

CRAIG PAEPER  
*Chairman*

ANTHONY GIANNICO  
*Vice Chairman*

**BOARD MEMBERS**  
RAYMOND COTE  
ROBERT FRENKEL  
VICTORIA CAUSA  
JOHN NUCULOVIC

**TOWN OF CARMEL**  
**PLANNING BOARD**



60 McAlpin Avenue  
Mahopac, New York 10541  
Tel. (845) 628-1500 – Ext.190  
[www.ci.carmel.ny.us](http://www.ci.carmel.ny.us)

MICHAEL CARNAZZA  
*Director of Code  
Enforcement*

RICHARD FRANZETTI,  
P.E., BCEE  
*Town Engineer*

PATRICK CLEARY,  
AICP, CEP, PP, LEED AP  
*Town Planner*

**PLANNING BOARD AGENDA**  
**OCTOBER 25, 2023– 7:00 P.M.**

**TAX MAP #   PUB. HEARING MAP DATE   COMMENTS**

**Executive Session – Pending Litigation – 6:30 P.M.**

**RESOLUTION**

1. P & R Estate Corp – 122 Gleneida Ave, Carmel      44.13-2-68      2/4/22      SEQR Neg Dec

**SITE PLAN**

2. Carmel Terminals – 79 Old Route 6, Carmel      55.11-1-23,24 &27      10/11/23      Amended Site Plan

**MISCELLANEOUS**

3. Lake Plaza Shopping Center, LLC      65.10-1-45&46      Bond Return  
983-1005 Route 6

October 14, 2023

Mr Craig Paeprer  
Planning Board Chair  
60 McAlpin Avenue  
Mahopac NY 10541

RE: Site Plan P&R Estate Corp.  
44.13-2-68

Dear Mr. Paeprer,

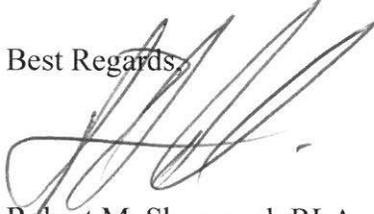
As per our application, for the legalization of a multi family building we offer these comments.

As requested from the last meeting the client has performed the following

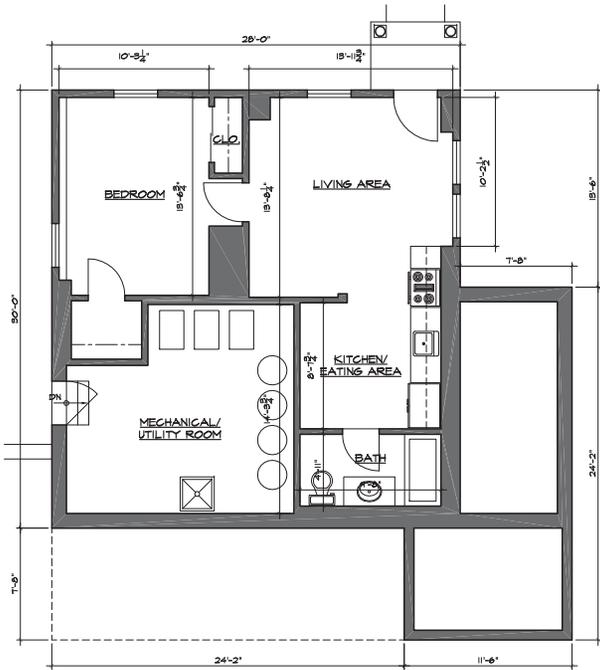
- 1) Updated Architectural plans with proposed shutters
- 2) Sent out materials for lead agency

We would like to be referred to the ZBA for the variances needed. I hope that these responses and enclosed plans clarify any questions you may have, Thank you I look forward to any comments you may have.

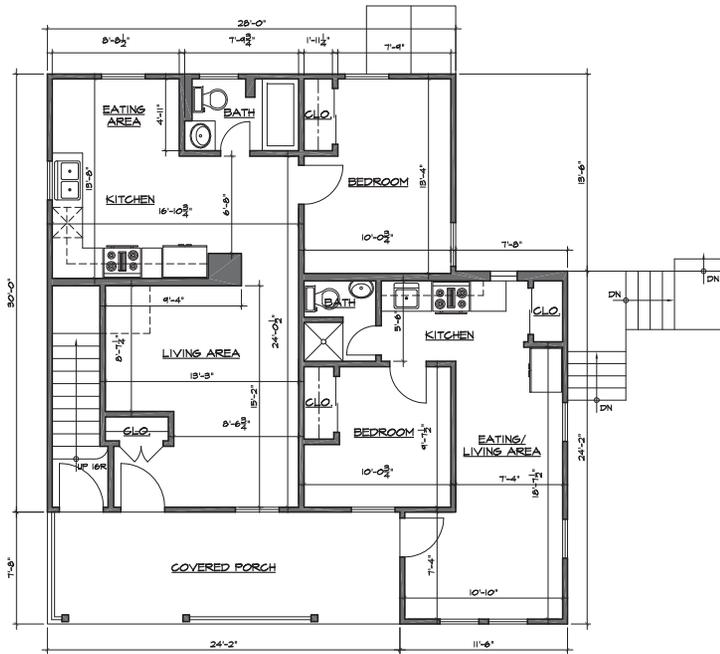
Best Regards,



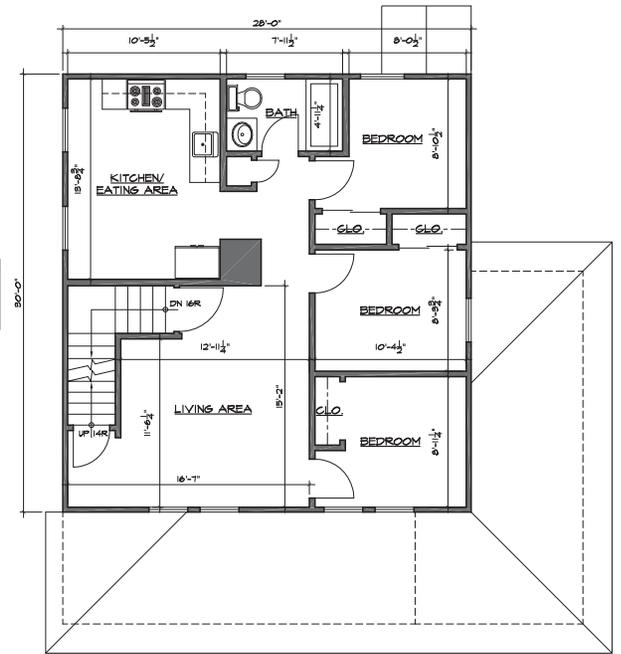
Robert M. Sherwood, RLA



**1** BASEMENT PLAN  
SCALE: 1/4" = 1'-0"



**2** FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



**3** SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

<b>BBS Design, LLC</b>  17 Buckboard Lane New Milford, CT 06776 Tel: 203.798.0066 E-mail: bbsdesign@sbtglobal.net	AS BUILT CONDITIONS		
	<b>FLOOR PLANS</b>		
<b>AS BUILT CONDITIONS EXISTING BUILDING</b> 122 GLENEIDA AVENUE CARMEL, NY	Drawn by	CB	Drawing No.
	Checked by	CB	
	Date	10-09-23	<h1>EX-1</h1>
	Scale	As noted	
	Job No.	955	



**1 FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



**2 RIGHT SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"



**3 REAR ELEVATION**  
SCALE: 1/4" = 1'-0"



**4 LEFT SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"

<b>BBS Design, LLC</b>		
17 Buckboard Lane New Milford, CT 06776 Tel: 203.798.0066 E-mail: bbsdesign@sbcglobal.net		
<b>AS BUILT CONDITIONS EXISTING BUILDING</b> 122 GLENEIDA AVENUE CARMEL, NY		
AS BUILT CONDITIONS		
<b>EXTERIOR ELEVATIONS</b>		
Drawn by	CB	Drawing No.
Checked by	CB	<b>EX-2</b>
Date	10-09-23	
Scale	As noted	
Job No.	955	



