



**City of Poughkeepsie  
Waterfront Advisory Committee  
Meeting Agenda**

Common Council Chambers  
Thursday, May 21, 2026  
5:30 PM

- I. Call to Order and Roll Call**
  
- II. 15 N Cherry Street**
  1. Amendment to approved residential redevelopment to modify resident access to internal stairs, facade, and increase the single story portion of the building to three (3) stories to accommodate six (6) additional units.

APPLICATION TO THE PLANNING BOARD  
CITY OF POUGHKEEPSIE, NEW YORK

**Application for Site Plan, Special Permit & Facade Approval**

I. PROPERTY ADDRESS: 15 N Cherry Street

II. PROPERTY OWNER: North Cherry Holdings LLC

ADDRESS: 18 Sophia Street, Monsey

NY, 10128 (state and zip code)

PHONE NUMBER: c/o 845-874-7166 (include area code)

III. NAME OF APPLICANT: Same as owner

ADDRESS: \_\_\_\_\_

\_\_\_\_\_ (state and zip code)

PHONE NUMBER: \_\_\_\_\_ (include area code)

EMAIL ADDRESS: c/o natalie@karcpc.com

(If applicant is NOT the owner, proof of owner's consent to the application MUST be provided.)

IV. CONSULTANT: KARC Planning Consultants

ADDRESS: PO Box 924, Poughkeepsie

NY, 12602 (state and zip code)

PHONE NUMBER: 845-874-7166 (include area code)

EMAIL ADDRESS: natalie@karcpc.com

V. PROPOSED USE or FAÇADE CHANGE (Summarize proposed use or uses): \_\_\_\_\_

Amendment to approved residential redevelopment to modify resident access to internal stairs, facade, and increase the single story portion of the building to three (3) stories to accomodate six (6) additional units.

VI. ZONING DISTRICT: MU5

**The City of Poughkeepsie never requests and will not accept application fees via wire transfer, ACH, or credit/debit card over the phone or by email. Fees are accepted by check via mail or cash/check in person at City Hall.**

OFFICE USE ONLY

CODE: PLSF

ID # \_\_\_\_\_

FEE: \_\_\_\_\_

Total, from:  
\$500, plus  
\$ \_\_\_\_\_  
(\$150 per 1000  
square feet of floor  
area), plus  
\$ \_\_\_\_\_  
(\$35 per number of  
required parking  
spaces), plus  
\$ \_\_\_\_\_  
(\$500 for special  
permit, if applicable)

**(Proceed to XVII for special permit & facade approval only)**

**PROJECT INFORMATION**

New construction: \_\_\_\_\_(yes)\_\_\_\_\_ (no)

Change of use: \_\_\_\_\_(yes)\_\_\_\_\_ (no)

Expansion/addition:  X  (yes)\_\_\_\_\_ (no)

Alteration: \_\_\_\_\_(yes)\_\_\_\_\_ (no)

Cost of Construction: \$  TBD

**LOT AND BULK INFORMATION:**

Lot area:  0.90  (acres)  39,204  (square feet)

Building Footprint: \_\_\_\_\_(proposed square feet for new construction)

13,842  (existing square feet for change of use/expansion)

\_\_\_\_\_ (additional proposed square feet for expansion)

13,842  (total building footprint, square feet)

Lot Coverage:  35.31%  (percentage, building coverage only)

Gross Floor Area: \_\_\_\_\_(proposed square feet for new construction)

39,899  (existing square feet for change of  **Previously Approved**  use/expansion)

7,097  (additional proposed square feet for expansion)

47,132  (total gross floor area, square feet)

Building Height:  3  (stories)  38' 7"  (feet)

Floor Area Ratio:  1.2  (ratio of gross floor area divided by lot area)

**VIII. PROJECT PARKING INFORMATION**

A) Number of Off-Street Parking Spaces required:  60   **\*See note below**

B) Number of Off-Street Parking Spaces provided:  22

C) Waiver Requested: \_\_\_\_\_(Yes)  X  \_\_\_\_\_(No)

Is municipal parking available within 600 feet?  X  (Yes) \_\_\_\_\_(No)

**\*Area variance previously granted on July 12, 2022 to allow 22 spaces where 73 spaces were required. Thus, a variance for 51 spaces remains in effect.**

If yes, name all such municipal facilities: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(If a waiver is requested based on proximity to municipal facilities, a written request for such waiver, addressed to the City Planning Staff and the Chairman of the Planning Board, must be submitted with the application.)

If a private parking facility is to be utilized, is such facility within 600 feet?

\_\_\_\_\_ (Yes)                      (No)

If yes, provide the address of the facility, name of the property owner, number of spaces in the lot, number of spaces available for lease, and length of lease. Attach copy of lease. Additional information may be required by the Planning Board):

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

**IX. RESIDENTIAL PROPOSALS**

A) Type of Development: Multifamily residential  
(Townhouse, condominium, multiple residence rental, etc.)

B) Unit Breakdown:  
Number of efficiency or "studio" units: 0  
Number of one (1) bedroom units: 21  
Number of two (2) bedroom unit's 27  
Number with three or more bedrooms: 0  
Total number of units: 48

C) Is funding public?  Yes  No  
If yes, describe funding source: ESD Downtown Revitalization Initiative (DRI)

**X. OFFICE PROPOSALS** (\_\_\_\_Medical/Dental\_\_\_\_Professional\_\_\_\_Business)

A) Number of Employees: \_\_\_\_\_  
B) Number of doctors/dentists/medical practitioners: \_\_\_\_\_  
C) Days/Hours of Operation: \_\_\_\_\_

**XI. SERVICE BUSINESS PROPOSALS**

- A) Specify Business: \_\_\_\_\_  
(e.g., laundromat, drycleaner, beauty parlor, travel agency, banks)
- B) Number of Employees: \_\_\_\_\_
- C) Number of Washing Machines (for laundromat): \_\_\_\_\_
- D) Days/Hours of Operation: \_\_\_\_\_

**XII. MERCANTILE PROPOSALS (Retail \_\_\_\_\_ Wholesale \_\_\_\_\_)**

- A) Type of Mercantile (specify): \_\_\_\_\_
- B) Number of Employees: \_\_\_\_\_
- C) Days/Hours of Operation: \_\_\_\_\_

**XIII. STANDARD RESTAURANT/FAST FOOD RESTAURANT/COFFEE SHOP/DONUT SHOP/NIGHTCLUB/DISCOTHEQUE/BAR PROPOSALS**

- A) Specify Use: \_\_\_\_\_
- B) Number of seats (excluding bar stools and outdoor seating): \_\_\_\_\_
- C) Meals served (i.e., breakfast, lunch, dinner): \_\_\_\_\_
- D) Type of Menu: \_\_\_\_\_
- E) Days/Hours of Operation: \_\_\_\_\_
- F) Entertainment (live and/or recorded): \_\_\_\_\_
- G) Will the restaurant contain a bar/lounge?: \_\_\_\_\_ Yes \_\_\_\_\_ No
- H) If yes, how many seats at the bar? \_\_\_\_\_
- I) Is a drive-through window proposed? \_\_\_\_\_
- J) Is a walk-up window proposed? \_\_\_\_\_
- K) Is an outdoor seating area proposed? \_\_\_\_\_
- L) If yes, how many seats are proposed? \_\_\_\_\_
- M) If yes, is outdoor cooking proposed? \_\_\_\_\_

**XIV. INDUSTRIAL/COMMERCIAL PROPOSALS (Automobile repair, taxi, motor vehicle sales, warehouse, manufacturing, animal hospital, research facilities, etc.)**

- A) Specify Use: \_\_\_\_\_
- B) Number of shifts (if any): \_\_\_\_\_
- C) Number of employees: \_\_\_\_\_  
(If shifts are proposed, list number of employees per shift)
- E) Number of work bays (if automobile repair): \_\_\_\_\_
- F) Days/Hours of operation: \_\_\_\_\_

**XV. EDUCATIONAL/INSTITUTIONAL/RECREATIONAL PROPOSALS** (e.g., Museums, Theatres, Conference Centers, Hotels, Motels, Hospitals, Nursing Homes, Assisted Living Facilities, Nursery Schools, Private Schools, Day Care Centers, Places of Worship, Marinas, Membership Clubs, etc.)

A) Specify: \_\_\_\_\_

B) Number of shifts (if any): \_\_\_\_\_

C) Number of employees: \_\_\_\_\_  
(If shifts are proposed, list number of employees per shift)

D) Number of beds (hospitals, nursing homes, etc): \_\_\_\_\_

E) Number of seats in largest assembly space: \_\_\_\_\_

F) Number of classrooms (schools): \_\_\_\_\_

G) Number of rental units (hotels, motels, etc.) \_\_\_\_\_

H) Number of boat slips/courts (e.g., tennis, handball, etc.), alleys: \_\_\_\_\_

I) Days/Hours of Operation: \_\_\_\_\_

**XVI. PROPOSALS NOT MENTIONED ABOVE** (Please be specific):

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

**XVII. APPLICANT CERTIFICATION**

I, Natalie Quinn, agent for applicant, certify that the this application has addressed the objectives outlined in the Zoning Ordinance with consideration given to the public health, safety and welfare; the comfort and convenience of the public in general or the residents or users of the proposed development and of the immediate neighborhood.

The applicant certifies that all information contained herein is accurate and complete as of the date of this application.

  
\_\_\_\_\_  
Signature of Applicant

March 31, 2026  
Date

# KARC

PLANNING CONSULTANTS, INC.

March 30, 2026

To whom it may concern:

Please accept this letter as written authorization that KARC Planning Consultants, Inc. is authorized to sign as Agent on behalf of North Cherry Holdings LLC, property owner of 15 N Cherry Street, with respect to permits and applications before the City of Poughkeepsie.

Sincerely,



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Jay Blumenfeld  
Manager  
North Cherry Holdings LLC

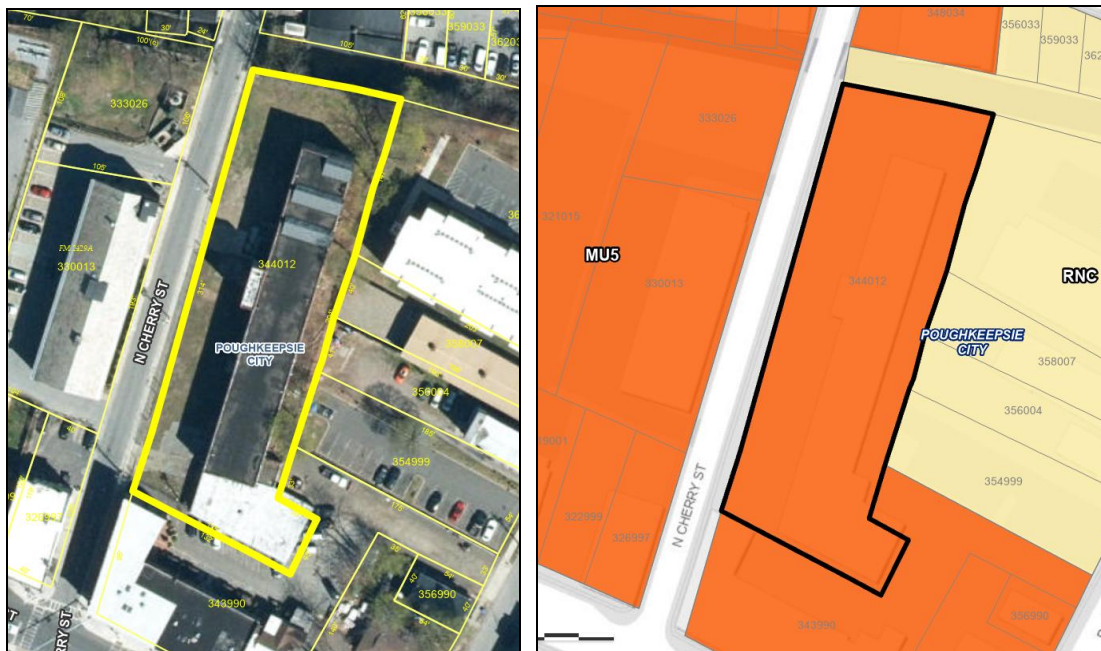
May 13, 2026

Anne Saylor, Chair  
City of Poughkeepsie Planning Board  
62 Civic Center Plaza  
Poughkeepsie, NY 12601

**Re: 15 N Cherry St**  
**Parcel No. 131300-6162-79-344012**  
**City of Poughkeepsie**  
**Site Plan Amendment**

Dear Chair Saylor:

The applicant is seeking an amendment to a previously approved site plan at 15 N Cherry Street (Lot 344012) in the City of Poughkeepsie. The lot is 0.90 acres and is located in the MU5 Zoning District.



The Planning Board previously granted site plan approval on August 16, 2022 for the conversion of the existing warehouse building into a 42-unit residential development, including associated site improvements such as off-street parking, a playground, and a dog park. As part of that approval, 22 off-street parking spaces were provided, and the Zoning Board of Appeals granted an area variance on July 12, 2022 permitting 22 spaces where 73 were otherwise required.

The approved site plan remains active and valid. A building permit application for demolition work was filed, limited demolition has commenced, and the permit remains in effect.

### **Amended Building Design**

As discussed during the April 28 Planning Board meeting, the applicant is proposing to amend the approved site plan to modify the building design, primarily by replacing the previously proposed exterior stair access system with internal staircases. As part of this redesign and reconfiguration of the building interior, it has also become feasible to expand the existing one-story portion of the structure to three stories, resulting in an increase in the total number of residential units from 42 to 48. The proposed changes and previously granted area variances maintain compliance with the site's zoning regulations especially as they relate to off-street parking.

### **Site Plan and Architecture Updates**

Based on conversations with the Board during the April 28 Planning Board meeting and with Mass Design during a May 7 working session, the following updates have been incorporated into the site plan set and the proposed building design:

1. **Metal Cladding Material:** The material proposed for the metal cladding at the stair tower and new 3-story portion is further specified as Hardie Architectural Panels as indicated on the elevations provided.
2. **Wall Anchors:** The existing wall anchors on the front and rear façade will be restored as indicated on the elevations provided.
3. **Brick Condition:** The existing white painted brick will be restored to its original color as indicated on the elevations provided.
4. **Roof Equipment:** The applicant has clarified their proposal to install a "black charred wood" fence as screening for the roof mounted mechanical equipment.
5. **Landscaping Plan:** Details related to the number, location, and species of proposed plantings are now indicated on Sheet A-100 of the site plan set.
6. **Exterior Lighting:** Path lights leading to the building entrances, spotlight lighting along the entrance canopies, and wall mounted sconces are proposed adjacent to the building's doors. These details are indicated on Sheet A-101 and A-401. Spec sheets for the proposed lighting fixtures are included with this submission.
7. **Approval Conditions:** Previous Planning Board and ZBA approval conditions have been added to Sheet A-100 as a note.
8. **Zoning Bulk Table:** A bulk table has been added to Sheet A-100.
9. **Knox Boxes:** A note on the type and placement of proposed Knox Boxes has been added to Sheet A-100.

## Trail Easement Language

To preserve the potential for a future Fall Kill Trail, the applicant is including draft easement language with this submission for review by Corporation Counsel. We look forward to working collaboratively with the City on finalizing this easement and request that its completion be added as a condition of approval for this site plan amendment.

## Waterfront Advisory Committee

The applicant prepared and submitted a Waterfront Assessment Form to be placed on the Waterfront Advisory Committee's May 6 agenda. However, this meeting was cancelled due to a lack of quorum. We have included our consistency review analysis as part of this submission to document that the proposed changes are minimal and are not inconsistent with the policies of the LWRP.

Enclosed, please find the following:

1. Two (2) copies of a Cover Letter prepared by KARC, dated May 13, 2026
2. Two (2) copies of a Site Plan Set including elevations and floor plans prepared by abarchitekten, dated May 12, 2026
3. Two (2) copies of Draft Trail Easement Language prepared by KARC, dated May 11, 2026
4. Two (2) copies of the LWRP Consistency Analysis prepared by KARC, dated May 5, 2026
5. Two (2) copies of the Lighting Spec Sheets

We respectfully request placement on the May 27, 2026 Planning Board agenda to discuss the proposed amendment.

Thank you for your consideration.

Sincerely,



Natalie Quinn, Agent for Applicant

**PARCEL DATA**

TAX MAP INFORMATION SECTION 6162, BLOCK 79, LOT 344012  
 PARCEL ADDRESS NORTH 15 CHERRY STREET  
 POUGHKEEPSIE, NEW YORK 12601  
 LOT AREA 0.90± ACRES

PROPERTY LOCATION AND SIZE  
 JURISDICTION CITY OF POUGHKEEPSIE, NY  
 NAME 15 NORTH CHERRY STREET  
 ADDRESS 15 NORTH CHERRY STREET,  
 POUGHKEEPSIE, NY 12601  
 SIZE 0.90 ACRES OR ± 39,204 SQ FT

**PLANNING BOARD APPROVAL CONDITIONS - 08/22/2022**

- APPLICANT SHALL INCLUDE RESTRICTIONS IN EITHER THE LEASE OR BUILDING RULES AND PROCEDURES LIMITING THE STORAGE ON BALCONIES SO THAT EXCESSIVE ITEMS DO NOT CLUTTER THE BALCONY OR INTERFERE WITH THOSE WALKING THROUGH THE BALCONY AREA.
- A TRAIL EASEMENT AGREEMENT SHALL BE ESTABLISHED WITH THE CITY OF POUGHKEEPSIE FOR POTENTIAL FUTURE ACCESS TO THE FALL KILL OR CREATION OF RECREATIONAL TRAIL. ALL COMMENTS OF THE ENGINEERING DEPARTMENT ON APRIL 13, 2022 AND THE FIRE DEPARTMENT ON AUGUST 16, 2022, SHALL BE SATISFIED TO THE SATISFACTION OF THE DEPARTMENT.
- APPLICANT WILL RETURN FOR FINAL APPROVAL OF DECKING MATERIAL AND THE FENCING AND GATE.

