



SUFFOLK COUNTY CLERK
RECORDS OFFICE
RECORDING PAGE

Type of Instrument: EASEMENT
Number of Pages: 6
Receipt Number : 24-0134717
TRANSFER TAX NUMBER: 24-10637

Recorded: 10/31/2024
At: 12:01:59 PM
LIBER: D00013270
PAGE: 480

District: 0800 Section: 185.00 Block: 01.00 Lot: 060.002

EXAMINED AND CHARGED AS FOLLOWS

Deed Amount: \$0.00

Received the Following Fees For Above Instrument

		Exempt			Exempt
Page/Filing	\$30.00	NO	Handling	\$20.00	NO
COE	\$5.00	NO	NYS SRCHG	\$15.00	NO
TP-584	\$5.00	NO	Notation	\$0.50	NO
Cert.Copies	\$7.50	NO	RPT	\$200.00	NO
Transfer tax	\$0.00	NO			
			Fees Paid	\$283.00	

TRANSFER TAX NUMBER: 24-10637

THIS PAGE IS A PART OF THE INSTRUMENT
THIS IS NOT A BILL

VINCENT PULEO
County Clerk, Suffolk County

1 2

Number of pages

6

This document will be public record. Please remove all Social Security Numbers prior to recording.

RECORDED
2024 Oct 31 12:01:59 PM
VINCENT PULEO
CLERK OF
SUFFOLK COUNTY
L D00013270
P 480
DT# 24-10637

Deed / Mortgage Instrument

Deed / Mortgage Tax Stamp

Recording / Filing Stamps

3

FEES

Page / Filing Fee

30-

Handling

20. 00

TP-584

5-

Notation

10 50

EA-52 17 (County)

Sub Total 55.50

EA-5217 (State)

R.P.T.S.A.

200

Comm. of Ed.

5. 00

Affidavit

☒ Certified Copy

7.50

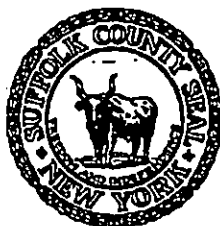
NYS Surcharge

15. 00

Other

Sub Total 227.50

Grand Total 283.-



Mortgage Amt.

1. Basic Tax

2. Additional Tax

Sub Total

Spec./Assit.

or

Spec./Add.

TOT. MTG. TAX

Dual Town

Dual County

Held for Appointment

Transfer Tax

Mansion Tax

The property covered by this mortgage is or will be improved by a one or two family dwelling only.

YES or NO

If NO, see appropriate tax clause on page # of this instrument.

10/10/24

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Dist. 0800

5418637 0800 18500 0100 060002

Real Property
Tax Service
Agency
Verification



5

Community Preservation Fund

Consideration Amount \$

CPF Tax Due

\$

Improved

Vacant Land

TD

TD

TD

6

Satisfactions/Discharges/Releases List Property Owners Mailing Address
RECORD & RETURN TO:

Harriet Steinberg
675 Old Country Road
Westbury, NY 11590-5119

Mail to: Vincent Puleo, Suffolk County Clerk
310 Center Drive, Riverhead, NY 11901
www.suffolkcountyny.gov/clerk

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Title Company Information

Co. Name Magnolia Legal Services, P.C.

Title# ML-CTSY-2653

Suffolk County Recording & Endorsement Page

AMENDMENT TO ENVIRONMENTAL EASEMENT

This Amendment to Environmental Easement is made as of this 10th day of October, 2024, by and between The People of the State of New York, acting through their Commissioner of the Department of Environmental Conservation ("NYSDEC" or the "Department") with its headquarters located at 625 Broadway, Albany, New York 12233, and Anwar Chitayat, Trustee of Anwar Chitayat Environmental Trust (the "Grantor") with an office located at 5927 Vintage Oaks Circle, Delray Beach, Florida, 33484.