**1 FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



**2 RIGHT SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"



**3 REAR ELEVATION**  
SCALE: 1/4" = 1'-0"



**4 LEFT SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"

<b>BBS Design, LLC</b>		
17 Buckboard Lane New Milford, CT 06776 Tel: 203.798.0066 E-mail: bbsdesign@sbcglobal.net		
<b>AS BUILT CONDITIONS EXISTING BUILDING</b> 122 GLENEIDA AVENUE CARMEL, NY		
SCHEMATIC DESIGN		
EXTERIOR ELEVATIONS		
Drawn by	CB	Drawing No.
Checked by	CB	SD-1
Date	10-09-23	
Scale	As noted	
Job No.	955	



October 11, 2023

Town of Carmel Planning Board  
60 McAlpin Avenue  
Mahopac, New York 10541

RE: Carmel Terminals  
79 Old Route 6  
Town of Carmel  
TM# 55.11-1-23,24,27

Dear Chairman Paeprer and Members of the Board:

Please find enclosed the following plans and documents in support of an application for site plan approval for the above referenced project:

- Site Plan Application, dated September 11, 2023. (11 copies)
- Site Plan Completeness Certification Form, dated September 11, 2023. (11 copies).
- Disclosure Addendum Statement, dated September 11, 2023. (2 copies)
- Site Plan set, dated October 11, 2023. (5 copies)
- Tank and Off-Loading Layout & New Rack Layout by KAR Engineering Associates, Inc, dated May 5, 2023. (5 copies)
- Site Rendering
- SEQR Short EAF, dated October 11, 2023. (11 copies)
- Property Deed. (2 copies)
- List of Property Owners within 500' of the Site Boundary. (2 copies)
- Check number 8406, in the amount of \$2,800, for the application fee.

The applicant is seeking to upgrade their existing oil terminal by replacing their existing aged oil tanks and containment dike with a new system compatible with renewable biofuels. This includes a new enlarged containment dike, four (4) 50,000 gallon B10 bioheat tanks, one (1) 25,000 B10 on-road deisel tank, and one (1) 25,000 gallon B100 aboveground storage tank. Also proposed are an enclosure for the new tanks, the appurtenant piping and control system, as well a loading/unloading rack, and the associated driveways resurfacing and parking. An existing sewer connection which currently services an existing trailer on site will be abandoned and the trailer will be removed.

We respectfully request to be placed the project on the October 25, 2023 Planning Board agenda for a discussion of the project with the Board. Should you have any questions or comments regarding this information, please feel free to contact our office.

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3 Garrett Place, Carmel, New York 10512 (845) 225-9690 Fax (845) 225-9717  
[www.insite-eng.com](http://www.insite-eng.com)

Z:\E\23192100 Carmel Terminals, 79 Old Rt 6, Carmel\Correspondence\2023\101123cpb.doc

Very truly yours,

INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.

By:   
Richard D. Williams Jr., PE  
Senior Principal Engineer

RDW/adt

Enclosures

cc: (All via email only) Jack Durkin, Raymond Durkin



# TOWN OF CARMEL SITE PLAN APPLICATION INSTRUCTIONS



The Town of Carmel Planning Board meetings are held twice a month, on the second **Thursday** and fourth **Wednesday**, at 7:00 PM at Carmel Town Hall, 60 McAlpin Avenue, Carmel

The submission deadline is 10 days prior to the Planning Board meeting. New site plan applications that have been deemed complete will be placed on the agenda in the order they are received.

**No application will be placed on the agenda that is incomplete**

**Pre-Submission:**

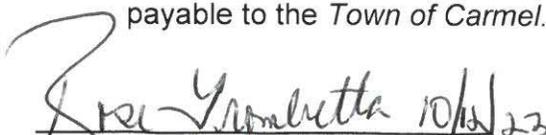
Prior to the formal submission of the site plan, a pre-submission conference may be requested by the applicant to be conducted with representatives from the Town, which may include the Town Planner, Town Engineer, Director of Code Enforcement and/or the Planning Board Attorney. This conference will serve to educate the applicant on the process he/she must follow, clarify the information required to submit a complete site plan application, and to highlight any specific areas of concern. You may arrange a pre-submission conference through the Planning Board Secretary at (845) 628-1500 extension 190.

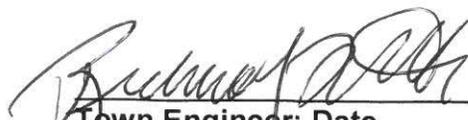
**Submission Requirements:**

At least 10 days prior to the Planning Board meeting, the site plan application shall be submitted to the Planning Board Secretary as follows:

All site plans shall be signed, sealed and folded with the title box legible. The application package shall include:

- 5 copies of the Site Plan Application Form, signed and notarized.
- 5 copies of the SEQR Environmental Assessment Form (use of short form or long form shall be determined at pre-submission conference).
- 5 full size sets of the Site Plan (including floor plans and elevations)
- 1 CD (in pdf. format) containing an electronic version of the Site Plan
- 2 copies of the Disclosure Statement
- 5 copies of the Site Plan Completeness Certification Form
- All supplemental studies, reports, plans and renderings.
- 2 copies of the current deed.
- 2 copies of all easements, covenants and restrictions.
- The appropriate fee, determined from the attached fee schedule. Make checks payable to the *Town of Carmel*.

  
 Planning Board Secretary; Date

  
 Town Engineer; Date

  
 1 of 3



# TOWN OF CARMEL SITE PLAN APPLICATION



Per Town of Carmel Code – Section 156 - Zoning

SITE IDENTIFICATION INFORMATION		
<b>Application Name:</b> Carmel Terminals	<b>Application #</b> 23-0008	<b>Date Submitted:</b> 10-12-23
<b>Site Address:</b> No. 79      Street: Old Route 6      Hamlet: Carmel		
<b>Property Location:</b> (Identify landmarks, distance from intersections, etc.) North side of Old Route 6, 600' +/- northwest of Route 6 intersection		
<b>Town of Carmel Tax Map Designation:</b> Section 55.11    Block 1    Lot(s) 23,24, 27	<b>Zoning Designation of Site:</b> Commercial	
<b>Property Deed Recorded in County Clerk's Office</b> Date      Liber 1413      Page 52	<b>Liens, Mortgages or other Encumbrances</b> Yes <input checked="" type="radio"/> No	
<b>Existing Easements Relating to the Site</b> <input checked="" type="radio"/> No    Yes    Describe and attach copies:	<b>Are Easements Proposed?</b> <input checked="" type="radio"/> No    Yes    Describe and attach copies:	
<b>Have Property Owners within a 500' Radius of the Site Been Identified?</b> <input checked="" type="radio"/> Yes    No      Attached List to this Application Form		
APPLICANT/OWNER INFORMATION		
<b>Property Owner:</b> Andrew J and Raymond C Durkin	<b>Phone #:</b> (845) 278-9666 <b>Fax#:</b> (914) 689-4976	<b>Email:</b> jdurkin@durkinpropane.com
<b>Owners Address:</b> No. 120    Street: Fields Lane      Town: Brewster      State: NY Zip: 10509		
<b>Applicant (if different than owner):</b>	<b>Phone #:</b> <b>Fax#:</b>	<b>Email:</b>
<b>Applicant Address (if different than owner):</b> No.    Street:      Town:      State:    Zip:		
<b>Individual/ Firm Responsible for Preparing Site Plan:</b> Richard D. Williams, PE (Insite Engineering)	<b>Phone #:</b> (845) 225-9690 <b>Fax#:</b>	<b>Email:</b> rwilliams@insite-eng.com
<b>Address:</b> No. 3    Street: Garrett Place      Town: Carmel      State: NY Zip: 10512		
<b>Other Representatives:</b>	<b>Phone #:</b> <b>Fax#:</b>	<b>Email:</b>
<b>Owners Address:</b> No.    Street:      Town:      State:    Zip:		
PROJECT DESCRIPTION		
<b>Describe the project, proposed use and operation thereof:</b> The applicant is seeking to upgrade their existing oil terminal by replacing their existing aged oil tanks and containment dike with a new system compatible with renewable biofuels. This includes a new enlarged containment dike, four (4) 50,000 gallon B10 bioheat tanks, one (1) 25,000 B10 on-road deisel tank, and one (1) 25,000 gallon B100 aboveground storage tank. Also proposed are an enclosure for the new tanks, the appurtenant piping and control system, as well a loading/unloading rack, and the associated driveways resurfacing and parking.  An existing sewer connection which currently service an existing trailer on site will be abandoned and the trailer will be removed.		