**ZBA APPROVAL CONDITIONS - 07/18/2022**

- THE APPROVED VARIANCES ALLOW FOR: PROVIDING 22 PARKING SPACES, FRONT YARD PARKING, REFUSE AREA LOCATED IN THE FRONT YARD, AND REFUSE AREA LOCATED WITHIN 30FT OF THE FALL KILL CREEK, WITH THE FOLLOWING CONDITIONS:
- THE PROPOSED BUILDING WILL HAVE A TOTAL OF 22 PARKING SPACES. THE PRIVILEGE OF ON-SITE PARKING FOR TENANTS SHALL BE ON A FIRST-COME, FIRST-SERVED BASIS, WITH A FEE CHARGED FOR EACH ON-SITE SPACE. ON-SITE PARKING, INCLUDING THE FEE, SHALL BE ADDRESSED IN THE LEASE, AND SHALL BE AVAILABLE FOR THE DURATION OF THE LEASE, WITH NO SEPARATE LEASE OR RENTAL AGREEMENT FOR PARKING ON THE PREMISES. ON-SITE PARKING SHALL BE LIMITED TO NOT MORE THAN ONE SPACE PER APARTMENT.
  - FOR TENANT LOADING AND UNLOADING, THERE SHALL BE A DESIGNATED, STRIPED LOADING AREA.
  - FOR ANY TENANT WHO IS INTERESTED IN OFF-SITE PARKING WHEN NO ON-SITE PARKING IS AVAILABLE, APPLICANT/MANAGEMENT SHALL ENCOURAGE THOSE TENANTS TO ACCESS THE CITY OF POUGHKEEPSIE MUNICIPAL PARKING LOTS WITHIN 1/2-2 BLOCKS OF THE SITE, AND TO PAY THE ATTENDANT PERMIT FEE TO THE CITY OF POUGHKEEPSIE TO SECURE SUCH PARKING, REGARDLESS OF WHETHER AVAILABLE MUNICIPAL PARKING IS SHORT-TERM OR LONG-TERM. THIS INFORMATION SHALL BE CONTAINED IN WRITTEN LITERATURE OR BROCHURES PROVIDED TO TENANTS, RECEIPT OF WHICH SHALL BE ACKNOWLEDGED IN WRITING BY EACH TENANT NOT ELIGIBLE FOR ON-SITE PARKING.
  - APPLICANT/MANAGEMENT SHALL DISCOURAGE TENANTS FROM OCCUPYING/USING ON-STREET PARKING ON MAIN STREET IN THE VICINITY OF THE SITE. THIS INFORMATION SHALL BE CONTAINED IN WRITTEN LITERATURE PROVIDED TO TENANTS, RECEIPT OF WHICH SHALL BE ACKNOWLEDGED IN WRITING BY EACH TENANT NOT ELIGIBLE FOR ON-SITE PARKING.
  - APPLICANT/MANAGEMENT SHALL PROVIDE A COPY OF THE WRITTEN LITERATURE TO THE DEVELOPMENT DEPARTMENT (ATTENTION DIRECTOR) PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE PROJECT.
  - THE CITY SHALL HAVE THE RIGHT TO REQUEST AND REVIEW THE WRITTEN LITERATURE NO MORE THAN ANNUALLY TO VERIFY ONGOING COMPLIANCE WITH THIS CONDITION.

**FLOODPLAIN DEVELOPMENT PERMIT NOTES**

- A PORTION OF THE SITE IS LOCATED WITHIN A FEMA 100-YEAR FLOODPLAIN, PURSUANT TO SECTION 19-4-6(D)(2) OF THE CITY OF POUGHKEEPSIE ZONING CODE, A FLOODPLAIN DEVELOPMENT PERMIT IS REQUIRED.

**ADJACENT PROPERTIES TAX MAP INFORMATION:**

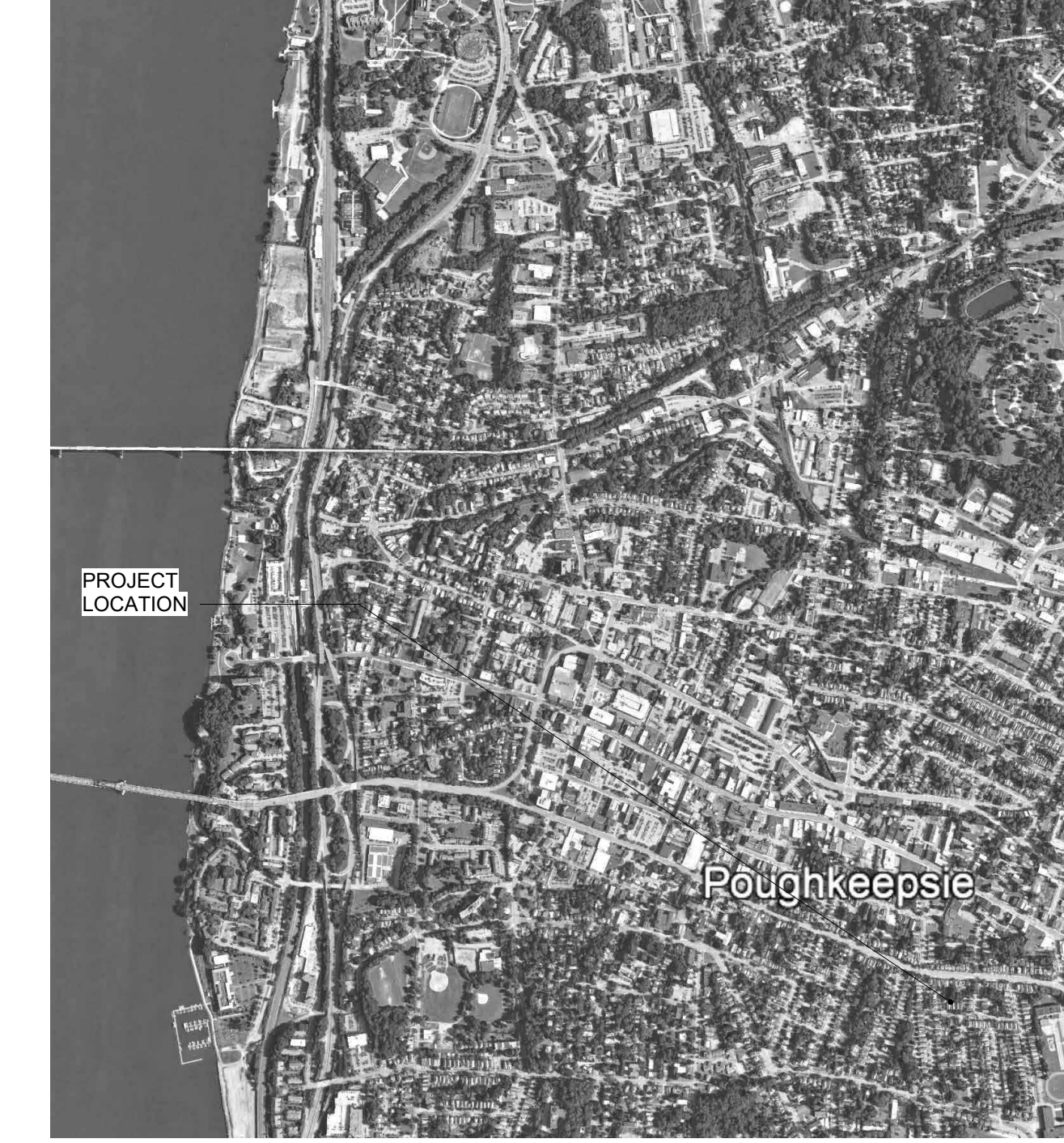
PARCEL #	PARCEL ADDRESS	AREA	OWNER	OWNER ADDRESS
326997	519 MAIN ST, POUGHKEEPSIE 126010000	0.01 ACRES	YELUNG, SHING FU (PRIMARY)	1055 DUTCHER DR, FISHKILL NY 12524
330013	8 N CHERRY ST, POUGHKEEPSIE 126010000	0.43 ACRES	NORTH CHERRY STREET HOUSING (PRIMARY)	313 MILL ST, POUGHKEEPSIE NY 126010000
333026	N CHERRY ST, POUGHKEEPSIE 126010000	0.25 ACRES	NORTH CHERRY STREET HOUSING (PRIMARY)	313 MILL ST, POUGHKEEPSIE NY 126010000
339035	418 MAPLE ST, POUGHKEEPSIE 126010000	0.04 ACRES	MCRANE, PETER (PRIMARY)	164 WHITMAN RD, YONKERS NY 107100000
348034	420-422 MAPLE ST, POUGHKEEPSIE 126010000	0.14 ACRES	JOHNSON, NICHOLAS (PRIMARY)	19 IRELAND DR, POUGHKEEPSIE NY 126030000
356033	MAPLE ST, POUGHKEEPSIE 126010000	0.04 ACRES	JOHNSON, NICHOLAS (PRIMARY)	19 IRELAND DR, POUGHKEEPSIE NY 126030000
363017	17 ROSE ST, POUGHKEEPSIE 126010000	0.84 ACRES	FALLKILL COMMONS HOUSING (PRIMARY)	313 MILL ST, POUGHKEEPSIE NY 126010000
358007	9 ROSE ST, POUGHKEEPSIE 126010000	0.17 ACRES	JANENDO, JOHN JR A (PRIMARY)	9 ROSE ST, POUGHKEEPSIE NY 126010000
356004	7 ROSE ST, POUGHKEEPSIE 126010000	0.17 ACRES	MARKOVIC, ANTO (PRIMARY)	40 OLD ROUTE 52, STORMVILLE NY 12582
354999	ROSE ST, POUGHKEEPSIE 126010000	0.22 ACRES	FALLKILL COMMONS HOUSING (PRIMARY)	313 MILL ST, POUGHKEEPSIE NY 126010000
343990	521 MAIN ST, POUGHKEEPSIE 126010000	0.54 ACRES	521-527 MAIN STREET CORP (PRIMARY)	PO BOX 4, BILLINGS NY 125100000

**SUMMARY OF BULK REQUIREMENTS**

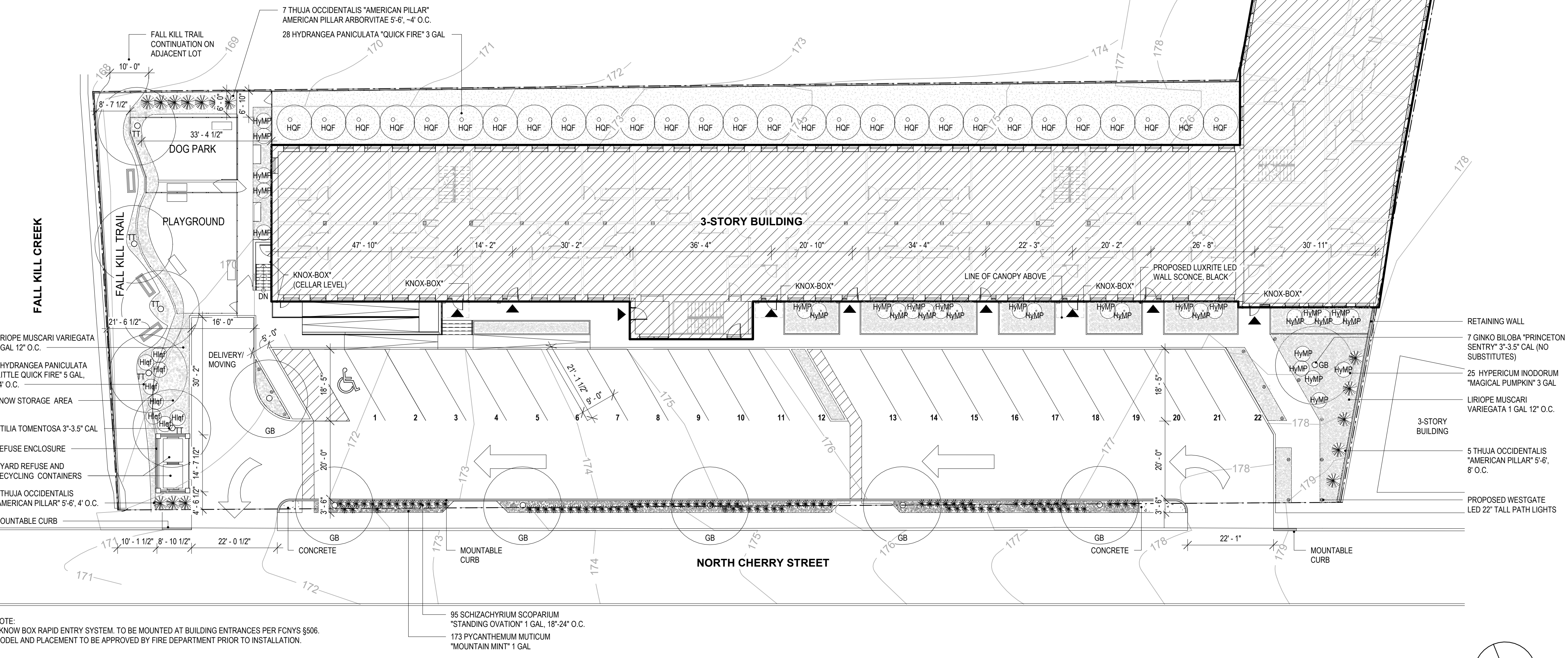
ZONING SECTION	ITEM	REQUIRED	EXISTING	PROPOSED
19-3.2	PRIMARY STRUCTURE SETBACKS			
	PRIMARY STREET:	MIN. 0FT, MAX. 15FT	43.5 FT	NO CHANGE
	SECONDARY STREET:	MIN. 0FT, MAX. 15FT	42 FT	NO CHANGE
	SIDE: (ABUTTING RESIDENTIAL LOT LINE)	MIN. 0FT	0 FT	NO CHANGE
	REAR: (ABUTTING RESIDENTIAL LOT LINE)	MIN. 15FT	42 FT 8 IN - 45 FT 1 IN	NO CHANGE
	BUILT-TO FRONTAGE			
	PRIMARY STREET:	MIN. 60%	90.49%	90.44%
	SECONDARY STREET:	MIN. 40%	N/A	N/A
	LOT AREA:	N/A	39,204 SQ FT	NO CHANGE
	LOT WIDTH:	N/A	+/- 316.25 FT	NO CHANGE
	LOT COVERAGE:	MAX. 80%	35.81%	35.32%
	BUILDING HEIGHT:	MIN. 2 STORIES, 29 FT	3 STORIES, +/- 37 FT 2 IN	3 STORIES, +/- 37 FT 2 IN
	BASE HEIGHT:	5 STORIES, 68 FT	3 STORIES, +/- 37 FT 2 IN	3 STORIES, +/- 37 FT 2 IN
	STEP-BACK ABOVE BASE (5 STORIES):	MIN. 5 FT	N/A	N/A
	BONUS (10% AFFORDABLE UNITS):	7 STORIES, 94 FT	N/A	N/A
	PRIMARY STREET BUILDING WIDTH:	MAX. 225 FT	284 FT 9 IN	284 FT 7 IN
	GROUND STORY HEIGHT:	14 FT	12 FT 6 IN	NO CHANGE
	DISTANCE BETWEEN STREET FACING ENTRANCES	MAX. 50 FT	VARIABLE	MIN. 14 FT 2 IN MAX. 36 FT 4 IN
TRANSPARENCY				
GROUND STORY	MIN. 50%	APPROX. 3% (UNBOARDED)	22%	
UPPER STORY	MIN. 25%	APPROX. 2% (UNBOARDED)	20%	



1 TAX MAP  
N.T.S.



2 LOCATION MAP  
N.T.S.



3 SITE PLAN  
1/16" = 1'-0"



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NORTH CHERRY HOLDINGS, LLC  
 18 SOPHIA ST  
 MONSEY, NY 10952  
 OWNER

DEVELOPER

MEP ENGINEER

STRUCTURAL ENGINEER

SITE ENGINEER

10		
9		
8		
7		
6		
5		
4		
3		
2	05/12/26	PB SUBMISSION
1	03/30/26	PB SUBMISSION
#	DATE	DESCRIPTION

ISSUES / REVISIONS

**abarchitekten**  
 167 Canal Street, 2nd Fl  
 New York New York 10013  
 T 212.334.1232  
 F 212.334.4520  
 www.abarchitekten.com



PLANNING BOARD  
 15 NORTH CHERRY ST.