RECITALS

1. Grantor, Anwar Chitayat, Trustee of Anwar Chitayat Environmental Trust, is the owner of real property located at the address of 100 Oser Avenue in the Town of Smithtown, County of Suffolk and State of New York; known and designated on the tax map of the County Clerk of Suffolk as tax map parcel number: Section: 185 Block: 1 Lot: 6.002, being the same as that property conveyed to Grantor by deed dated March 2, 2016 and recorded in the County Clerk of Suffolk as Book and Page: 12858/641.
2. The property referenced above comprises approximately 2.5 +/- acres, and is hereinafter more fully described in Exhibit A.
3. The Department and Grantor entered into that certain Environmental Easement ("Easement Agreement") dated as of February 13, 2020 and recorded in the in the County Clerk of Suffolk in Book and Page: 13052/155. Capitalized terms used herein without definition have the meanings ascribed to them in the Environmental Easement Agreement.
4. Pursuant to Section 1, 2, 3, 4, and 5 of the Easement Agreement, Grantor granted the Department rights and interests that run with the land in perpetuity in order to provide an effective and enforceable means of encouraging the reuse and redevelopment of the Controlled Property at a level that has been determined to be safe for a specific use while ensuring the performance of maintenance, monitoring or operation requirements; and to ensure the potential restriction of future uses of the land that are inconsistent with the stated purpose.
5. The Easement Agreement dated February 13, 2020 erroneously stated under Section 2(A)(1) that the Controlled Property may be used for:
Industrial as described in 6 NYCRR Part 375-1.8(g)(2)(iv)
6. This Amendment to Environmental Easement is filed solely in order to correct a mutual mistake between the Department and Grantor relating to this erroneous use restriction in Section 2(A)(1) to that Environmental Easement dated February 13, 2020 and recorded in the in the County Clerk of Suffolk in Book and Page 13052/155.
7. Pursuant to Section 8 of the Easement Agreement, the Department agrees to amend the Easement Agreement in the manner prescribed by Article 9 of the Real Property Law.

AMENDMENT OF ENVIRONMENTAL EASEMENT

A. The above recitals are hereby incorporated into this Amendment of Environmental Easement.

B. The Department and Grantor hereby agree that Section 2(A)(1) of the Environmental Easement is hereby amended to read as follows:

“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)”

C. All other terms of the February 13, 2020 Environmental Easement shall remain in effect.

D. This Amendment of Environmental Easement inures to and binds the parties hereto and their respective successors and assigns.

E. This Amendment of Environmental Easement shall be governed by and interpreted in accordance with the laws of the State of New York.

IN WITNESS WHEREOF, Grantor has caused this Amendment to Environmental Easement to be signed in its name.

Anwar Chitayat, Trustee of Anwar Chitayat Environmental Trust:

By: Anwar Chitayat

Print Name: ANWAR CHITAYAT

Title: Sept 26-24 Date: Sept. 26-24

Grantor's Acknowledgment

STATE OF Florida)
COUNTY OF Palm Beach) SS:

On the 26th day of September in the year 2024, before me, the undersigned, personally appeared Anwar Chitayat 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.

[Signature]
Notary Public



**THIS AMENDMENT OF THE 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
Andrew O. Guglielmi, Director
Division of Environmental Remediation

Grantee's Acknowledgment

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

On the 10th day of OCTOBER, 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 whose name is (are) subscribed to the within instrument and acknowledged to me that he 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.

Cheryl A. Salem
Notary Public - State of New York
Registration No. 01SA0002177
Qualified in Albany County
My Commission Expires March 3, 2027
Cheryl A. Salem

Exhibit
SCHEDULE "A" PROPERTY DESCRIPTION

All that tract or parcel of land situate in the Town of Smithtown, County of Suffolk and State of New York and being a portion of Lot 41 on a map entitled "Map of Vanderbilt Industrial Park, Section 4" and filed in the Suffolk County Clerk's Office on May 28, 1971 as Map No. 5598 and being more particularly described as follows:

Beginning at a point located on the northerly right of way of Oser Avenue 311.0 feet westerly of the southeast corner of said Lot 41;

Thence, continuing along aforementioned northerly right of way of Oser Avenue N79°55'00"W a distance of 210.48';

Thence N10°05'00"E a distance of 517.19';

Thence S80°01'40"E a distance of 210.48';

Thence S10°05'00"W a distance of 517.60' to the point or place of beginning.

Containing 2.5 acres of land, more or less.

TELEPHONE- 516.333.7799
FAX- 516.333.3113
HMS@LAWYERSONLI.COM



HARRIETTE M. STEINBERG
ATTORNEY & MEDIATOR

675 OLD COUNTRY ROAD
WESTBURY, NY 11590-5119

November 19, 2024

Brian Rashkow, Esq.
Office of General Counsel
NYS Dept. Of Environmental Conservation
625 Broadway - 14th Floor
Albany, New York 12233-1500

Att: Cheryl Salem

**Re: 100 Oser Avenue
Hauppauge, New York**

Dear Ms Salem:

In accordance with your instructions, enclosed please find copy of Amendment to Environmental Easement in connection with the above-referenced property, which was recorded with the Suffolk County Clerk's Office on October 31, 2024 in Liber D00013270 at Page 480.

In the event you require any further information, please do not hesitate to call.

Very truly yours,


HARRIETTE M. STEINBERG

HMS:mm
Enclosures