## TOWN OF CARMEL SITE PLAN APPLICATION

PROJECT INFORMATION			
<b>Lot size:</b> Acres: 2.2 & 0.6	Square Feet: <sup>95,973 SF &amp;</sup> 25,916 SF	<b>Square footage of all existing structures (by floor):</b> 1,230 sf+-	
# of existing parking spaces: 0	# of proposed parking spaces: 8		
# of existing dwelling units: 0	# of proposed dwelling units: 0		
Is the site served by the following public utility infrastructure:			
<ul style="list-style-type: none"> <li>▪ Is project in sewer district or will private septic system(s) be installed? No _____</li> <li>▪ If yes to Sanitary Sewer answer the following:                             <ul style="list-style-type: none"> <li>▶ Does approval exist to connect to sewer main? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/></li> <li>▶ Is this an in-district connection? _____ Out-of district connection? _____</li> <li>▶ What is the total sewer capacity at time of application? _____</li> <li>▶ What is your anticipated average and maximum daily flow _____</li> </ul> </li> </ul>			
For Town of Carmel Town Engineer			
▶ What is the sewer capacity <u>Per applicant sewer being abandoned</u>			
<ul style="list-style-type: none"> <li>▪ Water Supply Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/></li> </ul>			
If Yes:			
<ul style="list-style-type: none"> <li>▶ Does approval exist to connect to water main? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/></li> <li>▶ What is the total water capacity at time of application? <u>N/A</u></li> <li>▶ What is your anticipated average and maximum daily demand _____</li> </ul>			
<ul style="list-style-type: none"> <li>▪ Storm Sewer Yes: <input type="checkbox"/> No: <input type="checkbox"/></li> <li>▪ Electric Service Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/></li> <li>▪ Gas Service Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/></li> <li>• Telephone/Cable Lines Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/></li> </ul>			
For Town of Carmel Town Engineer			
Water Flows <u>NA</u> Sewer Flows <u>NA</u> <u>Bob Miller 10/12/23</u> Town Engineer; Date			
What is the predominant soil type(s) on the site? Uc, ChE		What is the approximate depth to water table? 2'-6'+	
Site slope categories: 15-25% <sup>5</sup> %    25-35% <sup>5</sup> %    >35% <sup>8</sup> %			
Estimated quantity of excavation: Cut (C.Y.) TBD    Fill (C.Y.) TBD			
Is Blasting Proposed Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> Unknown: <input type="checkbox"/>			
Is the site located in a designated Critical Environmental Area? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Does a curb cut exist on the site? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>		Are new curb cuts proposed? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
What is the sight distance? Left <u>No Change</u> Right <u>No Change</u>			
Is the site located within 500' of:			
<ul style="list-style-type: none"> <li>• The boundary of an adjoining city, town or village Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/></li> <li>• The boundary of a state or county park, recreation area or road right-of-way Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/></li> <li>• A county drainage channel line. Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/></li> <li>• The boundary of state or county owned land on which a building is located Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/></li> </ul>			

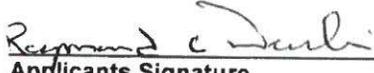
## TOWN OF CARMEL SITE PLAN APPLICATION

Is the site listed on the State or Federal Register of Historic Place (or substantially contiguous) Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Is the site located in a designated floodplain? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Will the project require coverage under the Current NYSDEC Stormwater Regulations <span style="float: right;">Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/></span> Erosion Control Only	
Will the project require coverage under the Current NYCDEP Stormwater Regulations <span style="float: right;">Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/></span>	
Does the site disturb more than 5,000 sq ft	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Does the site disturb more than 1 acre	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Does the site contain freshwater wetlands? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Jurisdiction: NYSDEC: <input type="checkbox"/> Town of Carmel: <input type="checkbox"/>	
<i>If present, the wetlands must be delineated in the field by a Wetland Professional, and survey located on the Site Plan.</i>	
Are encroachments in regulated wetlands or wetland buffers proposed? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Does this application require a referral to the Environmental Conservation Board?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Does the site contain waterbodies, streams or watercourses? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Are any encroachments, crossings or alterations proposed? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Is the site located adjacent to New York City watershed lands? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Is the project funded, partially or in total, by grants or loans from a public source? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
Will municipal or private solid waste disposal be utilized? Public: <input type="checkbox"/> Private: <input checked="" type="checkbox"/>	
Has this application been referred to the Fire Department? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
What is the estimated time of construction for the project? Spring 2024	

### ZONING COMPLIANCE INFORMATION

Zoning Provision	Required	Existing	Proposed
Lot Area	40,000sf	2.2 & 0.6 AC	No Change
Lot Coverage	30%	1%+-	11.8%
Lot Width	200'	1,114'	No Change
Lot Depth	200'	114**	No Change
Front Yard	40'	22'+-	25'
Side Yard	25'	36'	26'
Rear Yard	30'	91'	24'
Minimum Required Floor Area	5,000	1,230SF	7,430 SF
Floor Area Ratio	N/A	--	-
Height	35'	<35'	<35'
Off-Street Parking	8	0	8
Off-Street Loading	1	0	1

## TOWN OF CARMEL SITE PLAN APPLICATION

<b>Will variances be required?</b> Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	<b>If yes, identify variances:</b> Front and rear yard setbacks.
<b>PROPOSED BUILDING MATERIALS</b>	
<b>Foundation</b>	Reinforced Concrete
<b>Structural System</b>	Steel
<b>Roof</b>	Metal
<b>Exterior Walls</b>	Metal
<b>APPLICANTS ACKNOWLEDGEMENT</b>	
I hereby depose and certify that all the above statements and information, and all statements and information contained in the supporting documents and drawings attached hereto are true and correct.	
Carmel Terminals Inc. _____ <b>Applicants Name</b>	 _____ <b>Applicants Signature</b>
Sworn before me this <u>11</u> day of <u>September</u> 20 <u>23</u>	
 _____ <b>Notary Public</b>	<div style="border: 1px solid black; padding: 5px;"> <b>BETHANY COLE</b>                      Notary Public - State of New York                      No. 01CO0012001                      Qualified in Putnam County                      My Commission Expires 08/15/2027                 </div>



# TOWN OF CARMEL SITE PLAN COMPLETENESS CERTIFICATION FORM



All Site Plans submitted to the Planning Board for review shall include the following information and details, as set forth in Section 156-61 B of the Town of Carmel Zoning Ordinance.

This form shall be included with the site plan submission

	Requirement Data	To Be Completed by the Applicant	Waived by the Town
1	Name and title of person preparing the site plan	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
2	Name of the applicant and owner (if different from applicant)	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
3	Original drawing date, revision dates, scale and north arrow	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
4	Tax map, block and lot number(s), zoning district	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
5	All existing property lines, name of owner of each property within a 500' radius of the site	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
6	Contour lines at two-foot intervals, grades of all roads, driveways, sanitary and storm sewers	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
7	The location of all water bodies, streams, watercourses, wetland areas, wooded areas, rights-of-way, streets, roads, highways, railroads, buildings, structures	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
8	The location of all existing and proposed easements	<input checked="" type="checkbox"/> ✓ N/A	<input type="checkbox"/>
9	The location of all existing and proposed structures, their use, setback dimensions, floor plans, front, side and rear elevations, buildable area.	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
10	On site circulation systems, access, egress ways and service roads, emergency service access and traffic mitigation measures	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11	Sidewalks, paths and other means of pedestrian circulation	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
12	On-site parking and loading spaces and travel aisles with dimensions	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
13	The location, height and type of exterior lighting fixtures	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
14	Proposed signage	N/A <input type="checkbox"/> ✓	<input type="checkbox"/>
15	For non-residential uses, an estimate of the number of employees who will be using the site, description of the operation, types of products sold, types of machinery and equipment used	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Skt

Provide

Provide

?