**SITE PLAN**

DRAWING TITLE

AB  
 CHECKED BY PROJECT #  
 As indicated 03.29.22  
 SCALE DATE

**A-100.00**  
 DRAWING #

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NORTH CHERRY HOLDINGS, LLC  
18 SOPHIA ST  
MONSEY, NY 10952

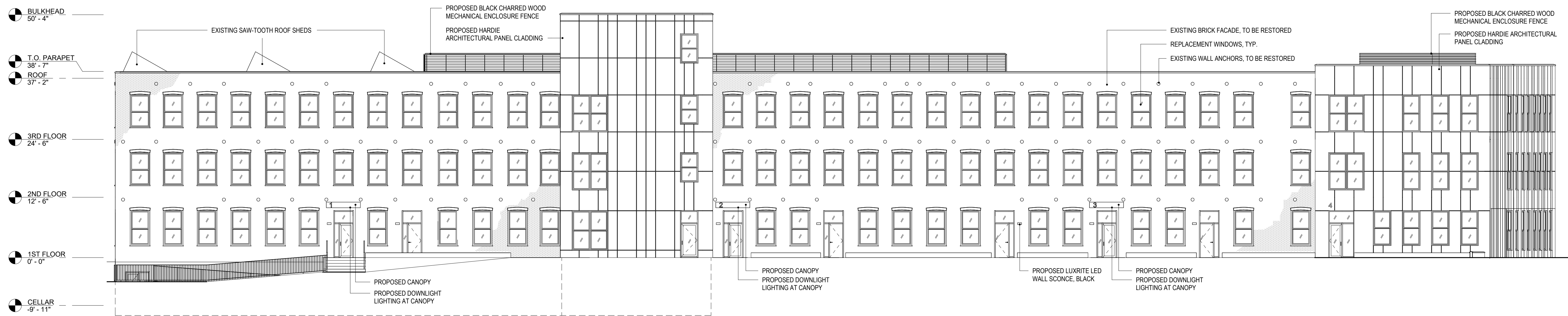
OWNER

DEVELOPER

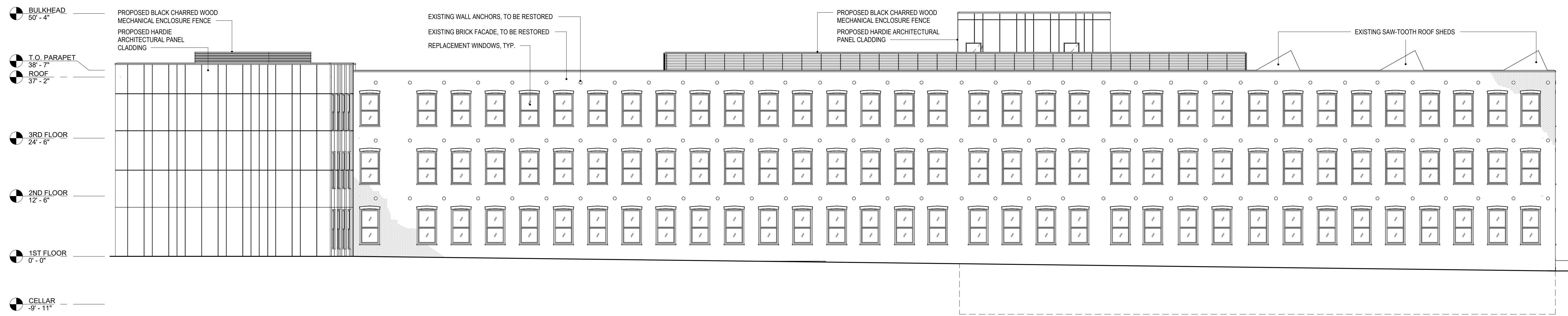
MEP ENGINEER

STRUCTURAL ENGINEER

SITE ENGINEER



1 WEST ELEVATION  
3/32" = 1'-0"



2 EAST ELEVATION  
3/32" = 1'-0"



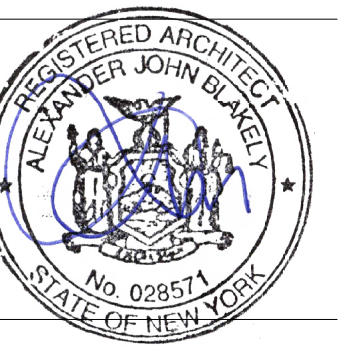
10		
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2	05/12/28	PB SUBMISSION
1	03/30/28	PB SUBMISSION
#	DATE	DESCRIPTION

ISSUES / REVISIONS

**abarchitekten**

167 Canal Street, 2nd Fl  
New York New York 10013  
T 212.334.1232  
F 212.334.4520  
www.abarchitekten.com

PLANNING BOARD



15 NORTH CHERRY ST.

EAST AND WEST  
ELEVATIONS

DRAWING TITLE

AB  
CHECKED BY PROJECT #  
3/32" = 1'-0" 06/28/22  
SCALE DATE

**A-401.00**  
DRAWING #

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NORTH CHERRY HOLDINGS, LLC  
18 SOPHIA ST  
MONSEY, NY 10952

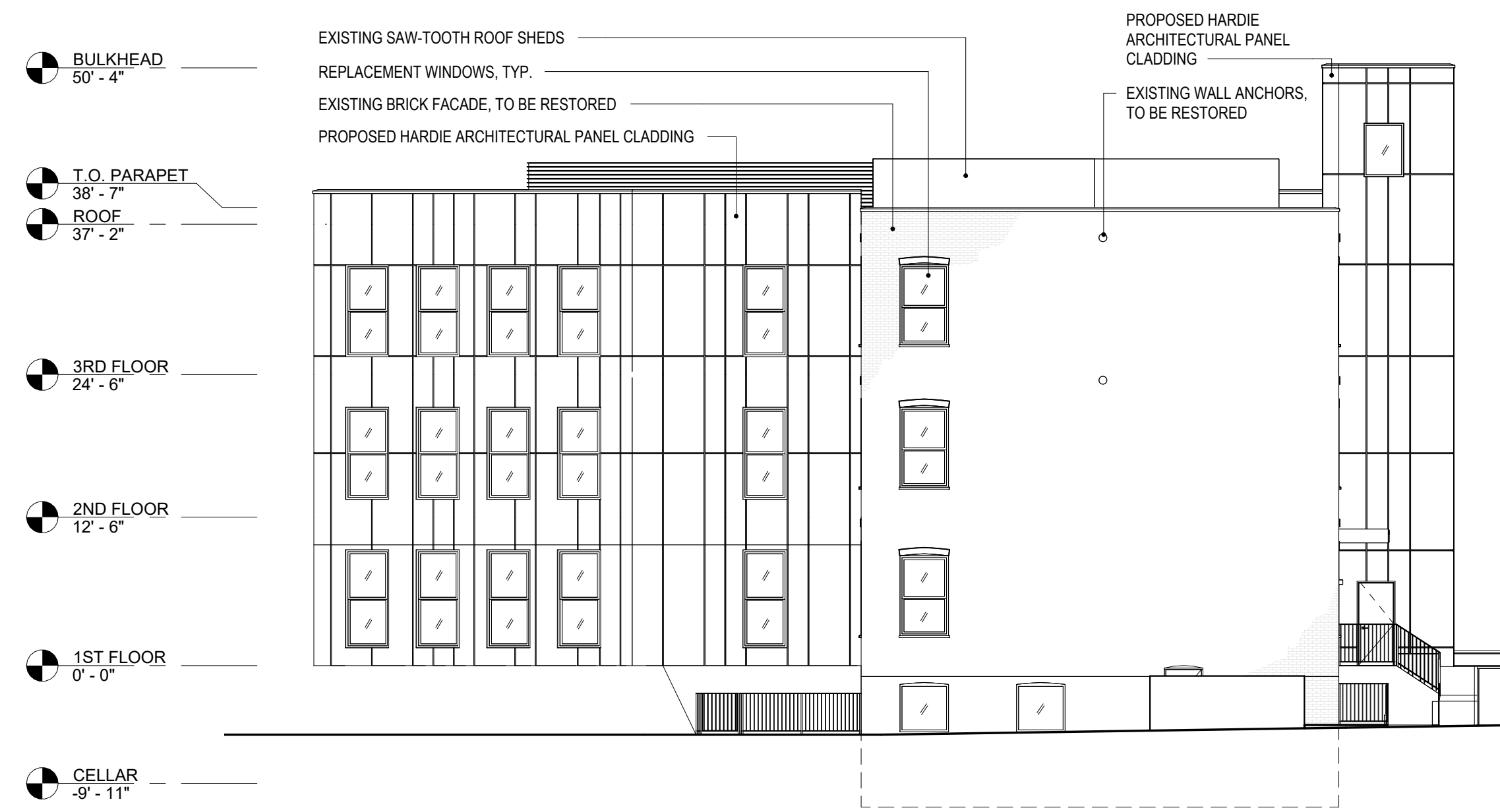
OWNER

DEVELOPER

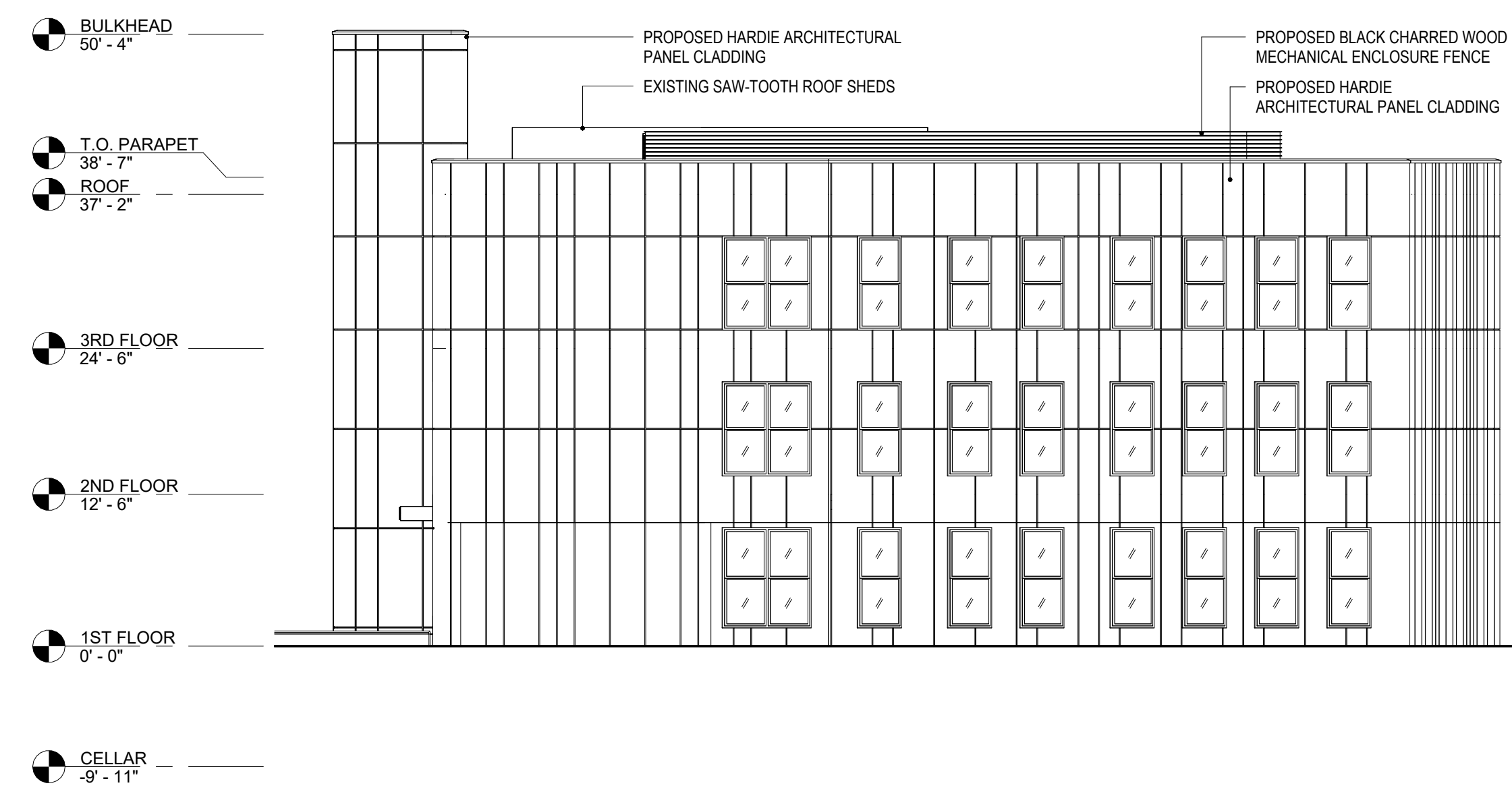
MEP ENGINEER

STRUCTURAL ENGINEER

SITE ENGINEER



1 NORTH ELEVATION  
3/32" = 1'-0"



2 SOUTH ELEVATION  
3/32" = 1'-0"



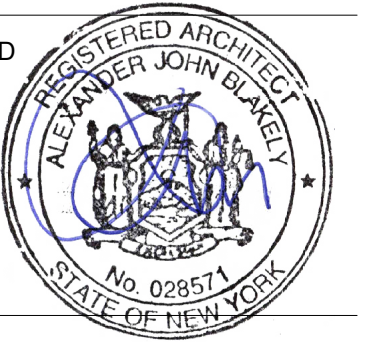
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2	05/12/26	PB SUBMISSION
1	03/30/26	PB SUBMISSION
#	DATE	DESCRIPTION

ISSUES / REVISIONS

**abarchitekten**

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F 212.334.4520  
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PLANNING BOARD



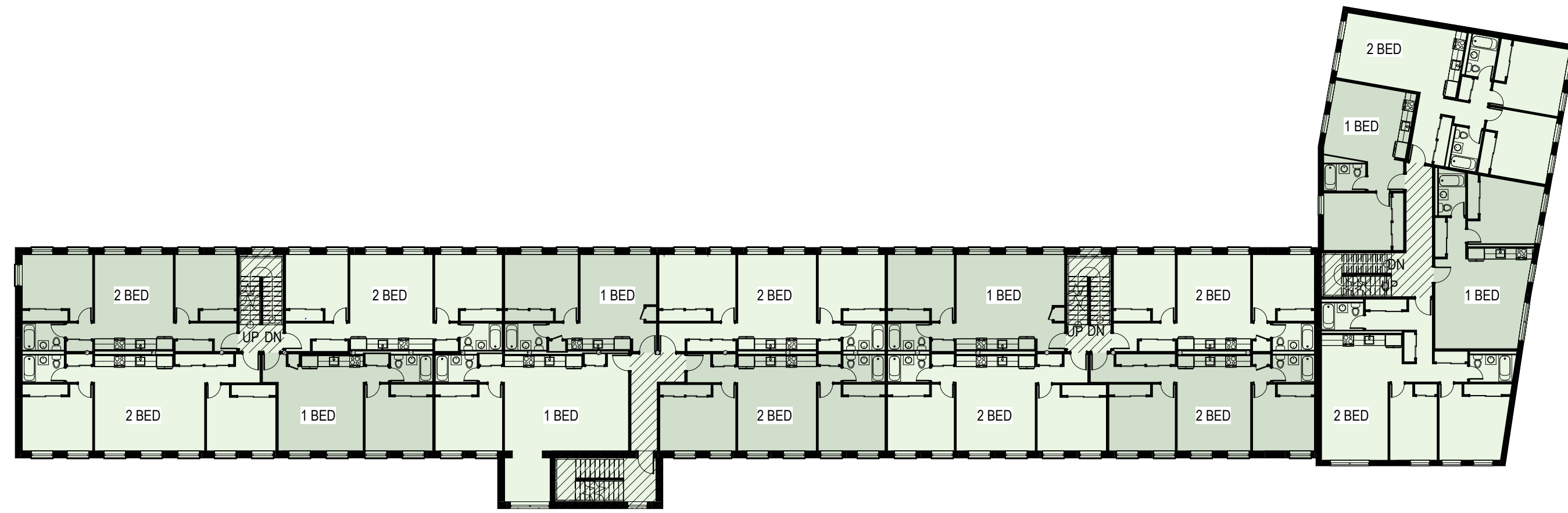
15 NORTH CHERRY ST.

NORTH AND SOUTH ELEVATIONS

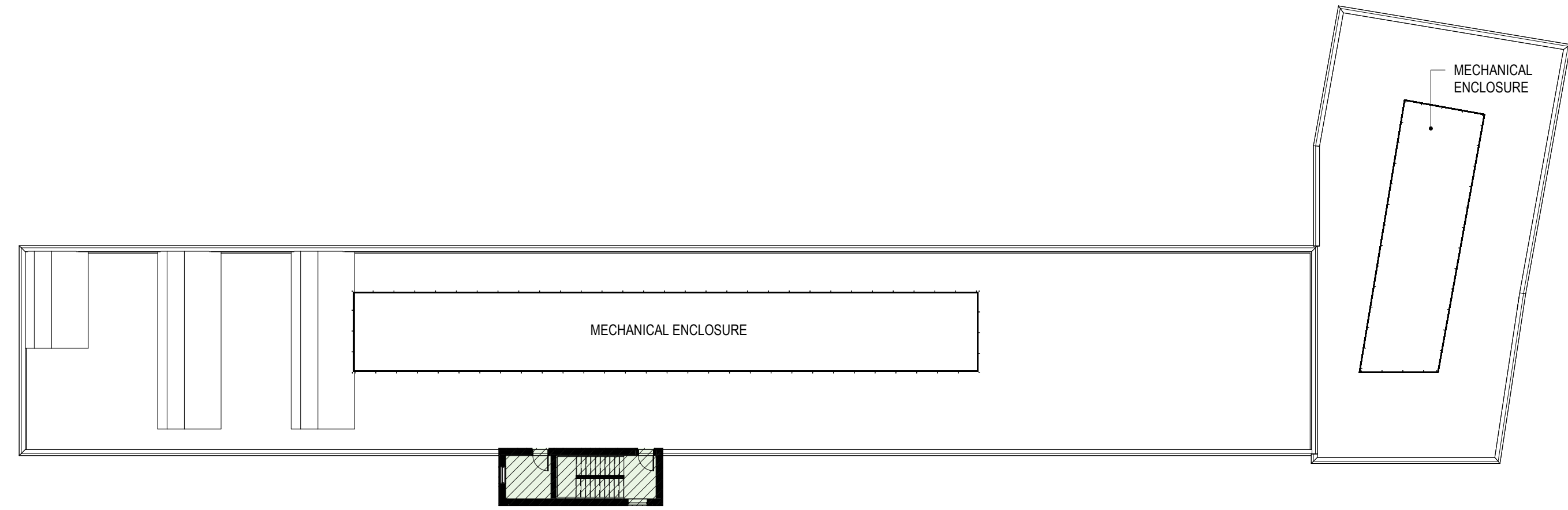
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CHECKED BY PROJECT #  
3/32" = 1'-0" 06/28/22  
SCALE DATE

A-402.00  
DRAWING #

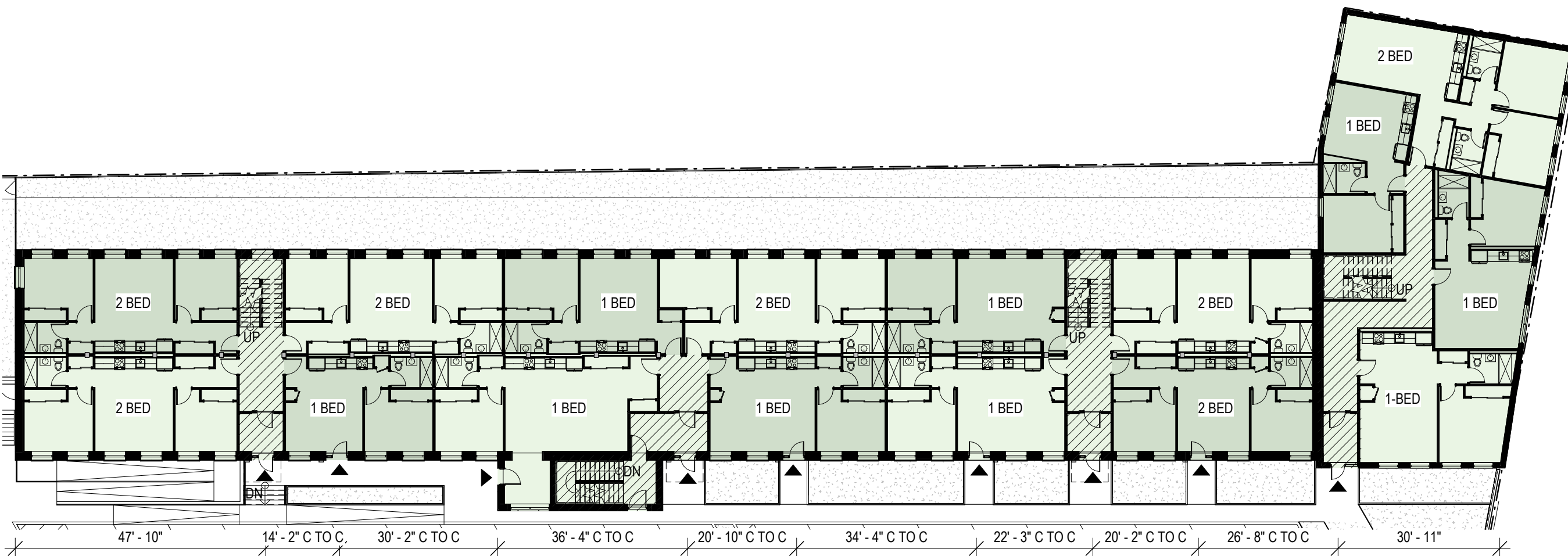
**KEY**  
 RESIDENTIAL  
 CIRCULATION  
 AMENITIES



