which normally must be submitted within 15 days of the sale of the site).

Within 30 days of the sale of the site, I agree to submit to the DEC:

1. the name and contact information for the new owner(s) (see §375-1.11(d)(3)(ii));
2. the name and contact information for any owner representative; and
3. a notice of transfer using the DEC's form found at <http://www.dec.ny.gov/chemical/54736.html> (see §375-1.9(f)).

Name:

  
\_\_\_\_\_  
(Signature)

7/9/2024
----------

  
\_\_\_\_\_  
(Date)

Ryan Morley  
\_\_\_\_\_  
(Print Name)

Address1: 630 Johnson Ave

Address2: Bohemia, New York 11716

Phone: 631-589-6353 E-mail: RyanM@pwgrosser.com

**Continuation Sheet**

Prospective Owner/Holder     Prospective Remedial Party     Prospective Owner Representative  
Name: John J. Burke, Jr. - General Counsel - D'Addario & Company, Inc.  
Address1: 595 Smith Street  
Address2: Farmingdale, New York 11735  
Phone: \_\_\_\_\_ E-mail: John.Burke@daddario.com

Prospective Owner/Holder     Prospective Remedial Party     Prospective Owner Representative  
Name: \_\_\_\_\_  
Address1: \_\_\_\_\_  
Address2: \_\_\_\_\_  
Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

Prospective Owner/Holder     Prospective Remedial Party     Prospective Owner Representative  
Name: \_\_\_\_\_  
Address1: \_\_\_\_\_  
Address2: \_\_\_\_\_  
Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

Prospective Owner/Holder     Prospective Remedial Party     Prospective Owner Representative  
Name: \_\_\_\_\_  
Address1: \_\_\_\_\_  
Address2: \_\_\_\_\_  
Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

Prospective Owner/Holder     Prospective Remedial Party     Prospective Owner Representative  
Name: \_\_\_\_\_  
Address1: \_\_\_\_\_  
Address2: \_\_\_\_\_  
Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

Prospective Owner/Holder     Prospective Remedial Party     Prospective Owner Representative  
Name: \_\_\_\_\_  
Address1: \_\_\_\_\_  
Address2: \_\_\_\_\_  
Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_



## Instructions for Completing the 60-Day Advance Notification of Site Change of Use, Transfer of Certificate of Completion (CoC), and/or Ownership Form

Submit to: Chief, Site Control Section, New York State Department of Environmental Conservation, Division of Environmental Remediation, 625 Broadway, Albany NY 12233-7020

### Section I

#### Description

Site Name

Official DEC site name.

(see <http://www.dec.ny.gov/cfmx/extapps/derexternal/index.cfm?pageid=3>)

DEC Site ID No.

DEC site identification number.

### Section II

#### Contact Information of Person Submitting Notification

Name

Name of person submitting notification of site change of use, transfer of certificate of completion and/or ownership form.

Address1

Street address or P.O. box number of the person submitting notification.

Address2

City, state and zip code of the person submitting notification.

Phone

Phone number of the person submitting notification.

E-mail

E-mail address of the person submitting notification.

### Section III

#### Type of Change and Date

Check Boxes

Check the appropriate box(s) for the type(s) of change about which you are notifying the Department. Check all that apply.

Proposed Date of Change

Date on which the change in ownership or remedial party, transfer of CoC, or other change is expected to occur.

### Section IV

#### Description

Description

For each change checked in Section III, describe the proposed change.

Provide all applicable maps, drawings, and/or parcel information.

If "Other" is checked in Section III, explain how the change may affect the site's proposed, ongoing, or completed remedial program at the site.

Please attach additional sheets, if needed.

## Section V Certification Statement

*This section must be filled out if the change of use results in a change of ownership or responsibility for the proposed, ongoing, or completed remedial program for the site. When completed, it provides DEC with a certification that the prospective purchaser has been provided a copy of any order, agreement, or State assistance contract as well as a copy of all approved remedial work plans and reports.*

Name The owner of the site property or their designated representative must sign and date the certification statement. Print owner or designated representative's name on the line provided below the signature.

Address1 Owner or designated representative's street address or P.O. Box number.

Address2 Owner or designated representative's city, state and zip code.

Phone Owner or designated representative's phone number.

E-Mail Owner or designated representative's E-mail.

## Section VI Contact Information for New Owner, Remedial Party, and CoC Holder (if a CoC was issued)

*Fill out this section only if the site is to be sold or there will be a new remedial party. Check the appropriate box to indicate whether the information being provided is for a Prospective Owner, CoC Holder (if site was ever issued a COC), Prospective Remedial Party, or Prospective Owner Representative. Identify the prospective owner or party and include contact information. A Continuation Sheet is provided at the end of this form for additional owner/party information.*

Name Name of Prospective Owner, Prospective Remedial Party or Prospective Owner Representative.

Address1 Street address or P.O. Box number for the Prospective Owner, Prospective Remedial Party, or Prospective Owner Representative.

Address2 City, state and zip code for the Prospective Owner, Prospective Remedial Party, or Prospective Owner Representative.

Phone Phone number for the Prospective Owner, Prospective Remedial Party or Prospective Owner Representative.

E-Mail E-mail address of the Prospective Owner, Prospective Remedial Party or Prospective Owner Representative.

***If the site is subject to an Environmental Easement, Deed Restriction, or Site Management Plan requiring periodic certification of institutional controls/engineering controls (IC/EC), indicate who will be the certifying party(ies). Attach additional sheets, if needed.***

Certifying Party  
Name                      Name of Certifying Party.

Address1                      Certifying Party's street address or P.O. Box number.

Address2                      Certifying Party's city, state and zip code.

Phone                      Certifying Party's Phone number.

E-Mail                      Certifying Party's E-mail address.

**Section VII                      Agreement to Notify DEC After Property Transfer/Sale**

***This section must be filled out for all property transfers of all or part of the site. If the site also has a CoC, then the CoC shall be transferred using DEC's form found at <http://www.dec.ny.gov/chemical/54736.html>***

***Filling out and signing this section of the form indicates you will comply with the post transfer notifications within the required timeframes specified on the form. If a CoC has been issued for the site, the DEC will allow 30 days for the post transfer notification so that the "Notice of CoC Transfer Form" and proof of it's filing can be included. Normally the required post transfer notification must be submitted within 15 day (per 375-1.11(d)(3)(ii)) when no CoC is involved.***

Name                      Current property owner must sign and date the form on the designated lines. Print owner's name on the line provided.

Address1                      Current owner's street address.

Address2                      Current owner's city, state and zip code.