# TOWN OF CARMEL SITE PLAN COMPLETENESS CERTIFICATION FORM



	Requirement Data	To Be Completed by the Applicant	Waived by the Town
16	The location of clubhouses, swimming pools, open spaces, parks or other recreational areas, and identification of who is responsible for maintenance	<input type="checkbox"/> N/A ✓	<input type="checkbox"/>
17	The location and design of buffer areas, screening or other landscaping, including grading and water management. A comprehensive landscaping plan in accordance with the Tree Conservation Law	<input type="checkbox"/> N/A ✓	<input type="checkbox"/>
18	The location of public and private utilities, maintenance responsibilities, trash and garbage areas	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
19	A list, certified by the Town Assessor, of all property owners within 500 feet of the site boundary	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
20	Any other information required by the Planning Board which is reasonably necessary to ascertain compliance with this chapter	<input type="checkbox"/>	<input type="checkbox"/>

**Applicants Certification (to be completed by the licensed professional preparing the site plan:**

I Richard D. Williams, Jr, PE hereby certify that the site plan to which I have attached my seal and signature, meets all of the requirements of §156-61B of the Town of Carmel Zoning Ordinance:



**Professionals Seal**

Raymond C. Durbin  
Signature - Applicant

9.11.23  
Date

Raymond C. Durbin  
Signature - Owner

9.11.23  
Date



TOWN OF CARMEL  
**SITE PLAN COMPLETENESS  
CERTIFICATION FORM**



Town Certification (to be completed by the Town)

I \_\_\_\_\_ hereby confirm that the site plan meets all of the requirements of §156-61B of the Town of Carmel Zoning Ordinance:

Rose Gronlotta  
Signature - Planning Board Secretary

10/12/23  
Date

[Signature]  
Signature - Town Engineer

10/12/23  
Date

## Short Environmental Assessment Form

### Part 1 - Project Information

#### Instructions for Completing

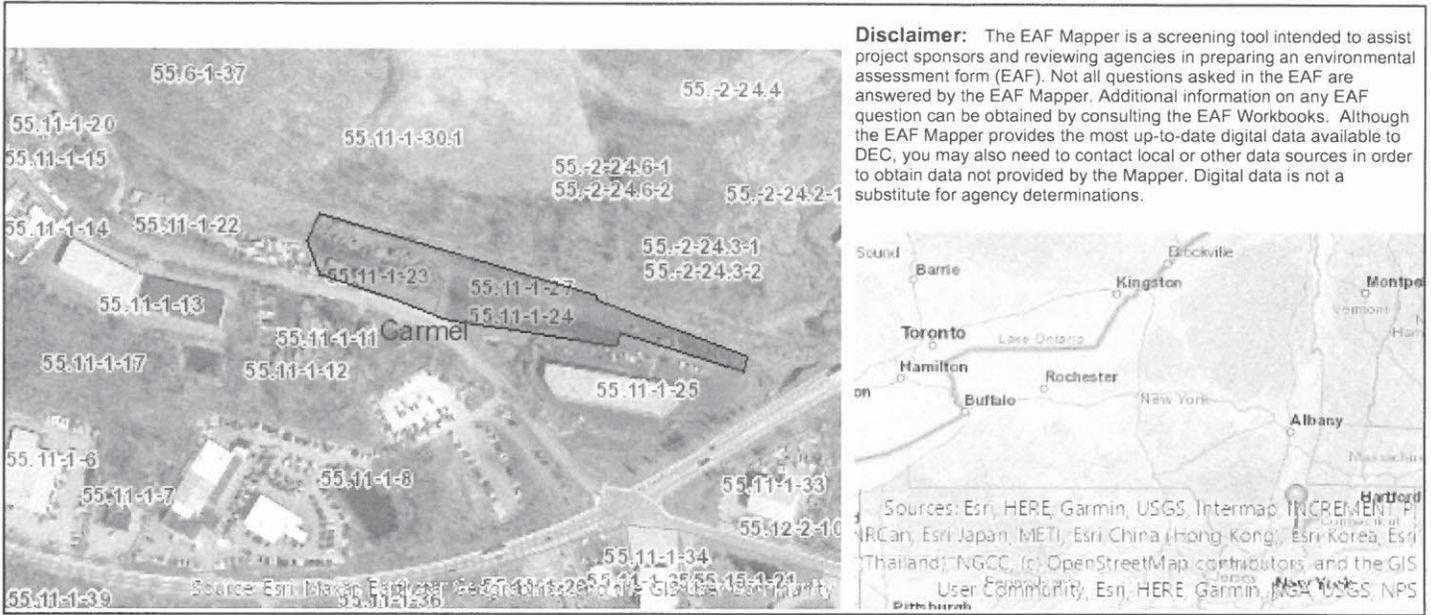
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

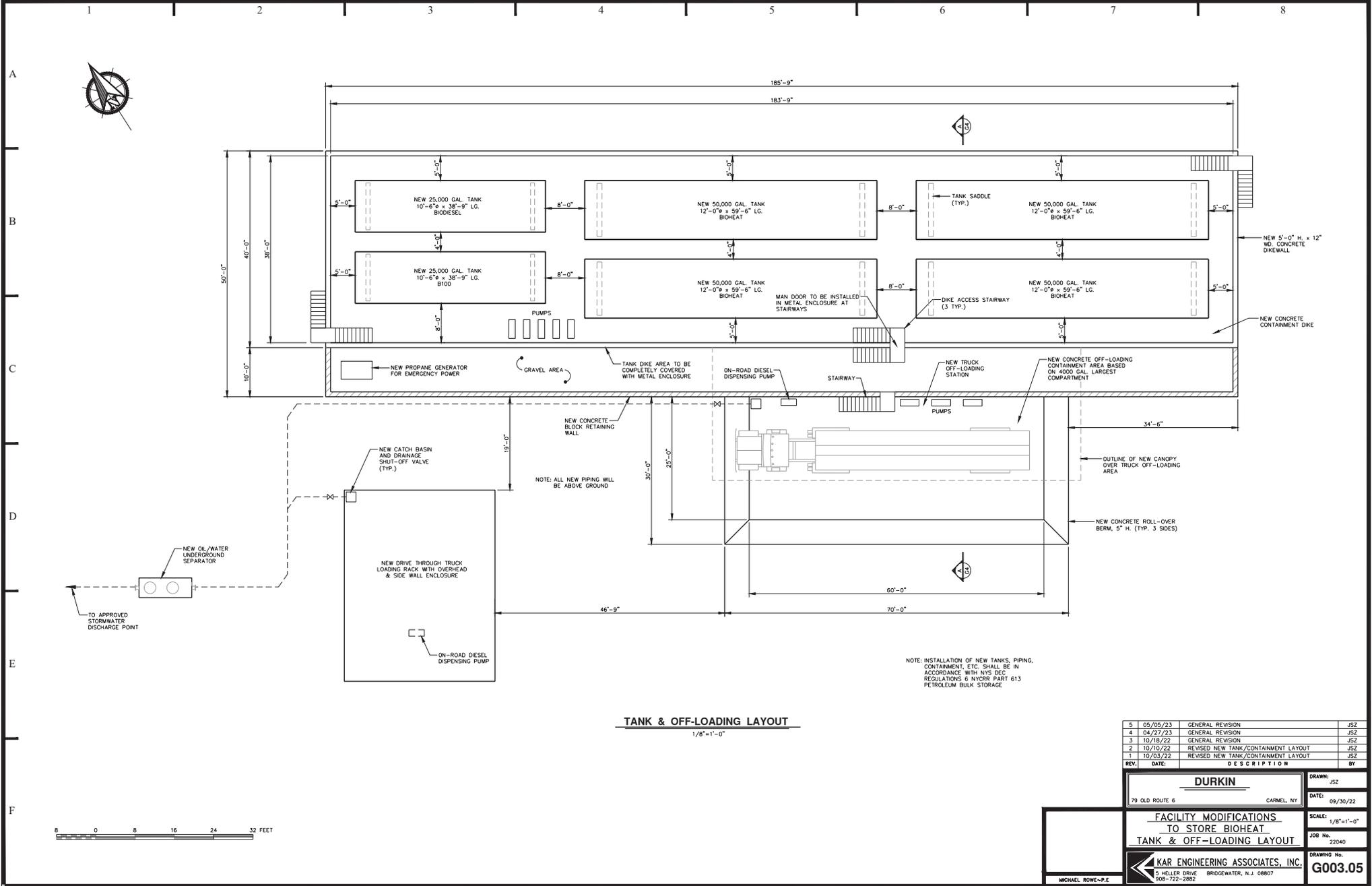
<b>Part 1 – Project and Sponsor Information</b>				
Name of Action or Project: Carmel Terminals				
Project Location (describe, and attach a location map): 79 Old Route 6, Carmel, NY 10512				
Brief Description of Proposed Action: The applicant is seeking to upgrade their existing oil terminal by replacing their existing aged oil tanks and containment dike with a new system compatible with renewable biofuels. This includes a new enlarged containment dike, four (4) 50,000 gallon B10 bioheat tanks, one (1) 25,000 B10 on-road diesel tank, and one (1) 25,000 gallon B100 aboveground storage tank. Also proposed are an enclosure for the new tanks, the appurtenant piping and control system, as well a loading/unloading rack, and the associated driveways resurfacing and parking. An existing sewer connection which currently services an existing trailer on site will be abandoned and the trailer will be removed.				
Name of Applicant or Sponsor: Richard D. Williams, Jr., P.E., Insite Engineering, Surveying & Landscape Architecture, P.C.		Telephone: 845-225-9690 E-Mail: rwilliams@insite-eng.com		
Address: 3 Garrett Place				
City/PO: Carmel		State: NY	Zip Code: 10512	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Partial funding from USDA Higher Blends Infrastructure Improvement Program NYSDEC GP-0-20-001 ESC Only; T.o.C. Site Plan Approval & Building Permit; NYSDEC Petroleum Bulk Storage Permit & SPDES Permit			NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 2.2 acres b. Total acreage to be physically disturbed? _____ 0.8+- acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 5.5+- acres				
4. Check all land uses that occur on, are adjoining or near the proposed action:				
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input checked="" type="checkbox"/> Parkland				