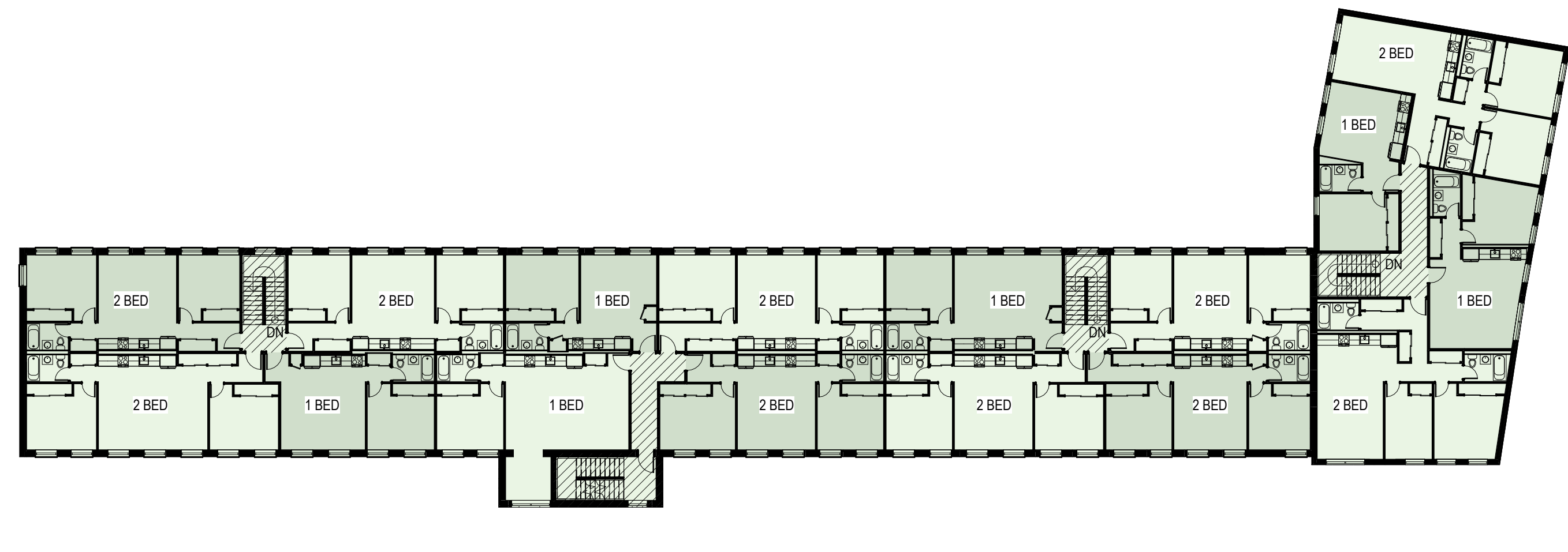
**3 2ND FLOOR PLAN**  
 3/64" = 1'-0"



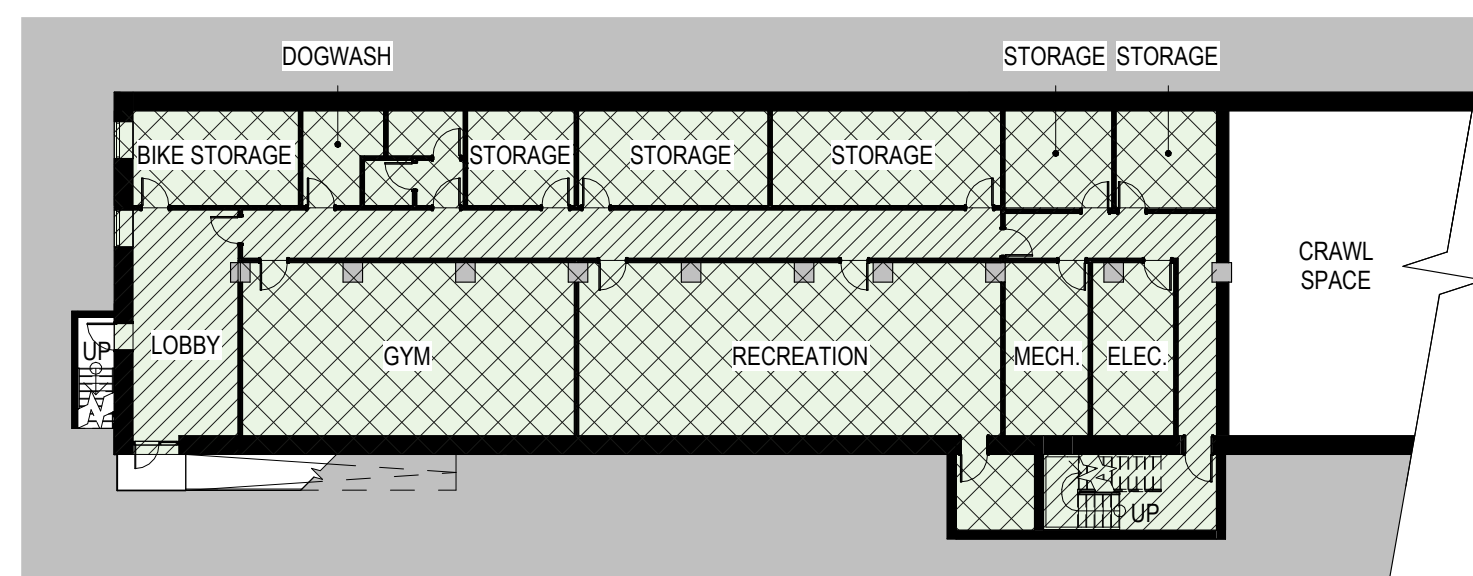
**5 ROOF PLAN**  
 3/64" = 1'-0"



**2 1ST FLOOR PLAN**  
 3/64" = 1'-0"



**4 3RD FLOOR PLAN**  
 3/64" = 1'-0"



**1 CELLAR PLAN**  
 3/64" = 1'-0"

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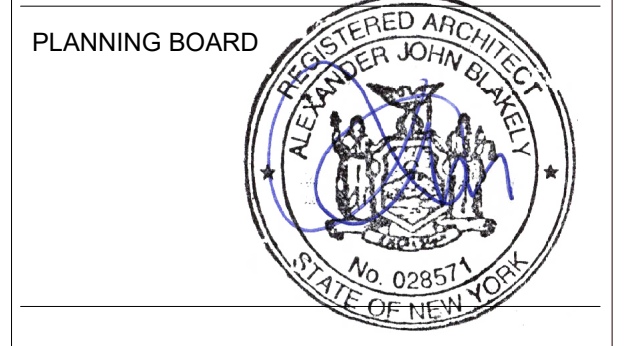
NORTH CHERRY HOLDINGS, LLC  
 18 SOPHIA ST  
 MONSEY, NY 10952

OWNER  
 DEVELOPER  
 MEP ENGINEER  
 STRUCTURAL ENGINEER  
 SITE ENGINEER

10		
9		
8		
7		
6		
5		
4		
3		
2	05/12/26	PB SUBMISSION
1	03/30/26	PB SUBMISSION
#		DATE DESCRIPTION

ISSUES / REVISIONS

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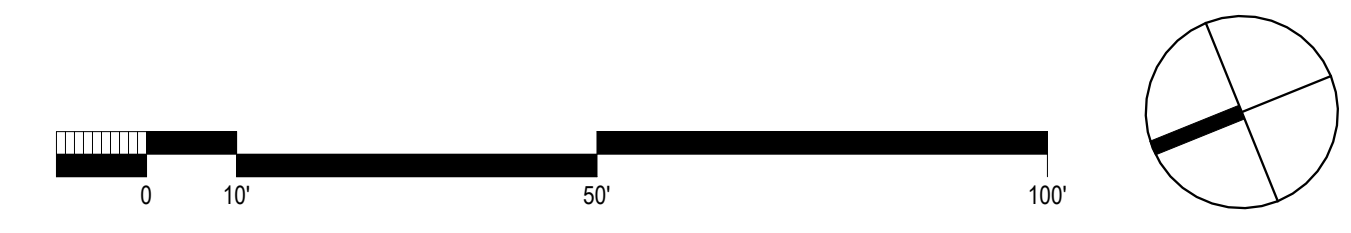


15 NORTH CHERRY ST.

FLOOR PLANS

DRAWING TITLE  
 AB  
 CHECKED BY PROJECT #  
 As indicated 03.29.22  
 SCALE DATE

**A-201.00**  
 DRAWING # 3 OF 59





1 SCHEMATIC RENDERING - SW  
N.T.S.

2 SCHEMATIC RENDERING - NW  
N.T.S.



3 SCHEMATIC RENDERING - WEST  
N.T.S.

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NORTH CHERRY HOLDINGS, LLC  
18 SOPHIA ST  
MONSEY, NY 10952

OWNER

DEVELOPER

MEP ENGINEER

STRUCTURAL ENGINEER

SITE ENGINEER

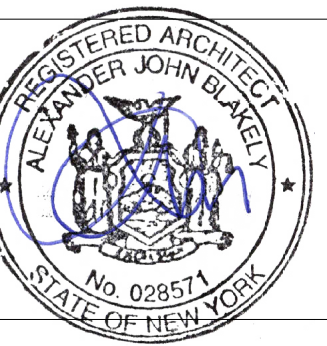
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3		
2	05/12/26	PB SUBMISSION
1	03/30/26	PB SUBMISSION
#	DATE	DESCRIPTION

ISSUES / REVISIONS

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PLANNING BOARD



15 NORTH CHERRY ST.

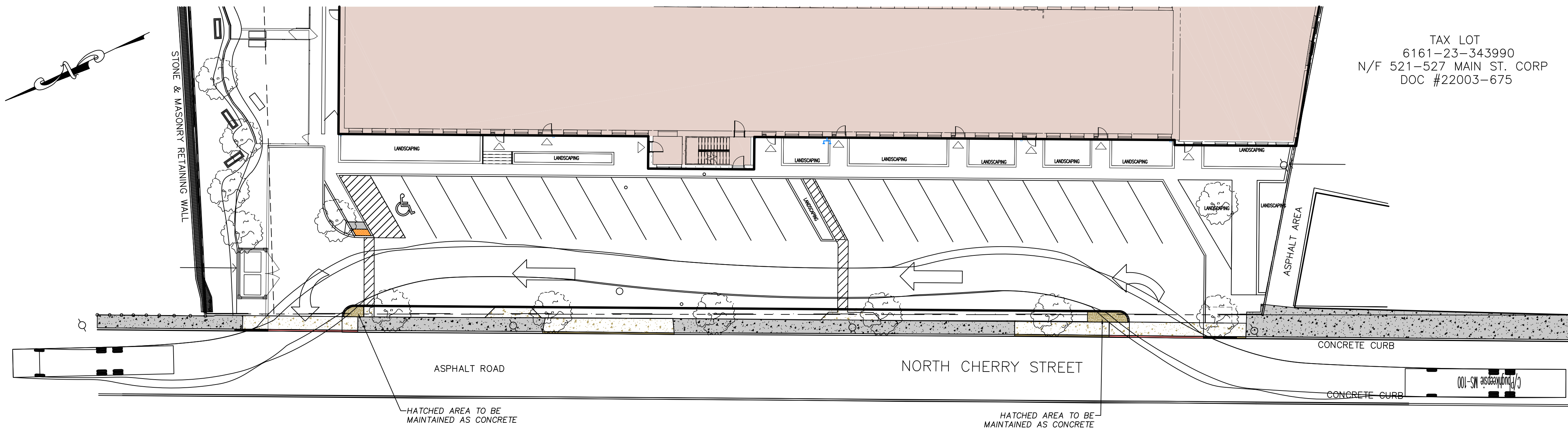
SCHEMATIC  
RENDERINGS

DRAWING TITLE

AB  
CHECKED BY PROJECT #  
N.T.S. 07/01/22  
SCALE DATE

**A-801.00**  
DRAWING #

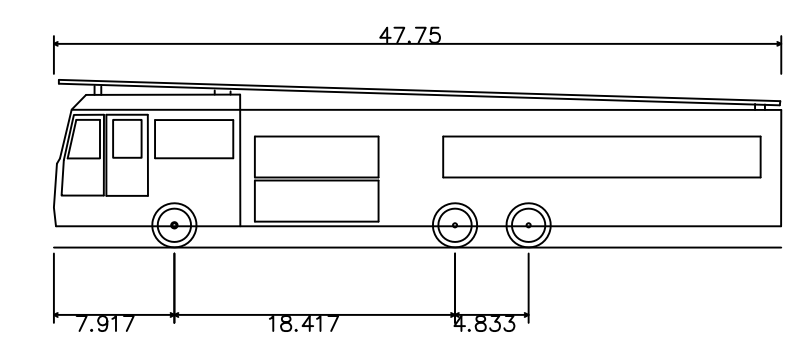




TAX LOT  
6161-23-343990  
N/F 521-527 MAIN ST. CORP  
DOC #22003-675

**LEGEND**

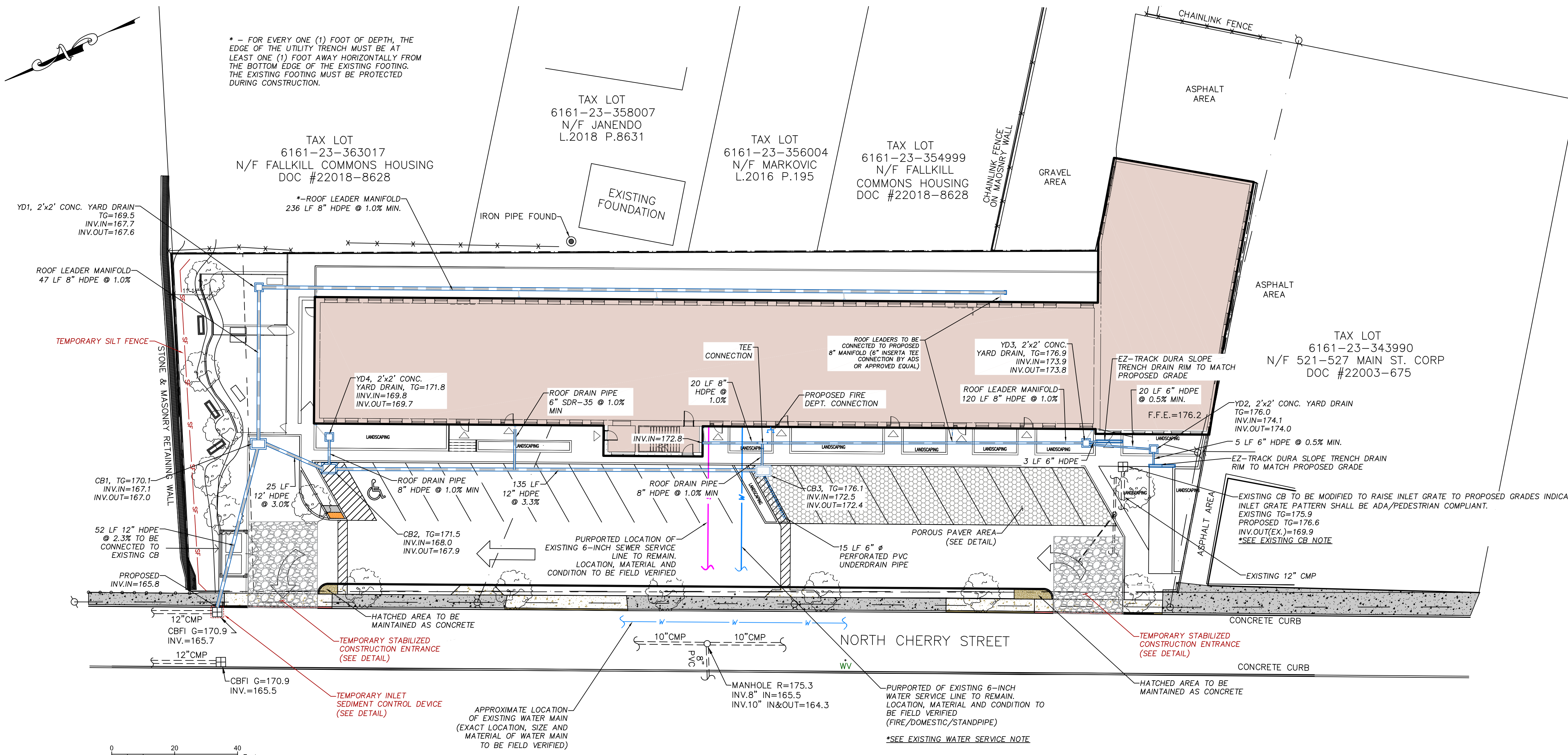
	DENOTES EXISTING UTILITY POLE
	DENOTES EXISTING OVERHEAD WIRES
	DENOTES EXISTING CHAIN LINK FENCE
	DENOTES EXISTING CONTOUR LINE
	DENOTES EXISTING SPOT GRADE
	PROPOSED CONTOUR
	PROPOSED CATCH BASIN AND STORM LINE
	PROPOSED SPOT ELEVATION
	EXISTING WATER SERVICE LINE
	EXISTING SANITARY SEWER GRAVITY LINE



C/Poughkeepsie MS-100  
Overall Length 47.750ft  
Overall Width 8.333ft  
Overall Body Height 11.000ft  
Min Body Ground Clearance 1.393ft  
Track Width 8.333ft  
Lock-to-lock time 6.00s  
Curb to Curb Turning Radius 37.850ft

**FIRE APPARATUS CIRCULATION PLAN**

**CITY OF POUGHKEEPSIE FIRE APPARATUS DESIGN VEHICLE**



**UTILITY & EROSION/SEDIMENT CONTROL PLAN**

**LAWRENCE J. PAGGI, PE, PC**  
CONSULTING ENGINEERING  
43 BROAD STREET  
FISHKILL, NEW YORK 12524  
TELEPHONE: (845) 897-2375

Civil, Sanitary & Site Engineering  
Planning  
Site Planning  
Environmental Assessment

NO.	REVISIONS	DATE
1.	APRIL 19, 2022 PLANNING BOARD MEETING ADDRESS RESOLUTION OF APPROVAL CONDITIONS RESPOND TO CITY ENGINEER AND FD COMMENTS	4/19/2022
2.	RESPOND TO CITY ENGINEER AND FD COMMENTS	2/16/2023
3.	BUILDING DESIGN REVISION	4/15/2026
4.		