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ No water supply is required for the proposed use.	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ No wastewater service is required for the proposed use.	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?  b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?  b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	





Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Northern Long-eared Bat
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes



**TANK & OFF-LOADING LAYOUT**

1/8"=1'-0"

NOTE: INSTALLATION OF NEW TANKS, PIPING, CONTAINMENT, ETC. SHALL BE IN ACCORDANCE WITH NYS DEC REGULATIONS & WORK PART 613 PETROLEUM BULK STORAGE



5	05/05/23	GENERAL REVISION	JSZ
4	04/27/23	GENERAL REVISION	JSZ
3	10/18/22	GENERAL REVISION	JSZ
2	10/10/22	REVISED NEW TANK/CONTAINMENT LAYOUT	JSZ
1	10/03/22	REVISED NEW TANK/CONTAINMENT LAYOUT	JSZ
REV.	DATE:	DESCRIPTION	BY

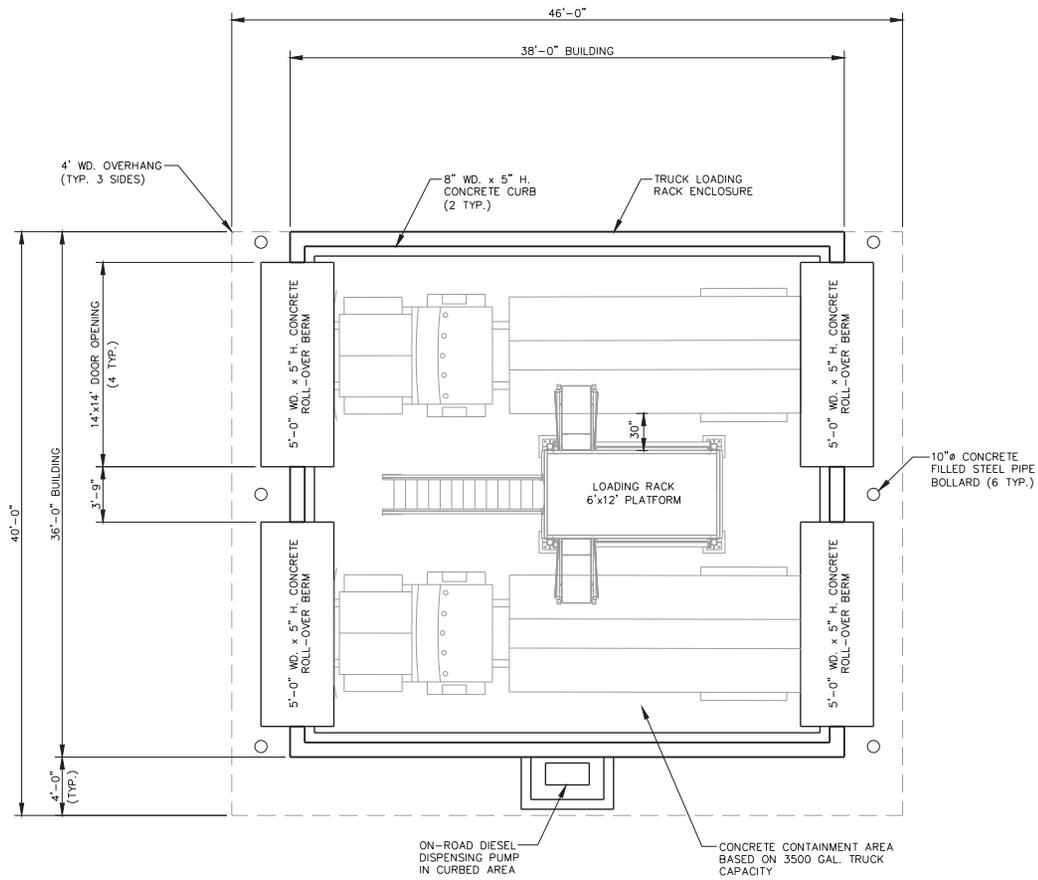
**DURKIN**  
79 OLD ROUTE 6 CARMEL, NY

**FACILITY MODIFICATIONS TO STORE BIOHEAT TANK & OFF-LOADING LAYOUT**

SCALE: 1/8"=1'-0"  
JOB No. 22040  
DRAWING No. **G003.05**

**KAR ENGINEERING ASSOCIATES, INC.**  
HELLER DRIVE BRIDGEWATER, N.J. 08607  
308-722-2882

DRAWN: JSZ  
DATE: 09/30/22  
BY: MICHAEL ROWE-P.E.

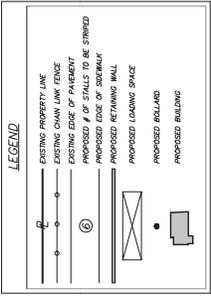


**NEW LOADING RACK LAYOUT**









**ZONE REQUIREMENTS TOWN OF CARMEL COMMERCIAL DISTRICT**

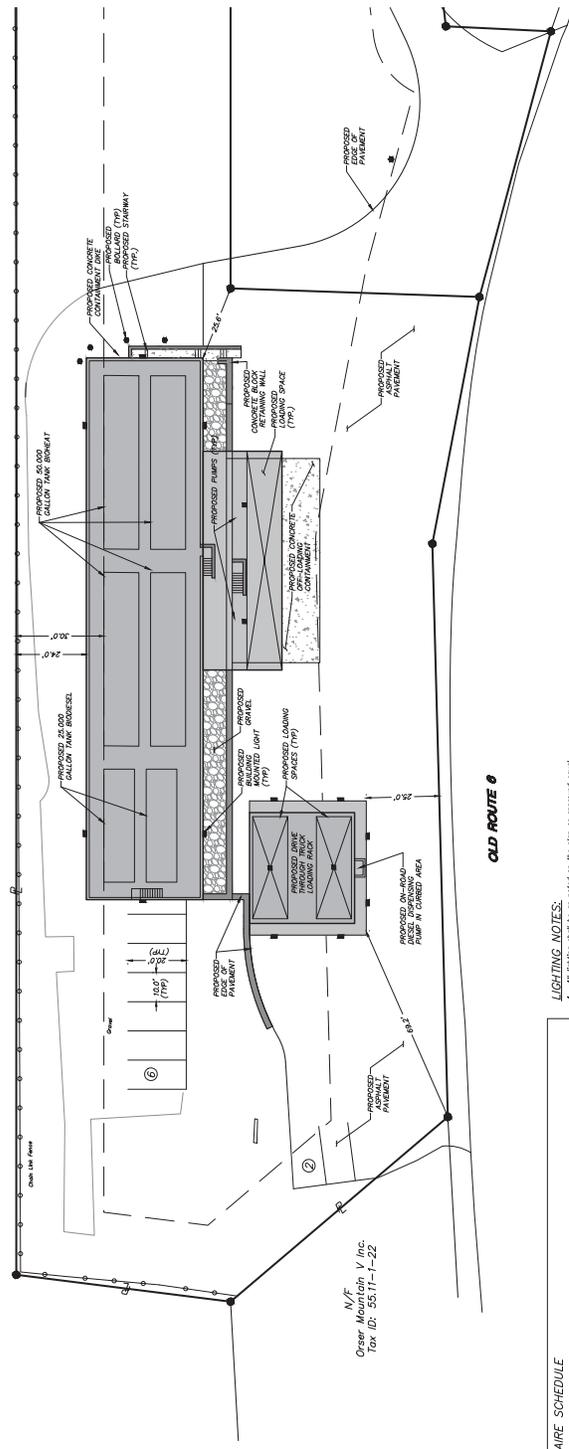
REQUIREMENT	REQUIREMENT	REQUIREMENT
Minimum Lot Area	40,000 S.F.	2.2 AC ± (94,972 S.F. ±)
Minimum Lot Width	200'	0.6 AC ± (26,596 S.F. ±)
Minimum Lot Depth	200'	171' ±
Minimum Side Setback	25'	14' ±
Minimum Rear Setback	25'	20' ±
Minimum Floor Area	30'	24' ±
Maximum Permitted Area of Building	35'	< 35'
Minimum Required Floor Area of Building	5,000 S.F.	7,400 S.F.
Area of Building Coverage of Lot by Building	30%	11.0%

• Fire-retardant materials required.  
 • Fire-retardant materials required.  
 • Fire-retardant materials required.

**EXISTING VARIANCES**  
 Variances for lot area number 55-11-27 (New merged with lot 55-11-23) were granted on October 24, 1998 for Road Frontage, Lot Width, Side Yards and driveway width.

**PARKING SUMMARY**  
 Maximum Allowable Storage Units  
 2,430 SP @ 1 space per 1,000 SF ± @ Spaces Required  
 Spaces Provided: 2,430

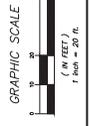
N/F Putnam County Railway



**LIGHTING NOTES:**  
 1. All lighting shall be as noted on the plan or approved report.  
 2. Style and finish of all luminaires to be selected by owner.  
 3. Program lighting within an area other than regular business hours.  
 4. Type, location, and shading of all proposed lighting shall prevent the shadow or light onto adjacent residential properties.  
 5. All fixtures shall be fully certified to comply with state any applicable codes.

**LUMINAIRE SCHEDULE**

Qty	Qty	Quantity	Description	Mounting Height	Notes
4	4	16	UTRONA LIGHTING LED CAMPUS LIGHT	12'-0"	35
1	1	1	12' HGT FT-27K-AS7	10'-0"	25.4
12	12	12	GAW-WALL LUMINAIRE(*) 7000K, 3500K, 10000K	12'-0"	58.0



**INSITE**  
 ENGINEERING, SURVEYING &  
 LANDSCAPE ARCHITECTURE, P.C.  
 PROJECT: CARMEL TERMINALS  
 DRAWING: LAYOUT PLAN  
 79 OLD ROUTE 6, TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK  
 PROJECT NUMBER: 23192-100  
 DATE: 10-11-23  
 SCALE: 1" = 20'

PROJECT MANAGER: M.U.  
 CHECKED: SP-1  
 DESIGNED: A.D.T.

2. General Project  
 (443) 725-8907  
 www.insite-ny.com

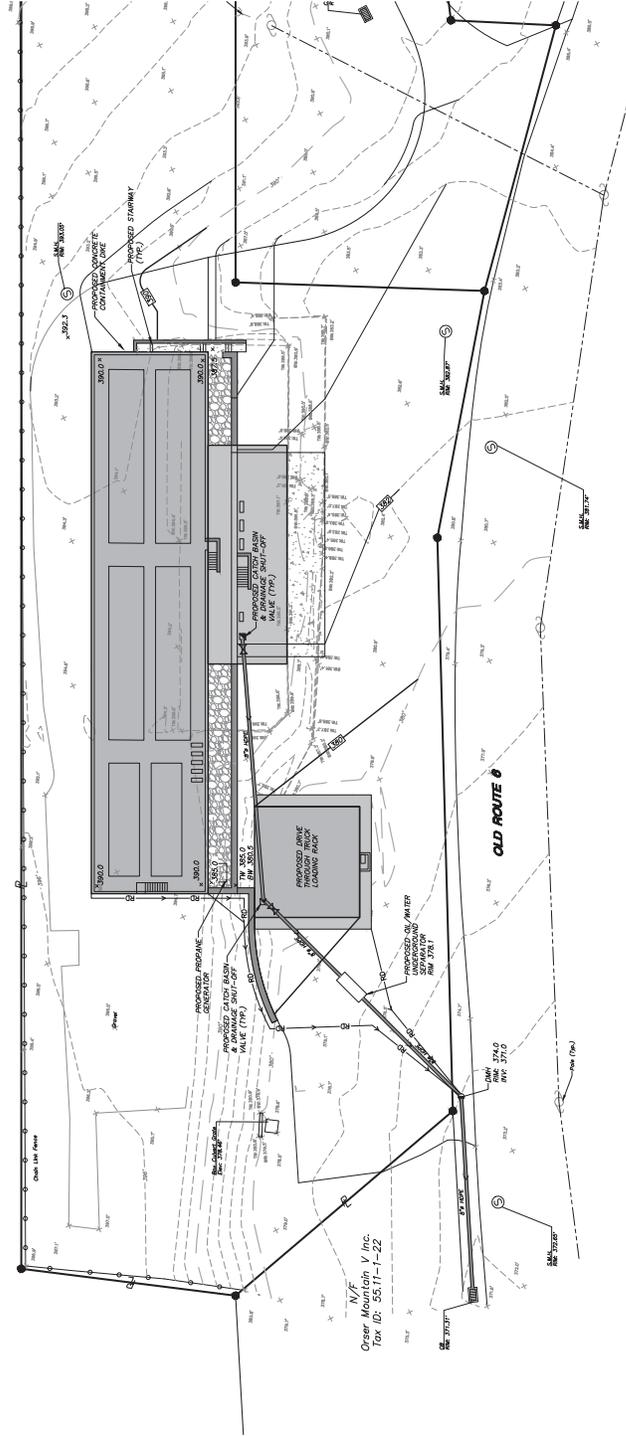
SHEET 3 OF 7

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE. DATE OF DECLASSIFICATION IS INDEFINITE.