**COMMERCIAL SITE PLAN FOR**  
5-15 N. CHERRY STREET  
CITY OF POUGHKEEPSIE  
DUTCHESS COUNTY, NEW YORK

**UTILITY PLAN & VEHICLE CIRCULATION PLAN**

DATE: FEBRUARY 21, 2022  
SCALE: 1" = 20'  
JOB NUMBER: 21-14  
SHEET NUMBER:

**C301**

# Short Environmental Assessment Form

## Part 1 - Project Information

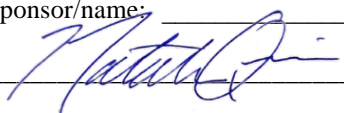
### Instructions for Completing

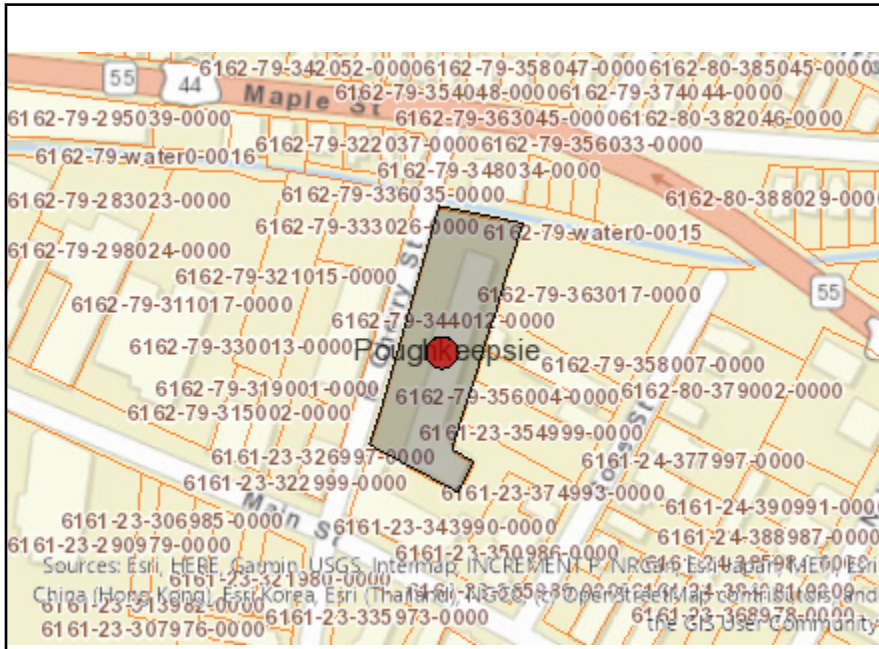
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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:			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action:			
Name of Applicant or Sponsor:		Telephone:	
		E-Mail:	
Address:			
City/PO:		State:	Zip Code:
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?		NO	YES
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.		<input type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency?		NO	YES
If Yes, list agency(s) name and permit or approval:		<input type="checkbox"/>	<input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5.     Urban       Rural (non-agriculture)       Industrial       Commercial       Residential (suburban)			
<input type="checkbox"/> Forest     Agriculture                   Aquatic       Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input 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 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 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 type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input 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 type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input 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 type="checkbox"/>	<input 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 type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	

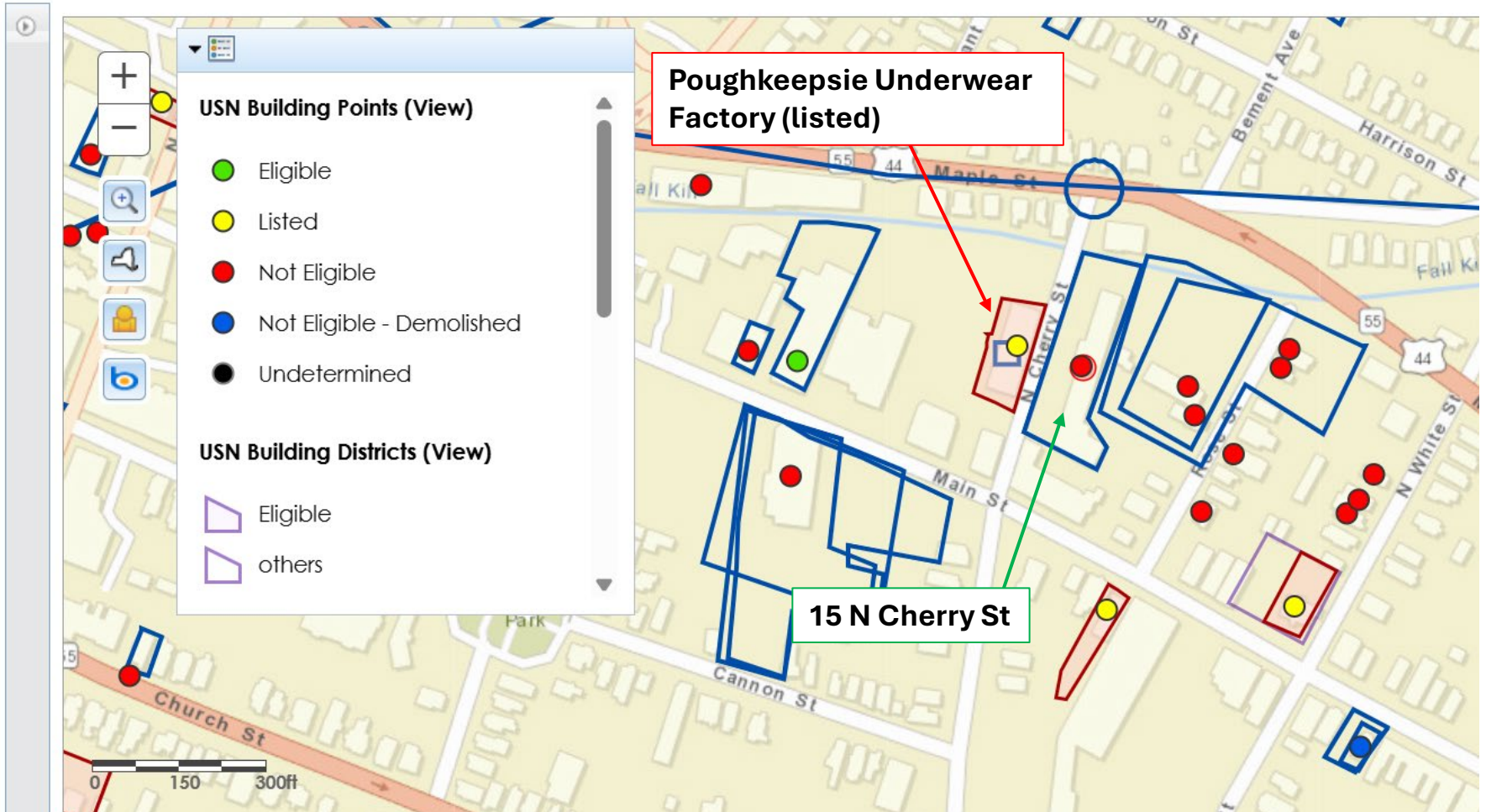
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest    Agricultural/grasslands    Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban    Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>  Applicant/sponsor/name: _____ Date: _____ Signature:  Title: _____		

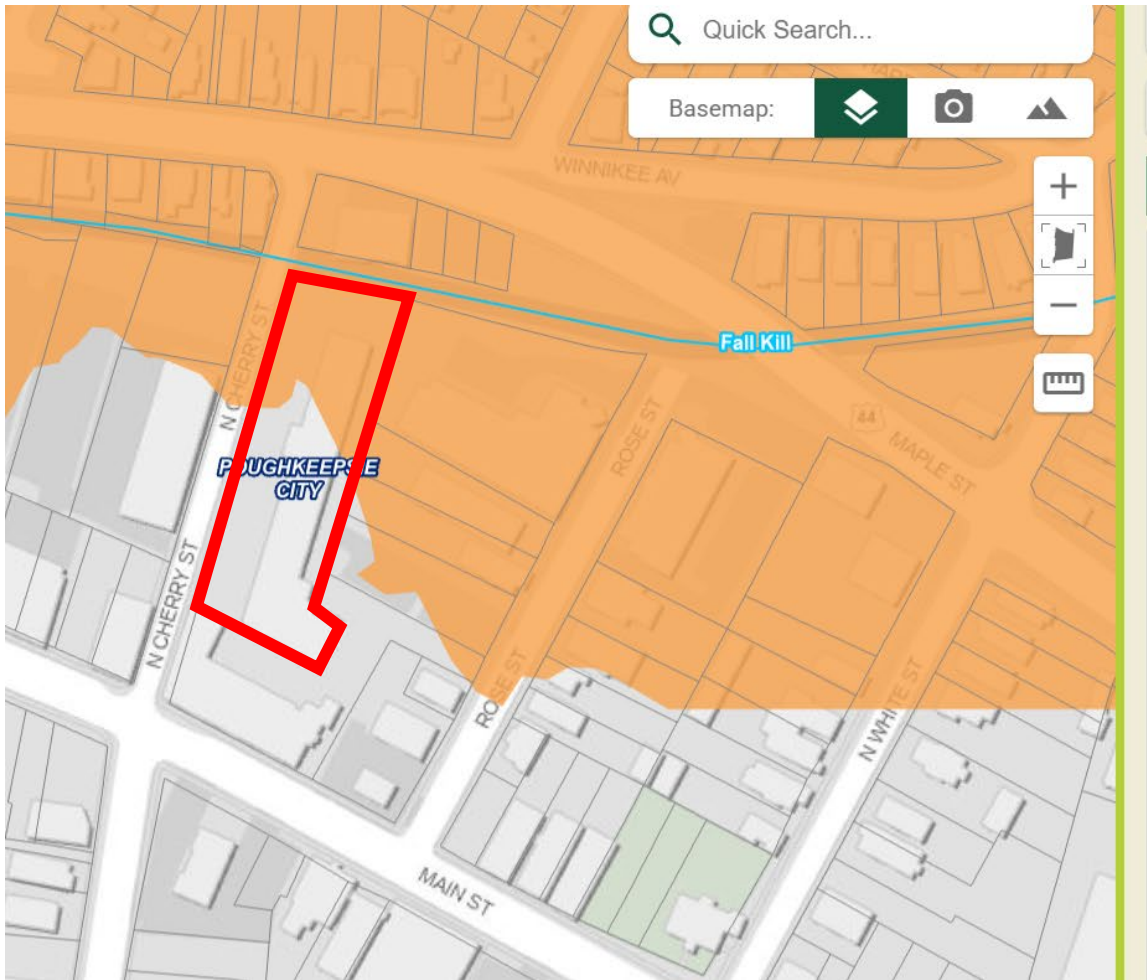


**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources to confirm data provided by the Mapper or to obtain data not provided by the Mapper.



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





Quick Search...

Basemap:



Find a Layer...

Select a Preset...

Show Active Layers

Deselect All Layer

- Streams
- Priority Streams
- Waterbodies
- Hudson River
- Riparian Buffers

Wetlands

- Federal NWI Wetlands
- Previously Mapped DEC Freshwater Wetlands
- Hudson River Estuary Tidal Wetlands

- FEMA Flood plains
  - 100 Year Flood Extent
  - 500 Year Flood Extent

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## NYS Department of Environmental Conservation DER Environmental Remediation Databases


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# Search Details from Environmental Remediation Databases

## Site Record

## Document Repository

---

Site-related documents are available for review through the [DEC Info Locator](#) 

## Administrative Information

---

**Site Name:** "400 Block" Restoration Area

**Site Code:** B00148

**Program:** Environmental Restoration Program

**Classification** : C

**EPA ID Number:**

## Location

---

**DEC Region:** 3

**Address:** 413-441 Main St

**City:** Poughkeepsie

**Zip:** 12601

**County:** Dutchess

**Latitude:** 41.70237425

**Longitude:** -73.92231127

**Site Type:**

**Estimated Size:** 1.7 Acres

**Distance of site to the nearest points of community interest:**

- School: 1,355.63 Ft
- Daycare Facility: 634.90 Ft
- Medical Facility: 384.84 Ft
- Senior Care Facility: 5,375.85 Ft
- Disadvantaged Community Boundary: 0.00 Ft (Located within a DAC)
- Potential Environmental Justice Area: 0.00 Ft (Located within a PEJ)

## Hazardous Waste Disposal Period

---

No Hazardous Waste Disposal information available.

## Institutional And Engineering Controls

---

**Control Type:**

Deed Restriction

**Control Elements:**

Alternate Water Supply

Landuse Restriction

Cover System

Soil Management Plan

Vapor Mitigation

## Site Owner(s) and Operator(s)

---

**Current Owner Name:** CITY OF POUGHKEEPSIE

**Current Owner(s) Address:** CITY HALL, P.O. BOX 3000  
POUGHKEEPSIE, NY, 12601

## Site Document Repository

---

No Repository Information Available

## Site Description

---

**Location:**

The "400 Block" Restoration Area Site is located at 413-441 Main Street, in Poughkeepsie, Dutchess County, New York on an irregularly shaped 1.7-acre parcel. The Site is located on the northern side of Main Street and the southern side of Mill Street.

**Site Features:**

The property contains three, 3-story structures that occupy the entirety of the property's southern frontage along Main Street. The southern portion of the property is developed with multi-story brick and wood structures, in which portions of these buildings are partially collapsed. These structures are currently vacant. Historically, these buildings were used for retail, commercial and residential purposes. The central western portion of the property is comprised of an unpaved parking area with overgrown trees and grass. A concrete loading dock extends south from a multi-story brick building located in the north-western portion of the property. An unpaved vacant lot comprised of overgrown lawn is located in the eastern portion of the property. All structures contain ground floor residential and retail commercial uses. The Site is served by storm sewers, sanitary sewers and public water. No surface water is present at the Site. Fall Kill Creek is located approximately 200 feet north of the Site, and the Hudson River is located approximately 1 mile west of the Site.

**Current Zoning and Land Use:**

The Site's general location is in an urban setting and is presently zoned as commercial land. The surrounding parcels are currently used for a combination of residential and commercial purposes. Manufacturing uses prior to World War II include the production of carriage mountings, fur hats, clothing, sheet metal and brass. During the period 1950-1980, portions of the Site were used for automotive repair, a machine shop, wholesale electrical supply, clothing manufacture, and residences.

**Past Use of the Site:**

In 1979, several parcels along Mill Street were acquired by Lomasney Combustion Inc. for the installation and

service of oil-fired boilers. This operation included the storage and use of fuel oils, machine lubricants, hydraulic oils, and, possibly, waste oils. This operation may have also been associated with the handling of mercury switches and thermostats, as well as other electrical equipment containing PCBs. These activities continued until 1986.

In 1998 the Site was acquired by the City of Poughkeepsie for construction of multi-family homes. A preliminary environmental site assessment was conducted on behalf of the City of Poughkeepsie in 1998. This assessment identified the presence of unregistered above ground storage and underground petroleum storage tanks, and the potential for asbestos- and lead- containing building materials. Test pits and soil borings confirmed the presence of subsurface petroleum contamination in the area of underground storage tanks, and identified lead, cadmium, PCBs, and Polycyclic Aromatic Hydrocarbons (PAHs) in the soil floor of the Lomasney Building.

#### Site Geology and Hydrogeology:

The upper layer of Site soils was found to be urban fill consisting of sand, silt, and cobbles, but also including cinders, coal, and brick fragments. At depths ranging from 4 to 6 feet, a thin layer of organic soil was encountered, followed by a layer of silt containing varying amounts of clay and sand. Shale bedrock was encountered at depths ranging from 13 to 17 feet beneath the Site. Groundwater is generally found at depths ranging from 3 to 6 feet beneath the Site, flowing in a westerly direction towards the Hudson River.

## Contaminants of Concern (Including Materials Disposed)

---

No materials information available.

## Site Environmental Assessment

---

Remediation at the site is complete. Prior to the remediation the primary contaminants of concern at the site are PCBs, mercury and PAH's in the soil, soil vapor and groundwater. Remedial actions have successfully achieved soil cleanup objectives for commercial use. Residual contamination in the soil, soil vapor, and groundwater are being managed under a Site Management Plan.

## Site Health Assessment

---

Soil removal actions have been completed to remove contaminated material found in surface soils. A cover system, consisting of building foundation, clean soils, concrete or asphalt, is in place to prevent contact with any remaining underlying contamination. People are not drinking the contaminated groundwater because the area is served by a public water supply that is not affected by this contamination. An active sub-slab depressurization system (systems that ventilate/remove the air beneath the building) is no longer needed in one on-site commercial and one residential building since soil vapor intrusion is longer a potential concern.

## For more Information:

[E-mail Us](#)

Refine This Search

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## NYS Department of Environmental Conservation DER Environmental Remediation Databases


---

# Search Details from Environmental Remediation Databases

## Site Record

## Document Repository

---

Site-related documents are available for review through the [DEC Info Locator](#) 

## Administrative Information

---

**Site Name:** Crannell Square

**Site Code:** C314130

**Program:** Brownfield Cleanup Program

**Classification** : C

**EPA ID Number:**

## Location

---

**DEC Region:** 3

**Address:** 35 Catharine Street

**City:** Poughkeepsie

**Zip:** 12601

**County:** Dutchess

**Latitude:** 41.70386111

**Longitude:** -73.924555556

**Site Type:**

**Estimated Size:** 1.109 Acres

**Distance of site to the nearest points of community interest:**

- School: 1,237.72 Ft
- Daycare Facility: 869.14 Ft
- Medical Facility: 386.62 Ft
- Senior Care Facility: 6,205.06 Ft
- Disadvantaged Community Boundary: 0.00 Ft (Located within a DAC)
- Potential Environmental Justice Area: 0.00 Ft (Located within a PEJ)

## Hazardous Waste Disposal Period

---

No Hazardous Waste Disposal information available.