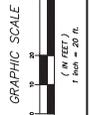
**LEGEND**

	EXISTING PROPERTY LINE
	EXISTING CHAIN LINK FENCE
	EXISTING EDGE OF PAVEMENT
	EXISTING CATCH BASIN
	EXISTING 10' CONTOUR
	EXISTING 2' CONTOUR
	EXISTING SPOT GRADE
	PROPOSED 10' CONTOUR
	PROPOSED 2' CONTOUR
	PROPOSED SPOT ELEVATION
	PROPOSED TOP OF WALL & BOTTOM OF WALL ELEVATIONS
	PROPOSED BUILDING

M/F  
Putnam County Railway



M/F  
User: M/F  
ID: 5611-1-22

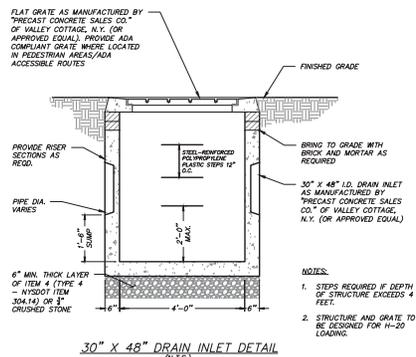


NO.	DATE	REVISION	BY
<p><b>INSITE</b> ENGINEERING, SURVEYING &amp; LANDSCAPE ARCHITECTURE, P.C.</p> <p>PROJECT: <b>CARABEL TERMINALS</b> DRAWING: <b>GRADING AND DRAINAGE PLAN</b></p> <p>79 OLD RT. 8, TOWN OF CARABEL, PUTNAM COUNTY, NEW YORK</p>			
PROJECT NUMBER	23192.100	R.D. NO.	
DATE	10-11-23	M.U.	
SCALE	1" = 20'	CHECKED	
		DRAWING NO.	SP-2
		SHEET	4
			7

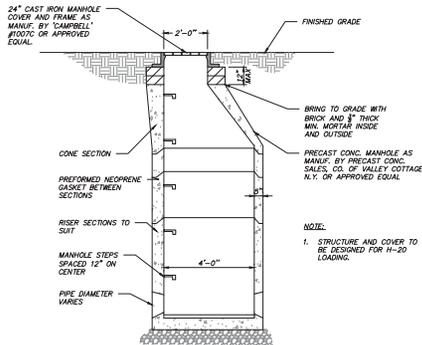
AS PART OF THIS DOCUMENT, UNLESS SHOWN THE OTHERWISE INDICATED, THE USER OF THIS DOCUMENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES.



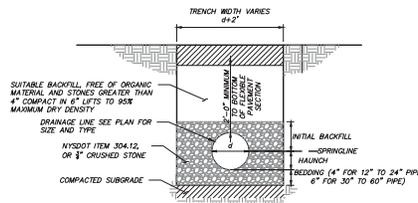




30" X 48" DRAIN INLET DETAIL  
(N.T.S.)



DRAINAGE MANHOLE DETAIL  
(N.T.S.)



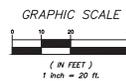
DRAINAGE LINE TRENCH DETAIL  
(N.T.S.)

**EROSION & SEDIMENT CONTROL NOTES:**

- The owner's field representative (O.F.R.) will be responsible for the implementation and maintenance of erosion and sediment control measures on this site prior to and during construction.
- All construction activities involving the removal or disposition of soil are to be provided with appropriate protective measures to minimize erosion and contain sediment disposition within. Minimum soil erosion and sediment control measures shall be implemented as shown on the plans and shall be installed in accordance with "New York Standards and Specifications For Erosion and Sediment Control," latest edition.
- Wherever feasible, natural vegetation should be retained and protected. Disturbance shall be minimized in the areas required to perform construction. No more than 5 acres of unprotected soil shall be exposed at any one time.
- When land is exposed during development, the exposure shall be kept to the shortest practical period of time. In the areas where soil disturbance activity has temporarily or permanently ceased, the application of soil stabilization measures must be initiated by the end of the next business day and completed within seven (7) days from the date the current soil disturbance activity ceased. Disturbance shall be minimized in the areas required to perform construction.
- Silt fence shall be installed as shown on the plans prior to beginning any clearing, grading or earthwork.
- All topsoil to be stripped from the area being developed shall be stockpiled and immediately seeded for temporary stabilization. Ryegrass (annual or perennial) at a rate of 30 lbs. per acre shall be used for temporary seeding in spring, summer or early fall. "Ariston" Winter Rye (annual rye) shall be used for temporary seeding in late fall and winter.
- Any disturbed areas not subject to further disturbance or construction traffic, permanent or temporary, shall have soil stabilization measures initiated for permanent vegetation cover in combination with a suitable mulch within 1 business day of final grading. All seeded areas to receive a minimum 4" topsoil (from stockpile area) and be seeded and mulched as follows:
  - Seed mixture to be planted between March 21 and May 20, or between August 15 and October 15 or as directed by project representative at a rate of 100 pounds per acre in the following proportions:
    - Kentucky Bluegrass 20%
    - Crested Red Fescue 40%
    - Perennial Ryegrass 20%
    - Annual Ryegrass 20%
  - Mulch: Silt hay or small grain straw applied at a rate of 90 lbs./1000 SF, or 2 tons/acre, to be applied and anchored according to "New York Standards and Specifications For Erosion and Sediment Control," latest edition.
- Grass seed mix may be applied by either mechanical or hydrosowing methods. Seeding shall be performed in accordance with the current edition of the "NYSDOT Standard Specification, Construction and Materials, Section 610-3.02, Method No. 1". Hydrosowing shall be performed using materials and methods as approved by the site engineer.
- Cut or fill slopes steeper than 3:1 shall be stabilized immediately after grading with Curlex I Single Mat Erosion Control Blanket, or approved equal.
- Paved roadways shall be kept clean at all times.
- The site shall at all times be graded and maintained such that all stormwater runoff is directed to soil erosion and sediment control facilities.
- All storm drainage outlets shall be stabilized, as required, before the discharge points become operational.
- Stormwater from disturbed areas must be passed through erosion control barriers before discharge to disturbed areas or discharged into other drainage systems.
- Erosion and sediment control measures shall be inspected and maintained on a daily basis by the O.F.R. to insure that channels, temporary and permanent ditches and pipes are clear of debris, that embankments and banks have not been eroded and that all straw bales and silt fences are intact. Any failure of erosion and sediment control measures shall be immediately reported by the contractor and inspected for by the O.F.R. and/or site engineer.
- Dust shall be controlled by sprinkling or other approved methods as necessary, or as directed by the O.F.R.
- Cut and fills shall not endanger adjoining property, nor divert water onto the property of others.
- All fills shall be placed and compacted in 6" lifts to provide stability of material and to prevent settlement.
- The O.F.R. shall inspect downstream conditions for evidence of sedimentation on a weekly basis and after rainstorms.
- As warranted by field conditions, special additional erosion and sediment control measures, as specified by the site engineer and approved by the O.F.R., shall be installed by the contractor.
- Erosion and sediment control measures shall remain in place until all disturbed areas are suitably stabilized.