## Institutional And Engineering Controls

---

No Institutional And Engineering Controls Information Available

## Site Owner(s) and Operator(s)

---

**Current Owner Name:** Crannell Square Limited Partnership

**Current Owner(s) Address:** 57 Route 6, Suite 207

Baldwin Place, NY, 10505

**Current Owner Name:** Crannell Square Housing Development Fund Company, Inc.

**Current Owner(s) Address:** c/o Hudson River Housing, Inc., 313 Mill Street

Poughkeepsie, NY, 12601

## Site Document Repository

---

**Name:** Poughkeepsie Public Library

**Address:** 93 Market Street

Poughkeepsie, NY, 12601

## Site Description

---

**Location:** The site is located at 35 Catharine Street in the City of Poughkeepsie, Dutchess County, New York, on a 1.109-acre parcel. The site is a portion of tax lot parcel: Section 6162, Block 78, Lot 157094. The site is a rectangular, with approximately 235 feet of frontage on the southern side of Mill Street (Route 44/55 arterial) and approximately 220 feet of frontage on the eastern side of Catharine Street. The site approximately 0.85 miles east of the Hudson River.

**Site Features:** The site is currently being redeveloped into a multi-story apartment complex with a planned parking lot and landscaped areas. A majority of the structure has already been erected.

**Current Zoning and Land Use:** The site is zoned C-2 (Central Commercial District). C-2 zoning allows for multiple dwellings in new structures at urban density (R-6), provided that the first floor is devoted to retail or service use. Currently, the site is used as a municipal parking lot. The surrounding properties are zoned for commercial uses.

**Past Use of the Site:** The site has been used for commercial and residential purposes from as early as 1887 until circa 1960 when all former on-site structures were demolished. Previous uses included: an automotive repair facility, large private garage, warehouse, school, a hotel and multiple dwellings. Notable past commercial uses at adjoining properties and in the surrounding area include manufacturing and automotive repair facilities. The site was developed by the city as a municipal parking lot by 1963.

**Site Geology and Hydrogeology:** Site soils consist of a fill layer extending to 4 feet below ground surface (bgs), overlying brown medium sands to a depth of approximately 10 feet bgs. Soils greater than 10 feet bgs generally consist of native clayey silt. No bedrock was encountered during the investigation of the site, which included borings to a depth of 20 feet bgs. Groundwater depth ranges from 13.3 to 15.4 feet below grade. Groundwater generally flows to the northeast. No waterbodies or wet areas are on the site or in the immediate vicinity of the site.

## Summary of Project Completion Date

---

Projects associated with this site are listed in the Project Completion Dates table and are grouped by Operable Unit (OU). A site can be divided into a number of operable units depending on the complexity of the site and the number of issues associated with a site. Sites are often divided into operable units based on the media to be addressed (such as groundwater or contaminated soil), geographic area, or other factors.

**Project Completion Dates**

## Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type
Chloroform
Benzo(k)fluoranthene
Lead
Trichloroethene (TCE)
Arsenic
Tetrachloroethene (PCE)
Dibenz[a,h]anthracene
Benzo(a)pyrene
Indeno(1,2,3-cd)pyrene
Mercury
Benzo(b)fluoranthene
Carbon tetrachloride
Chrysene
Benzo(a)anthracene

## Site Environmental Assessment

Remediation at the site is complete. Prior to remediation, the primary contaminants of concern included SVOCs and metals in soil, and VOCs in soil vapor. Remedial actions have successfully achieved soil cleanup objectives for unrestricted use.

#### Prior to Completion of Remediation:

Soil and groundwater samples were analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs), metals, total petroleum hydrocarbons (TPH), pesticides, and the emerging contaminants per-and-polyfluoroalkyl substances (PFAS) and 1,4-dioxane. Soil vapor samples were analyzed for VOCs. Based on investigations conducted to date, the primary contaminants of concern include metals and polycyclic aromatic hydrocarbons (PAHs) in soil and VOCs in groundwater and soil vapor.

Soil: A total of 44 soil samples were collected at 16 locations at depths ranging from 0 to 20 feet below ground surface (bgs). Several SVOCs and metals were identified in soils at concentrations that exceed their restricted residential soil cleanup objectives (RRSCOs) and unrestricted soil cleanup objectives (USCOs) including benzo[a]anthracene, benzo[a]pyrene, benzo[b]fluoranthene, benzo[k]fluoranthene, chrysene, dibenzo(a,h)anthracene, indeno(1,2,3-c,d)pyrene, lead, mercury, and arsenic. The highest concentration of an SVOC encountered was chrysene at a concentration of 7.77 parts per million (ppm) at a depth of 5 feet bgs compared to the RRSCO of 3.9 ppm. The highest concentrations of metals encountered were 3,110 ppm of lead at 3 feet bgs, compared to the RRSCO of 400, 3.94 ppm of mercury at 4 feet bgs compared to the RRSCO of 0.81 ppm, and 32.2 ppm of arsenic at 15 feet bgs compared to the RRSCO of 16. Metal exceedances were generally encountered within the top 5 feet bgs, with some deeper exceedances of arsenic extending up to 20 feet bgs. PFAS were detected in soil samples throughout the site to depths of 20 feet bgs. The greatest concentration of total PFAS encountered in soil was 1.54 parts per billion (ppb) at the 0-5 feet bgs interval. There were no VOCs, PCBs or pesticides detected in site soils. There is no indication that site-related soil contamination extends off-site.

Groundwater: Groundwater samples were collected from six monitoring wells located throughout the site. The VOC chloroform was detected in one monitoring well in exceedance of groundwater standards at a concentration of 13 parts per billion (ppb), compared to the groundwater quality standard of 7 ppb; this is a common by-product of chlorination and may be indicative of leaking water lines in the area. The only other VOCs detected in groundwater were at trace levels as follows: carbon tetrachloride in one well at an estimated concentration 0.32 ppb, and trichloroethene (TCE) in one well as an estimated concentration of 0.29 ppb, compared to their groundwater standard of 5 ppb for each. The laboratory reported these concentrations as estimated values because they are detected below the laboratory's contract required quantitation limit and therefore can only be confirmed as present, but not quantified. One SVOC, benzo(b) fluoranthene was detected at 0.01 ppb compared to a standard of 0.002 ppb. For metals, magnesium, manganese, and/or sodium were detected in several overburden wells across the site above their respective groundwater standards, while there was one marginal detection each for cobalt (total 6.7 ppb compared to a standard of 5 ppb), and thallium (total 0.73 ppb compared to a standard of 0.5 ppb). The SVOC and metals are considered to represent typical urban background conditions (associated with presence of historic fill), are naturally occurring, or are due to road salt application. No exceedances were found above the 10 parts per trillion (ppt) screening level for either perfluorooctanoic acid (PFOA) or perfluorooctanesulfonic acid (PFOS). The highest detection of PFOS and PFOA were 9.14 ppt and 6.04 ppt, respectively in one well at the southeast corner of the site. Based on the soil data and the northeasterly groundwater flow direction, and there is no apparent on-site source for PFOA/PFOS in site groundwater. Overall, groundwater quality appears to reflect typical urban background conditions and is likely of similar condition in off-site areas. As such, there is no concern for off-site migration.

Soil Vapor: Nine soil vapor samples were collected across the site under the parking lot area. Trace to low level VOC contamination was noted in site soil vapor, with levels up to 5.3 micrograms per cubic meter (ug/m<sup>3</sup>) of tetrachloroethylene (PCE), 0.67 ug/m<sup>3</sup> of trichloroethene (TCE), and 0.51 ug/m<sup>3</sup> of carbon tetrachloride.

## Site Health Assessment

People are not drinking the contaminated groundwater because the area is served by a public water supply that is not affected by site related contamination. Direct contact with any contaminated soils is not a concern because all

## TRAIL EASEMENT AGREEMENT

THIS TRAIL EASEMENT AGREEMENT (this "Agreement") made as of the \_\_\_ th day of \_\_\_\_\_, 2026 between North Cherry Holdings LLC., with a mailing address of 18 Sophia Street, Monsey, NY 10128 ("Grantor") and **CITY OF POUGHKEEPSIE**, a municipal corporation organized and existing under the laws of the State of New York, having its principal office at City Hall, 62 Civic Center Plaza, Poughkeepsie, New York 12601 ("Grantee").

WHEREAS, Grantor is the owner of real property situate, lying and being in the City of Poughkeepsie, County of Dutchess and State of New York ("Grantor's Property"), Grantor's Property being more particularly described as Tax Parcel ID # 131300-6162-79-344012 and as described on **Exhibit A attached hereto** and made a part hereof; and

WHEREAS, Grantee wishes to obtain from Grantor a perpetual, non-exclusive easement on, over, in and across a portion of Grantor's Property for the purpose of allowing the general public to use said easement as a recreational trail for walking and non-motorized bicycle use by individuals only as herein described (the "Walking Trail") and allowing Grantee to enter upon the easement to repair and maintain the same; and

WHEREAS, Grantor is willing to grant such easement to Grantee, subject to the terms and conditions hereinafter set forth.

NOW, THEREFORE, in consideration of the mutual covenants contained herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee hereby agree as follows:

1. Grantor does hereby grant and convey to Grantee a perpetual, non-exclusive approximately ten (10) foot wide easement (the "Access Easement") on, over, in and across that portion of Grantor's Property (the "Access Easement Area") as more specifically described on **Exhibit B attached hereto** and made a part hereof, for the sole purpose of allowing the general public to use the Access Easement Area for the Walking Trail. Grantee acknowledges and agrees that the Access Easement Area may not be capable for full development as a Walking Trail because of the contours and slopes of the land comprising the Access Easement Area and its location to the Fallkill Creek and that further the width of ten (10) feet of land in the Access Easement Area may not be obtainable and that less may only be useable. Grantee acknowledges and agrees that it has no right or rights to additional easement(s) of or use of land comprising the Grantor's Property to develop the Walking Trail other than the Access Easement Area.

2. Grantee, at Grantee's sole cost and expense, shall have the option, but not the obligation, to create and construct the Walking Trail in the Access Easement Area in accordance with the City of Poughkeepsie Planning Board Resolution for Grantor dated \_\_\_\_\_, 2026 (the "Resolution"). Upon Grantee's completion of the construction of the Walking Trail, Grantee shall thereafter be responsible for maintaining the Walking Trail and the Access Easement Area in good order and condition and making all repairs and

replacements in connection therewith at Grantee's sole cost and expense. Grantee agrees to indemnify and hold harmless Grantor, and Grantor's successors and assigns, against and from any and all liability for damages that may result from Grantee's construction of the Walking Trail and for failure to maintain the Walking Trail in good order and condition. Grantee is hereby granted an easement to enter upon the Access Easement Area to maintain the same in good order and condition and to make all repairs and replacements in connection therewith.

3. The Access Easement Area shall be used by the general public as a recreational trail for walking and non-motorized bicycle trail use by individuals only, and the use thereof by any motorized vehicles, motorized bicycles, cross country skiing and horseback riding shall be strictly prohibited. Also prohibited within the Access Easement Area are smoking of tobacco or other substances, lighting fires of any kind, consumption of alcoholic beverages or use of any kind of stimulant or drug, trapping or hunting with firearms, bows and arrow or any other form of arms or weapons, overnight camping or sleeping. The Access Easement Area shall be closed to the public and to the Grantor, its successors or assigns, including, but not limited to, residents, licensees, occupants, guests, employees, contractors, agents, representatives and invitees on the Grantor's Property, during the hours generally provided for by the City of Poughkeepsie parks, or at such other times as may be prescribed from time to time by ordinance duly adopted by the City of Poughkeepsie Common Council. During the hours that the Access Easement Area is closed, no persons shall enter thereon without the express authority of Grantee, its agents, employees or representatives. Grantee shall be responsible for insuring that the Access Easement Area shall be used only for the purpose set forth herein and shall, at Grantee's cost and expense, take all measures to prevent any violation of this Paragraph 3 by any and all users of the Access Easement including, without, limitation, implementing any security measures in and around the Access Easement Area.

4. Grantee shall not erect or construct any building, fence, barricade or other structure in the Access Easement Area. Grantee shall not install any lighting or cameras in the Access Easement without obtaining the prior written consent of Grantor. Notwithstanding anything to the contrary contained in this Agreement, Grantee shall not install any lighting that disturbs or interferes with the use and enjoyment of Grantor's Property by Grantor, its residents, licensees, occupants, guests, employees, contractors, agents, representatives and invitees on the Grantor's Property. Notwithstanding the foregoing, Grantor may erect a fence between the Access Easement Area and Grantor's Property or other suitable screen or barrier and may install no trespassing signs at Grantee's sole cost and expense. The design and material of the fence, screen or barrier shall be subject to the approval of the City of Poughkeepsie Planning Board or other municipal authority having jurisdiction over such design and materials. Such fence may include, at Grantor's option, a gate leading from Grantor's Property to the Access Easement Area for the purpose of providing access to and from Grantor's Property and the Access Easement Area, subject to the provisions of Section 3 of this Agreement concerning closure of the Access Easement Area, by those individuals having a right to use Grantor's Property. Such gate shall be for the sole use of those individuals

having a right to use Grantor's Property, provided, however, the general public shall have no right to use the gate or enter Grantor's Property through the gate. Grantee, at Grantee's cost and expense, shall take all measures necessary to insure that the provisions of the foregoing sentence are not violated.

5. Grantee shall not undertake or perform any work in and to the Walking Trail and the Access Easement Area without having given Grantor at least twenty-four (24) hours prior written notice thereof. All work on the Walking Trail shall be performed in a good workmanlike manner and shall not cause injury or damage to Grantor's land outside of the Access Easement Area. In addition, Grantee agrees that Grantee shall have no right to move or disturb the retaining wall currently on Grantor's Property and any construction of the Walking Trail shall not cause (through act or omission) for any erosion of the soil and ground whether within the Access Easement Area or outside thereof by removal of mature trees within the Access Easement Area. Any damage or destruction to the retaining wall or erosion of soil by the acts or omissions of Grantee, its employees, invitees, contractors, agents or representatives shall be promptly repaired. Grantee shall obtain and maintain general commercial liability insurance and property damage insurance for the Access Easement Area and the obligations of Grantee under this Agreement and with Grantor named as an additional insured. Such insurance shall be in such amounts as are commercially reasonable for matters of this type and kind.

6. Grantor retains the right to enter or access the Access Easement Area to cut overhanging trees or otherwise disturb the Walking Trail area only to the extent reasonably prudent to remove or mitigate against an unreasonable risk of harm to person or property on Grantor's Property exclusive of Access Easement Area, it being understood that the Access Easement Area safety, maintenance and upkeep shall at all times remain the responsibility of the Grantee.

7. Grantor and Grantee acknowledge and agree that the easements created pursuant to this Agreement are not intended to grant to Grantee, its employees, agents, representatives, guests, invitees, or assigns any right to use any portion of Grantor's Property other than the Access Easement Area.

8. Grantee, at Grantee's sole cost and expense, shall promptly restore any area of Grantor's Property, including, without limitation, any improvements constructed therein or thereon, affected by Grantee's exercise of its rights hereunder as near practicable to such condition as existed immediately prior to such work. Such restoration shall include, without limitation, the replacement of any utility lines and appurtenant facilities, pavement, grass, trees, bushes and any other landscaping damaged or disturbed by such work. Any and all work performed by or on behalf of Grantee pursuant to this Agreement shall be done in compliance with all applicable laws, ordinances, rules, regulation, orders and requirements of any governmental authority having jurisdiction thereof.

9. In the event that a violation of the terms of this Agreement by Grantee or by a third party comes to the attention of Grantor, Grantor shall notify Grantee in writing of such violation and demand corrective action sufficient to cure the violation, and where the

violation involves injury to the Access Easement Area or to any other portion of Grantor's property resulting from any use or activity inconsistent with the purposes of this Agreement, to restore the portion of the Access Easement Area and/or other portion of Grantor's property so injured.

10. Grantee agrees to indemnify and hold harmless Grantor and Grantor's successors and assigns, against and from any and all damages, liability, claims, lawsuits, costs and expenses of whatsoever nature (including reasonable attorneys' fees) that may be incurred or suffered by Grantor as a result of or in relation to the exercise of any rights by Grantee under this Agreement or any breach of the terms hereof or the acts of Grantee and/or its employees, agents and representatives. Grantor is also relying on the protection against liability contained in Section 9-103 of the New York General Obligation Law (the recreational use statute) as the same may be amended from time to time.

11. Grantor and Grantee shall execute, acknowledge and deliver to the other such instruments and take such other actions, in addition to the instruments and actions specifically provided for herein, as the other party may reasonably request in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to such transaction.

12. For purposes hereof, the terms "Grantor" and "Grantee" shall include each of such parties' successors and assigns,

13. This Agreement and all easements, rights and obligations set forth herein, shall run with the land and shall bind and insure to the benefit of the heirs, executors, successors, legal representatives and assigns of the respective parties hereto.

14. This Agreement contains the entire agreement between the parties to this Agreement.

15. The provisions of this Agreement shall be construed in accordance with the laws of the State of New York.

16. Grantor and Grantee represent and warrant that each has the power and authority to execute this Agreement and to perform its obligations as provided herein.

17. If any provision of this Agreement is declared by a court of competent jurisdiction to be invalid or unenforceable, the remainder of this Agreement (or the application of such provision to persons or circumstances other than those in respect to which the determination of invalidity or unenforceability was made) will not be affected thereby and each provision of this Agreement will be valid and enforceable to the fullest extent permitted by law.

18. This Agreement may not be amended, modified or supplemented except by an instrument in writing signed by the parties hereto.

19. This Agreement shall be recorded in the Office of the Clerk of the County of Dutchess, Division of Land Records, at the sole cost of Grantee, and both parties agree that they shall promptly execute any and all documents required in connection therewith.

IN WITNESS WHEREOF, the parties hereto have duly executed this Agreement as of the day and year first above written.

State of New York )

County of \_\_\_\_\_ ) ss.:

On the \_\_\_ day of \_\_\_\_\_ in the year 2026 before me, the undersigned, personally appeared \_\_\_\_\_ personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

State of New York )

County of Dutchess ) ss.:

On the \_\_\_\_\_ day of \_\_\_\_\_ in the year 2026 before me, the undersigned, personally appeared \_\_\_\_\_ personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

\_\_\_\_\_

Notary Public

EXHIBIT A

Grantor's Property

All that certain parcel of land being in the City of Poughkeepsie, County of Dutchess, New York and being more particularly described as follows:

See Schedule "A" attached hereto and made a part hereof.

Exhibit B

EASEMENT ACCESS AREA

Description to be added by engineer

# AA SERIES Landscape Lighting

AA-19L-ORB  
AA-STEM-15-MCT-ORB

AA-19L-BK  
AA-STEM-15-MCT-BK

AA-19L-AZ  
AA-STEM-15-MCT-AZ

AA SERIES NEW GENERATION OF PATH LIGHTS

**MCT** Multi Color Temperature (Selectable)



AVAIL FINISH:



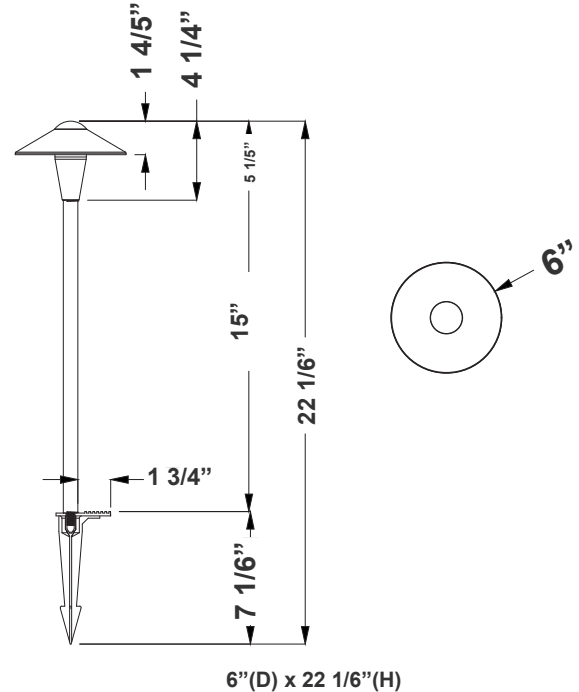
New Generation of Integrated LED Path Lights, Selectable Color Temperature Or Push-Button RGBWW With Scenes, App-Controlled RGBW In 3 Finishes, Simulated Antique Brass, Black, and Metallic Oil-Rubbed Bronze. 2 Different Heights: 15" Or 22" Stems And Caps Are Sold Separately

Customer Name: \_\_\_\_\_

Project Name: \_\_\_\_\_

Note: \_\_\_\_\_

Type: \_\_\_\_\_



6"(D) x 22 1/6"(H)

## Features

- Die-Cast Aluminum
- Polycarbonate Lens
- Model 19 Aluminum Path Light Cap
- 15" 3CCT LED Path Light Stem

## Technical Specifications

### Electrical:

- Voltage: 12-24V AC
- Wattage: 5W
- Power Factor: >0.90
- Efficacy: 66.7 LPW

### Mechanical:

- Die-Cast Aluminum
- 8-1/2" PC Spike Included
- 1/2" Threaded Stem
- Color: Oil-Rubbed Bronze, Black and Antique Brass
- Polycarbonate Lens
- Operating Temperature: -4°F to 104°F
- 1-Year Warranty
- Suitable for Wet location

### Lighting:

- Multi CCT Switch Is On Top Of The Stem
- Total Lumens: 200LM
- Color Temperatures: 3000K/4000K/5000K
- Color Rendering Index: CRI ≥ 80
- Rated life: 30,000 Hrs

### Applications:

New Generation of Integrated LED Path Lights, Selectable Color Temperature Or Push-Button RGBWW With Scenes, App-Controlled RGBW In 3 Finishes, Simulated Antique Brass, Black, and Metallic Oil-Rubbed Bronze. 2 Different Heights: 15" Or 22" Stems And Caps Are Sold Separately

### Other Models:

- 5W | 200LM | AA-18L-ORB + AA-STEM-15-MCT-ORB
- 5W | 200LM | AA-18L-BK + AA-STEM-15-MCT-BK
- 5W | 200LM | AA-18L-AZ + AA-STEM-15-MCT-AZ
- 5W | 200LM | AA-20L-ORB + AA-STEM-15-MCT-ORB
- 5W | 200LM | AA-20L-BK + AA-STEM-15-MCT-BK
- 5W | 200LM | AA-20L-AZ + AA-STEM-15-MCT-AZ
- 5W | 200LM | AA-21L-ORB + AA-STEM-15-MCT-ORB
- 5W | 200LM | AA-21L-BK + AA-STEM-15-MCT-BK
- 5W | 200LM | AA-21L-AZ + AA-STEM-15-MCT-AZ



## Oil-Rubbed Bronze:



AA-19L-ORB  
Model 19 Aluminum Path Light Cap



AA-STEM-15-MCT-ORB  
15" 3CCT LED Path Light Stem



AA-19L-ORB  
+  
AA-STEM-15-MCT-ORB

## Black:



AA-19L-BK  
Model 19 Aluminum Path Light Cap



AA-STEM-15-MCT-BK  
15" 3CCT LED Path Light Stem



AA-19L-BK  
+  
AA-STEM-15-MCT-BK

## Antique Brass:



AA-19L-AZ  
Model 19 Aluminum Path Light Cap



AA-STEM-15-MCT-AZ  
15" 3CCT LED Path Light Stem



AA-19L-AZ  
+  
AA-STEM-15-MCT-AZ

## Performance Table: AA-19L + AA-STEM-15-MCT

MODEL NO.	Wattage	Voltage	Lumens	Color Temp.	LPW
AA-19L + AA-STEM-15-MCT	5W	12-24V	200LM	3000K 4000K 5000K	66.7

## Accessories:

Blank = No Option For Accessories

LSWN1 = Bag of 24, Waterproof Wire Connectors, For Up to Two 14-2 + One 16-2 Cables

LSWN2 = Box of 24, Waterproof Wire Connectors, For Up to Three 12-2 Cables

LSWN2-100 = Jar of 100, Waterproof Wire Connectors, For Up to Three 12-2 Cables

## ACCESSORIES:



**LSWN2-100**  
Jar of 100, Waterproof wire connectors, for up to three 12-2 cables



**LSWN1**  
Bag of 24, Waterproof wire connectors, for up to two 14-2 + one 16-2 cables



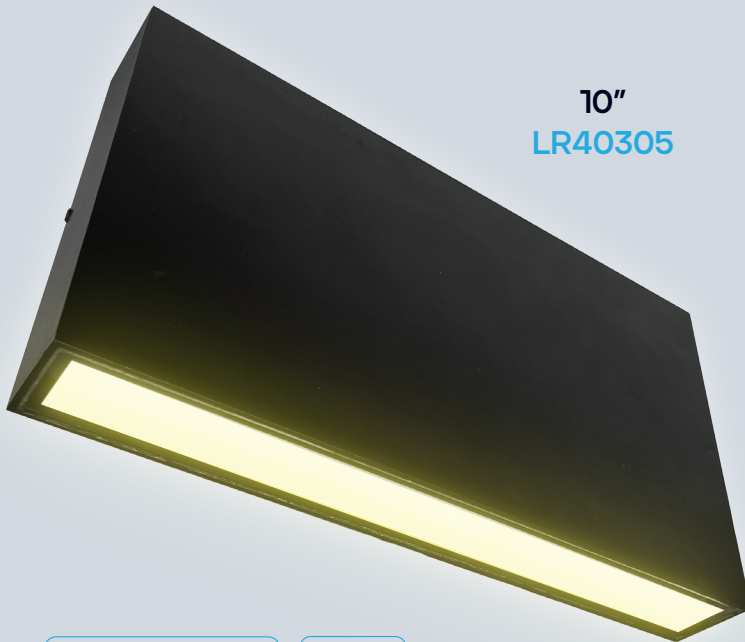
**LSWN2**  
Box of 24, Waterproof wire connectors, for up to three 12-2 cables



## LED OUTDOOR OUTDOOR WALL SCONCE - UP/DOWN & CCT SELECTABLE 10"



10"  
LR40305



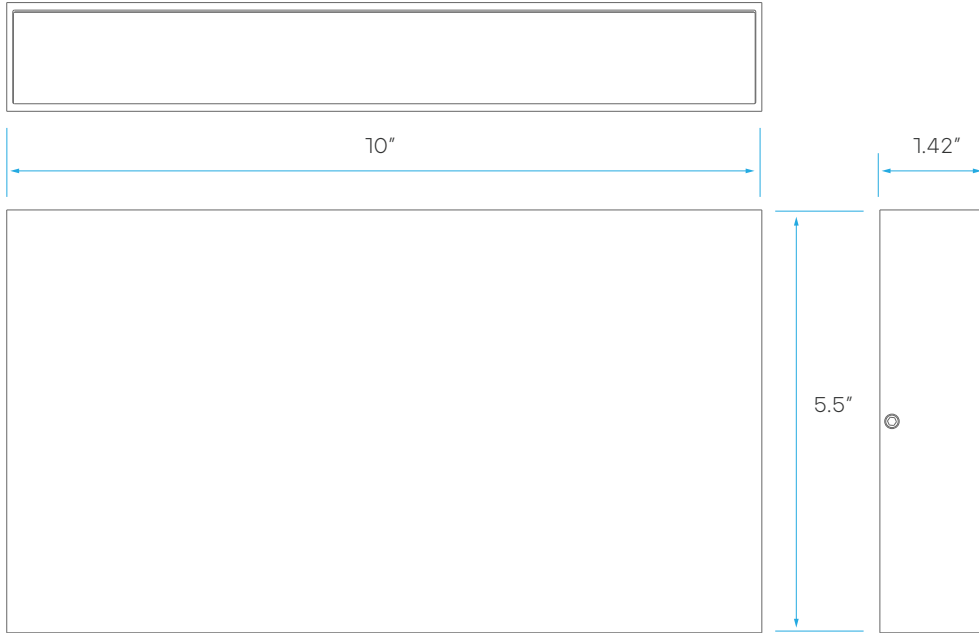
### ELECTRICAL

MODEL	DESCRIPTION	POWER	INPUT VOLTS	EFFICACY	DIMMABLE	LIFETIME	COST/YR
10" LR40305	LEDWS10/UD/24W/5CCT/SQ/BK	24	120-277VV	83	TRIAC@120V	50,000	\$ 2.89

### PHOTOMETRIC

MODEL	DESCRIPTION	COLOR (CCT)	TEMP	LUMEN	FLOOD	CRI	ETL
LR40305	LEDWS10/UD/24W/5CCT/SQ/BK	2700K/3000K/3500K/4000K/5000K	CCT SELECT	2000	90°	90	YES

## DIMENSIONS



# LED 5" REGRESS LUMINAIRE HIGH OUTPUT

G-20216



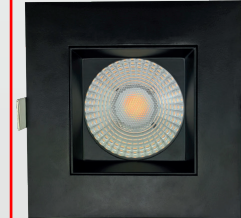
G-20218



G-20195



G-20196



Wattage  
Selectable:  
23W 30W 40W

ITEM	G-20216	G-20218	G-20195	G-20196
DESCRIPTION	R5/40W/WS3/R/LED/5CCT	R5/40W/WS3/SQ/LED/5CCT	R5/40W/WS3/R/LED/B/5CCT	R5/40W/WS3/SQ/LED/B/5CCT
COLOR TEMP	27,30,35,41,50K	27,30,35,41,50K	27,30,35,41,50K	27,30,35,41,50K
OUTPUT LUMEN	2000/2600/3500	2000/2600/3500	2000/2600/3500	2000/2600/3500
COLOR	WHITE	WHITE	BLACK	BLACK
BEAM ANGLE	60°	60°	60°	60°
INPUT VOLTS	120-277V	120-277V	120-277V	120-277V
WATTAGE	40/30/23	40/30/23	40/30/23	40/30/23
EQUIV WATTAGE	350W	350W	350W	350W
CRI	90>	90>	90>	90>
IC RATED	40/30W NON-IC 23W IC RATED	40/30W NON-IC 23W IC RATED	40/30W NON-IC 23W IC RATED	40/30W NON-IC 23W IC RATED
DIMMABLE	Yes, Triac or 0-10V	Yes, Triac or 0-10V	Yes, Triac or 0-10V	Yes, Triac or 0-10V
CUTOUT	5.00"	5.00"	5.00"	5.00"
OD	5.75"	5.75"	5.75"	5.75"
HEIGHT	3.35"	3.35"	3.35"	3.35"
mA	500mA	500mA	500mA	500mA
OUTPUT VOLTAGE	38v	38v	38v	38v
WIRE SPACE	14sq Inches	14sq Inches	14sq Inches	14sq Inches



Dimmable: Yes  
Triac or 0-10V



Lifetime:  
50 000 hours



Warranty:  
3 years



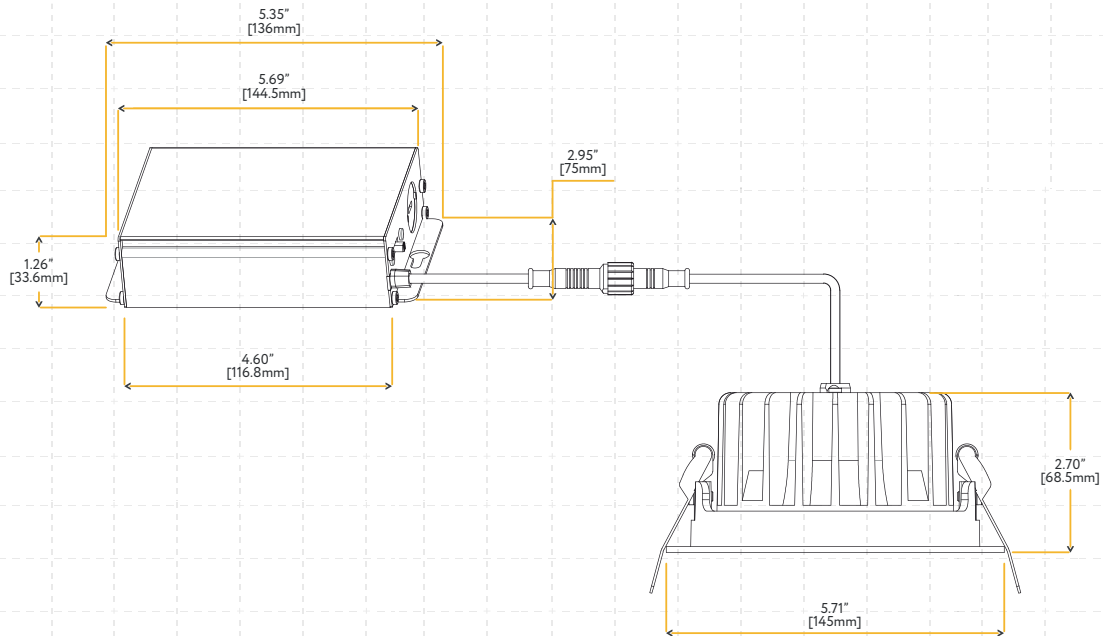
Multi Volts:  
120-277V



IC Rated when  
set to 23W only



## Diagram



## Dimmer List

BRAND	SERIES	MODEL	LOAD
LUTRON	SKYLARK CONTOUR	LECL-153P	150W
		CTCL-150H	150W
		LGCL-153PLH	150W
		CTCL-153P	150W
		SCL-153P	150W
		S-600P	600W
	CASETA	PD-6WCL	150W
		PD-5NE	150W
		PD-10NXD	250W
		DIVA	DVCL-153P

BRAND	SERIES	MODEL	LOAD
LUTRON	TOGGLER	TGCL-153P	150W
	ARIADNI	AYCL-153P	150W
	MAESTRO	MACL-153M	600W
LEVITON	ILLUMATECH	IPL06	150W
	SURESLIDE	6672	150W
		6674	150W
EATON	SMART DIMMER	AAL06	300W
PASS & SEYMOUR	HARMONY	DCL453PTCCCV6	150W
GE	ROCKER	10464	150W
	TOGGLE	18027	150W

## Accessories

### Emergency LED Driver

25W G-95525    30W G-48411

60W G-95521



### New Construction Plate

ITEM G-19981 (3 Punch Outs)



### Extension Cords

G-20247 5ft G-20248 10ft



### Multi Driver Converter

Use with G-95826 22W





PLANNING CONSULTANTS, INC.

City of Poughkeepsie  
Building, Planning, and Zoning Department  
62 Civic Center Plaza  
Poughkeepsie, NY 12601

**Re: 15 North Cherry Street**  
**Parcel No. 131300-6162-79-344012**  
**City of Poughkeepsie**  
**Waterfront Assessment Form Supplemental Response**

Below please find supplemental responses to the Waterfront Assessment Form as well as an additional narrative to show compliance with select policies from the LWRP that are applicable to this proposed development at 15 North Cherry Street.

**SUPPLEMENTAL RESPONSES TO WATERFRONT ASSESSMENT FORM**

As requested within the Waterfront Assessment Form, please find the below supplemental responses for items that were answered “yes” as well as items that were answered “no” that the applicant would like to include supporting information for.

*2.a. Will the proposed action have a significant effect upon scenic quality of the waterfront environment.*

**Response:** The subject parcel currently contains a vacant industrial building in need of rehabilitation that lacks notable visual appeal. As it stands, the site does not contribute positively to the aesthetic character of the Fall Kill waterfront or surrounding area.

By thoughtfully rehabilitating this historic structure, the project will enhance the visual quality of the site and its surroundings by revealing the building’s historic architectural details and bringing new residents to this area of the City of Poughkeepsie. Once completed, 15 North Cherry Street will contribute positively to the built environment alongside other historically rehabilitated buildings such as the Poughkeepsie Underwear Factory and newer developments including the Fall Kill Commons.

*2.g. Will the proposed action have a significant effect upon existing or potential public recreation activities?*

**Response:** A Fall Kill Trail easement is being proposed to allow the future buildout of the Fall Kill Trail to run along the property's edge adjacent to the creek.

*3.a. Will the proposed action involve the physical alteration of land along the shoreline, underwater land, or surface waters?*

**Response:** An area of approximately 0.1 acres located along the northern edge of the parcel adjacent to the Fall Kill Creek is proposed to include a playground, dog park, and a continuation of the Fall Kill Trail connecting to the neighboring lot. The proposal involves only minor physical alterations of land near the Creek to construct the amenities listed above, which will contribute positively to the enjoyment of the Fall Kill Creek. The existing structure and disturbance related to the buildout of the parking area is setback approximately 50 feet from the creek's edge, avoiding significant disturbance near the shoreline.