**REQUIRED SWPPP CONTENTS PER GP-0-20-001:**

- Pursuant to the NYSDOC "SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-20-001), all Stormwater Pollution Prevention Plans (SWPPP) shall include erosion and sediment control practices designed in conformance with the most current version of the technical standard, "New York Standards and Specifications for Erosion and Sediment Control," where erosion and sediment control practices are not designed in conformance with the technical standard, the owner or operator must demonstrate equivalence to the technical standard. The following list contains SWPPP components provided in accordance with Part III.B.1.a) of General Permit GP-0-20-001:
  - Background information: The subject project consists of demolition of an existing barn, shed and trailer and construction of a warehouse building and gravel driveway and parking area.
  - Site map / construction drawing: These plans serve to satisfy this SWPPP requirement.
  - Description of the soils present at the site: Onsite soils located within the proposed limits of disturbance consist of Farmington-Sagey Complex (Fc) and Klocknerbocker Fine Sandy Loam (KfB), as identified on the Soil Conservation Service Web Soil Survey. These soil types belong to the Hydrologic Soil Group "D" and "A".
  - Construction phasing plan / sequence of operations: The Construction Sequence and Erosion and Sediment Control Maintenance Schedule has been provided. The Sedimentation and Erosion Control Notes contained hereon outline a general sequence of operations for the proposed project. In general all erosion and sediment control facilities shall be installed prior to commencement with land disturbing activities, and areas of disturbance shall be limited to the shortest period of time as practicable.
  - Description of erosion and sediment control practices: This plan, and details / notes shown hereon serve to satisfy this SWPPP requirement.
  - Temporary and permanent soil stabilization plan: The Sedimentation and Erosion Control Notes and Details provided hereon identify temporary and permanent stabilization measures to be employed with respect to specific elements of the project, and at the various stages of development.
  - Site map / construction drawing: This plan serves to satisfy this SWPPP requirement.
  - The dimensions, material specifications, installation details, and operation and maintenance requirements for all erosion and sediment control practices: The details, Erosion and Sediment Control Notes, and Erosion and Sediment Control Maintenance Schedule serve to satisfy this SWPPP requirement.
  - An inspection schedule: Inspections are to be performed once weekly and by a qualified professional as required by the General Permit (GP-0-20-001). In addition the NYSDOC Trained Contractor shall perform additional inspections as cited in the Sedimentation and Erosion Control Notes.
  - A description of pollution prevention measures that will be used to control litter, construction chemicals and construction debris: In general, all construction litter / debris shall be collected and removed from the site. The general contractor shall supply either waste barrels or dumpsters for proper waste disposal. Any construction chemicals utilized during construction shall either be removed from the site daily by the contractor or stored in a structurally sound and weatherproof building. No hazardous waste shall be disposed of onsite, and shall ultimately be disposed of in accordance with all federal, state and local regulations. Material Safety Data Sheets (MSDS), material inventory, and emergency contact numbers shall be maintained by the general contractor for all construction chemicals utilized onsite. Finally, temporary sanitary facilities (portable toilets) shall be provided onsite during the entire length of construction, and inspected weekly for evidence of leaking holding tanks.
  - A description and location of any stormwater discharges associated with industrial activity from construction of the site: There are no known industrial stormwater discharges present or proposed at the site.
  - Identification of any elements of the design that are not in conformance with the technical standard, "New York Standards and Specifications for Erosion and Sediment Control": All proposed elements of this SWPPP have been designed in accordance with the "New York Standards and Specifications for Erosion and Sediment Control."



NO.	DATE	REVISION	BY
		3 Corbett Place Corvett, NY 10512 (845) 225-9690 (845) 225-9717 fax www.insite-eng.com	
PROJECT: CARMEL ARCHITECTURE			
79 OLD RT. 6, TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK			
DRAWING: DETAILS			
PROJECT NUMBER	23192.100	PROJECT MANAGER	R.D.W.
DATE	10-11-23	DRAWN BY	M.U.
SCALE	AS SHOWN	CHECKED BY	A.D.T.
DRAWING NO. D-2			SHEET 7

ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 2209 OF ARTICLE 145 OF THE EDUCATION LAW.

# HEIDENBERG PROPERTIES

3500 Aramingo Avenue, LLC  
Berlin Mall, LLC  
Colonie Realty Associates NY, LLC

Culpeper 2018, LLC  
Ephrata Commons 2016, LLC  
Forest Avenue LH, LLC

Greenville Center Associates, LLC  
Hauppauge, LLC  
Heidenberg Closter Associates, LLC

Hershey Square 2014, L.P.  
Lake Plaza Shopping Center, LLC  
Mt. Pocono, LLC

Potomac 2017, LLC  
Southport 2013, LLC  
Thompson Square 2017, LLC

June 9, 2022

*Via Electronic Mail – A.M. Delivery*

Hon. Craig Paepfer, Chairman  
and Members of the Planning Board  
Town of Carmel  
60 McAlpin Avenue  
Mahopac, New York 10541

*Re: Lake Plaza Shopping Center, LLC – Request for Reduction of Bond Posted  
for Site Improvements in the Lake Plaza Shopping Center, 983-1005 Route 6  
Tax Identification Number: Section 65.10, Block 1, Lots 45 and 46*

Dear Chairman Paepfer:

As you may recall, In 2017 Lake Plaza Shopping Center, LLC posted a Site Plan Bond (Bond No. 76141099) (the “Bond”) with the Town to secure the installation of site improvements in the Lake Plaza Shopping Center. Back in June of 2019, we asked and the Town agreed, to reduce the amount of the Bond to \$350,000 as more than 80% of the improvements were then complete. A copy of the Town’s memo is attached for your convenience as Exhibit A.

In the ensuing three years, Lake Plaza Shopping Center, LLC has continued to enhance the property by bringing in both national and local tenants such as Ocean State Job Lot, Dollar Tree, Gap2Gap Training, Putnam House and the soon to be open NAPA Auto Parts. Most importantly, the site improvements, including those enumerated in Exhibit A are complete. As a result, we are writing to request an inspection of the site improvements and have the Bond released in full and returned to our office at c/o Heidenberg Properties, 234 Closter Dock Road, Closter, NJ 07624.

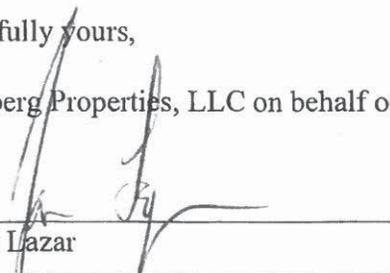
Kindly let me know if you require any additional information or assistance from us to process this request and whether an appearance before your Board is required or requested. The Bond is coming up for renewal the first week of July; we are hoping to coordinate the release and return at that time, if possible.

In addition, in order for our bonding company to release our funds, we have attached a form letter for the Town to issue on its letterhead, which we have attached hereto as Exhibit B.

Thank you for your courtesy.

Respectfully yours,

Heidenberg Properties, LLC on behalf of Lake Plaza Shopping Center, LLC

By:   
Jason Lazar

cc: *(via electronic mail)*

Richard Franzetti, P.E., Town Engineer

Michael Carnazza, Building Inspector

Patrick Cleary, AICP, CEP, PP, LEED AP

**EXHIBIT A**

Richard J. Franzetti, P.E.  
Town Engineer



(845) 628-1500  
(845) 628-2087  
Fax (845) 628-7085

Office of the Town Engineer  
60 McAlpin Avenue  
Mahopac, New York 10541

## MEMORANDUM

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**To:** Carmel Planning Board

**From:** Richard J. Franzetti P.E. Town Engineer *RJF*

**Date:** June 18, 2019

**Re:** 65.10-1-45 - Lake Plaza Shopping Center

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In response to a request by the above applicant, a representative of the Engineering Department performed a field inspection of the referenced property on June 18, 2019 to evaluate the current status of the site construction, for the purpose of determining whether a bond reduction was warranted. The results of our investigation are presented below.

The original bond amount posted, which is currently being held, is \$1,262,000. Based upon our inspection, the following work is not completed:

1. Paving/stripping on ~ 1/3 of the parking area (front of Kmart)
2. Landscaping in certain areas (Kmart and islands in front of Stop and Shop)

Typically the Town of Carmel does not recommend that a bond be reduced to lower than 20% of the original bond amount. Considering the work that is needed in the parking area, we recommend a total of \$912,000.00 be released and that the bond amount be reduced to \$350,000.00

**EXHIBIT B**

Town of Carmel  
60 McAlpin Ave  
Mahopac, NY 10541

RE: Bond Principal: Lake Plaza Shopping Center, LLC  
Bond # 76141099  
Release of bond effective: (put actual date)

As of this day; Actual date, 2022, we here by release the above reference bond, for the track of land in the town of Carmel New York, with an address of 983-1005 Route 6, Mahopac, New York, Tax Map # 65.10-1-458-6. Heidenberg Properties, LLC., has successfully completed all site improvements at the aforesaid premises including but not limited to paving, curbing, gutters, drainage system, sewers and man holes, waterline, excavation and grading, landscaping and lighting, subbase, catch basins, masonry head walls, rip rap dissipaters, retention basin, drop connections, watermain and paved swale, as originally agreed to.

Attached please find the bond, which we are returning to you as all parts of this project have been completed.

*Signature of the town*