*3.h. Will the proposed action involve development within a designated flood or erosion hazard area?*

**Response:** A portion of the project site is located within the FEMA 100-year flood plain due to its proximity to the Fall Kill Creek. See attached FEMA Flood Map. A condition of site plan approval for this project is to obtain a flood plain permit, which will ensure that development within the flood zone meets state standards.

*4.a.1 Does the project require a waterfront location?*

**Response:** The project proposes to redevelop a structure already located in a waterfront area.

*4.a.2. Will water-related recreation be provided?*

**Response:** A dog park and grass lawn with benches are proposed in an area adjacent to the Fall Kill for residents.

*4.a.3. Will public access to the foreshore be provided?*

**Response:** A Fall Kill Trail Easement is being proposed to allow the future buildout of the Fall Kill Trail to run through this area of the property. Direct access to the foreshore will likely not be provided due to the creek's slope, however, the trail will allow the public to view the creek from above the foreshore.

*4.c. Will the project protect, maintain and/or increase the level and types of public access to water-related recreation resources or facilities?*

**Response:** By adaptively repurposing the vacant industrial building onsite for residential use and providing outdoor amenities adjacent to the Fall Kill Creek, this project will allow members of the public to safely and enjoyably benefit from living in proximity to the creek's natural resources. The project's proposed connection to the potential future buildout of the Fall Kill Trail represents an important step towards transforming the Fall Kill Creek corridor into an area for public recreation and enjoyment.

*4.g. Is the project located in a flood prone area?*

**Response:** A portion of 15 North Cherry Street is located within FEMA's 100-year flood plain. Please see the FEMA National Flood Hazard map included with this submission. As required in Section 19-4.6 of the City of Poughkeepsie Code, a floodplain development permit will be obtained to ensure that the proposed redevelopment is done in a manner that minimizes its exposure to flooding.

*4.j. Do essential public services or facilities presently exist at or near the site?*

**Response:** The site is served by the City of Poughkeepsie Police and City of Poughkeepsie Fire Department. Mid-Hudson Regional Hospital is 1.9 miles from the site. The site will be connected to municipal water and sewer.

*4.n. Will the project alter drainage flow, patterns or surface water runoff on or from the site?*

**Response:** Stormwater discharges will be managed through a combination of on-site infrastructure and an existing municipal catch basin. The applicant is proposing to install new stormwater drainage pipes throughout the property which will connect into an existing catch basin located along North Cherry Street.

## **LWRP POLICY CONSISTENCY**

**Policy 1: Restore, revitalize, and redevelop deteriorated and underutilized waterfront areas for commercial, industrial, cultural, recreational, and other compatible uses.**

The subject parcel is currently a vacant and underutilized industrial building, with limited visual appeal. As it stands, the site does not contribute positively to the aesthetic character of the waterfront or the surrounding area. We believe that the proposed project is consistent with Policy 1 in that it will redevelop a currently underutilized waterfront parcel, restore the building's architectural appeal, and add much needed housing to this area of the city. Residential development is compatible with and essential to commercial and recreational uses and aligns well with the intent of the MU-5 Zoning District. New residents drawn to this neighborhood will contribute to a more active and vibrant neighborhood.

**Policy 2 – 11:** This project is either consistent or not applicable with policies 2 through 6.

**Policy 12: Activities or development in the coastal area will be undertaken so as to minimize damage to natural resources and property from flooding and erosion by protecting natural protective features including beaches, dunes, barrier islands and bluffs.**

The outdoor amenity space located along the northern edge of the property is designed to minimally impact the Fall Kill shoreline and protect it from erosion. A stone and masonry retaining wall stretches the length of the property to help reinforce the shoreline while the proposed grass lawn and dog park are set back 10-12 feet from the edge of the Fall Kill Creek.

**Policy 13 – 16:** This project is either consistent or not applicable with policies 13 through 16.

**Policy 17: Non-structural measures to minimize damage to natural resources and property from flooding and erosion shall be used whenever possible.**

The planning and design for the redevelopment of 15 North Cherry Street was done with the intention of preserving the Fall Kill shoreline with non-structural measures as outlined in Policy 2. Examples of “non structural measures” incorporated into the site’s design include (a) the avoidance of risk or damage from flooding by siting the

parking area to the west of the building away from the creek's edge; and (b) utilizing the area adjacent to the Fall Kill for a pedestrian trail and grass lawn.

**Policy 18:** The project is either consistent or not applicable with Policy 18.

**Policy 19:** **Protect, maintain, and increase the level and types of access to public water related recreation resources and facilities.**

15 North Cherry Street is located in a formerly industrial area adjacent to the Fall Kill Creek, identified in the LWRP as the Middle Main Neighborhood. Presently, this neighborhood is comprised of a mix of historically rehabilitated buildings with commercial and community-oriented uses, such as the Poughkeepsie Underwear Factory, new multi-family residential development, existing small apartment buildings, and retail destinations along Main Street. The proposed redevelopment of 15 North Cherry Street for residential use will strengthen the vitality of this neighborhood and help re-envision the Fall Kill as an attractive public water resource and destination within the City of Poughkeepsie. The project's proposed connection to the potential future buildout of the Fall Kill Trail represents an important step towards transforming the Fall Kill Creek corridor into an area for public recreation and enjoyment.

**Policy 20 – 21:** This project is either consistent or not applicable with policies 20 through 21.

**Policy 22:** **Development when located adjacent to the shore will provide for water-related recreation whenever such use is compatible with reasonably anticipated demand for such activities, and is compatible with the primary purpose of the development.**

The proposed 48-unit residential development is in a position to support future water-related recreation along the Fall Kill Creek, especially the proposed development of a Fall Kill Trail. The project will introduce new residents within walking distance of the creek and support the City's goal of encouraging a mix of residential, commercial, and community-oriented uses in this area. By reinforcing investment along the Fall Kill Creek, this project helps advance the goal of promoting future-water related recreation along the shoreline.

**Policy 23-24:** This project is either consistent or not applicable with policies 23 through 24.

**Policy 25: Protect, restore or enhance natural and man-made resources which are not identified as being of statewide significance, but which contribute to the overall scenic quality of the coastal area.**

While not included in the list of identified areas of local scenic significance, the area around 15 North Cherry Street contains several historically significant buildings along a stretch of the Fall Kill Creek planned for a future pedestrian trail. As stated in the LWRP, Policy 25 “should be interpreted so as to encourage a development plan that provides opportunity for public access at various places on the site to the shoreline to enjoy the views and placement of buildings and other structures...” To that end, the proposed rehabilitation of 15 North Cherry Street will bring a structure with historic and architecturally significant details back to life to the benefit of residents and future visitors to the Fall Kill Trail. The project team is working closely with the City of Poughkeepsie Architectural Consultant to ensure that all design decisions related to building’s façade are thoughtfully made.



Figure 1: Existing conditions at 15 North Cherry Street



Figure 2: Proposed West facade (Rendering)

**Policy 26 – 32:** This project is either consistent or not applicable with policies 26 through 32.

**Policy 33:** Best management practices will be used to ensure the control of stormwater runoff and combined sewer overflows draining into coastal waters.

Stormwater runoff will be managed through a combination of improved onsite and existing municipal stormwater infrastructure. Onsite infrastructure includes the installation of new roof leaders and underground drainage pipes which will connect to an existing catch basin along North Cherry Street. Ten parking spaces are proposed to be constructed with porous asphalt and landscaped tree islands and grass lawns are utilized to maximize the green infrastructure on site. During construction, a temporary inlet sediment control device will be installed within the existing catch basin to prevent the buildup of sediment and to keep the stormwater management system operating smoothly.

**Policy 34 – 44:** This project is either consistent or not applicable with policies 34 through 44.

**THE CITY OF POUGHKEEPSIE  
NEW YORK  
DEVELOPMENT DEPARTMENT  
62 CIVIC CENTER PLAZA, 2<sup>ND</sup> FLOOR  
POUGHKEEPSIE, NY 12601  
Phone: (845) 451-4007 Fax: (845) 451-4006**

August 22, 2022

Chiam Hirsch  
North Cherry Holdings LLC  
7 Lety Lane  
Suffren, NY 10901

**RE: 15 North Cherry Street** Application for site plan/special permit review relative to the proposed conversion of the existing building at 15 North Cherry Street from a warehouse to a multiple residence containing 42 dwelling units, including site improvements such as off-street parking, a playground and a dog park. Owner: North Cherry Holdings, LLC; Applicant: Chaim Hirsh; Consultant: AB Architekten; Grid #6162-77-092099; Zoning District: General Commercial (C-3) District; File #2022-011.

Dear Mr. Hirsch:

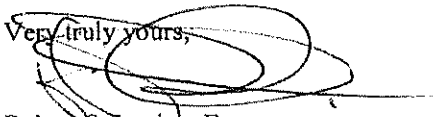
This letter is to inform you of the action taken at the Planning Board meeting held on **August 16, 2022**, relative to the application for site plan approval referenced above. The Board granted approval of the application in accordance with the attached resolution, with the following conditions:

- Applicant shall include restrictions in either the lease or building rules and procedures limiting the storage on balconies so that excessive items do not clutter the balcony or interfere with those walking through the balcony area.
- A Trail Easement Agreement shall be established with the City of Poughkeepsie for potential future access to the Fall Kill or creation of recreational trail.
- All comments of the Engineering Department on April 13, 2022 and the Fire Department on August 16, 2022, shall be satisfied to the satisfaction of the department.
- Applicant will return for final approval of decking material and the fencing and gate.

Please note all conditions on the final plan and bring two full size copies of the plan to the Planning Department in order to obtain the Planning Board stamp of approval and all required City Department Head sign-offs. One set will be retained by the Planning Department and the other set will be returned to you to copy as necessary to apply for any required permits. Pursuant to section 19-6.1(k)(3)(a), site plan approval by the Planning Board is valid for a period of one year for purposes of obtaining any necessary building permits. Failure to obtain a permit within the time-period shall cause the approval to become null and void. Upon application, for good cause, the Planning Board may extend the validity of the approval, one time, for a period not to exceed one year.

Please feel free to contact us if you have any questions in this regard.

Very truly yours,

  
Robert S. Levine, Esq.  
Chairman  
Planning Board



**Resolution of the City of Poughkeepsie Planning Board  
Site Plan Review for 15 North Cherry Street  
Date: August 16, 2022**

WHEREAS, the Planning Board has received an application from Chaim Hirsh and North Cherry Holdings, LLC the proposed conversion of the existing building at 15 North Cherry Street from a warehouse to a multiple residence containing 42 dwelling units, including site improvements such as off-street parking, a playground and a dog park, File #2022-011; and,

WHEREAS, this application has been classified as a Type 2 Action for the purposes of SEQRA, requiring no further environmental review; and,

WHEREAS, the action is more fully detailed on a site plan and elevations prepared by ab architekten, dated 7/26/22, and supplemental documentation including tonight's presentation; and,

WHEREAS, on July 12, 2022, the Zoning Board of Appeals granted variances regarding off-street parking and location of the refuse container in the front yard and within 30 feet of the Fall Kill; and,

WHEREAS, Section 19-6.1 of the Zoning Ordinance provides that if the cost of improvements is anticipated to be in excess of \$30,000, a performance bond will be established to cover the cost of improvements, based on advice from the City Engineer, following the recommendations of the Engineering Department, a performance bond will be established; and,

WHEREAS, upon completion of the project, prior to the issuance of the final certificate of occupancy, an as-built site plan set shall be submitted to the Planning Department for certification of compliance with Planning Board approval; and,

NOW THEREFORE BE IT FURTHER RESOLVED that the Board grant site plan approval relative to the proposed conversion of the former warehouse at 15 North Cherry Street to a multiple residence containing 42 dwelling unit, with the following conditions:

- Applicant shall include restrictions in either the lease or building rules and procedures limiting the storage on balconies so that excessive items do not clutter the balcony or interfere with those walking through the balcony area.
- A Trail Easement Agreement shall be established with the City of Poughkeepsie for potential future access to the Fall Kill or creation of recreational trail.
- All comments of the Engineering Department on April 13, 2022 and the Fire Department on August 16, 2022, shall be satisfied to the satisfaction of the department.
- Applicant will return for final approval of decking material and the fencing and gate.

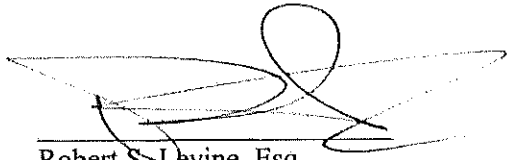
Motion: Marjorie Smith

Second: Rosaura Andújar-McNeil

Carried: 7:0:0

Roll Call:

Robert Levine – Aye  
Marjorie Smith – Aye  
Rosaura Andújar – Aye  
Robert Mallory – Aye  
Nick Deliccia – Aye  
Sean O'Donnel – Aye  
Brian Veltre – Aye



Robert S. Levine, Esq.  
Chairman

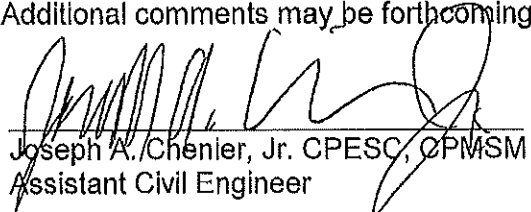


# THE CITY OF POUGHKEEPSIE

## DEPARTMENT OF PUBLIC WORKS & ENGINEERING

### SITE PLAN REVIEW Form #1

1. Date: April 13, 2022
2. Name of Site Plan: Site Plan
3. Address or Location: 15 North Cherry Street
4. Owner: North Cherry Holdings LLC
5. Engineer/ Architect: Paggi
6. Yes  No  The site plan as forwarded by the Planning Department is acceptable and will be signed off on with no condition(s).
7. Yes  No  The site plan as forwarded by the Planning Department is acceptable and has been signed off on with no condition(s).
8. Yes  No  The applicant should be notified that the Dept. of Public Works/Engineering requires the following comment(s) be addressed:
  1. The sewer is shown connected directly to a manhole. A connection to the 10" sewer main is preferred. If a connection is made to a manhole, and outside drop connection is required.
  2. The on-site drainage is shown connected directly to the storm sewer, which in turn drains directly to the Fallkill Creek a 303(d) impaired waterbody. Green infrastructure practices are encouraged to be implemented.
  3. As indicated by the applicants engineer additional details are required to complete the Departments' technical review (i.e. water and sewer connection details, stormwater management design and general site construction details, etc.) Additional comments may be forthcoming.

  
Joseph A. Chenier, Jr. CPESC, CPMSM  
Assistant Civil Engineer



**THE CITY OF POUGHKEEPSIE  
FIRE DEPARTMENT**

505 MAIN STREET

POUGHKEEPSIE, NY 12601

TEL: 845-451-4079

FAX: 845-451-4191

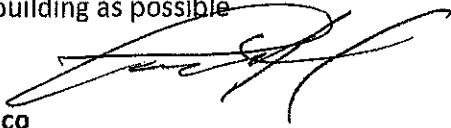
FIRE CHIEF JOSEPH FRANCO



August 16, 2022

RE: 15 North Cherry St

1. The building shall be fully sprinklered
2. The parking access lane shall be widened to 20 feet
3. Low grade rolled curbing shall be installed on landscaped island between Cherry Street sidewalk and proposed on-site parking area
4. The access and egress curb cuts shall be widened to meet required turning radius of Spartan Smeal fire apparatus.
5. It is requested that an external dry standpipe riser be installed as close to the center of the building as possible

  
**Joseph Franco**  
Fire Chief  
City of Poughkeepsie Fire Department  
505 Main Street  
Poughkeepsie, NY 12601

[jfranco@cityofpoughkeepsie.com](mailto:jfranco@cityofpoughkeepsie.com)

845-451-4079 (Main)  
845-451-4191 (Fax)



**CITY OF POUGHKEEPSIE  
ZONING BOARD OF APPEALS RESOLUTION OF APPROVAL**

CITY OF POUGHKEEPSIE  
CITY CHAMBERS  
2022 JUL 19 PM 1:25

In the matter of the appeal of Chaim Hirsch, regarding the property at 15 North Cherry Street, Poughkeepsie, New York:

At a Regular Meeting of the Zoning Board of Appeals held in the Common Council Chambers, 3<sup>rd</sup> Floor, City Hall, 62 Civic Center Plaza, on the 12th day of July, 2022, at 6:03pm:

**Present**

Scott Parker, Chair  
John Gildard  
Thomas Klug  
Steven Reifler  
Jessica Vinall

**Excused**

Rob Page

WHEREAS, the Zoning Board of Appeals has received an application for area variances from Chaim Hirsh, relative to the proposed conversion of the existing building at 15 North Cherry Street from a warehouse to a multiple residence containing 42 dwelling units, including site improvements. Variances are requested of Section 19.4.3(11) requiring 73 parking spaces to allow 22, Section 19-4.13(1) prohibiting front yard parking and accessory uses in the front yard to allow front yard parking and the refuse area to be located within the front yard, Section 19-4.18(2)(a) which prohibits uses within 30 feet of the Fall Kill Creek to allow a refuse area within that distance; and,

WHEREAS, the application was accompanied by supporting documentation including site plan set prepared by ab architekten, with a revision date of 5/24/2022; and,

WHEREAS, this application is considered to be a Type 2 Action under SEQRA requiring no further environmental review; and,

WHEREAS, a public hearing was held on April 8, 2022, May 10, 2022, June 14, 2022, and July 12, 2022; and,

NOW, THEREFORE, BE IT RESOLVED, as follows:

1. The applicant has demonstrated that there is no other feasible method to achieve compliance as the building is existing with little room to accommodate accessory uses in any location other than the front yard or additional parking on site; and,

2. The applicant has demonstrated that the variance requested is not substantial with regard to the location of accessory uses in the front yard, or within thirty (30) feet of the banks of the Fall Kill Creek. Relative to the variance for the number of off-street parking spaces, the number may appear substantial but the applicant has presented that the number of required spaces is an overestimate for what will likely be required by tenants; and,

3. The applicant has demonstrated the granting of the variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood, in that the front yard has been utilized for parking, whether formally or not, for some period of time and is at least partially paved; The refuse area has been situated in the most practicable location possible at the farthest distance possible from the banks of the creek; and units will be marketed to households with lower rates of car ownership, bicycle parking and storage space for personal electronic transportation devices will be provided on site, and a tenant brochure will be provided identifying alternative transportation opportunities and off-site parking; and,

4. The applicant has demonstrated that the need for the variances is not necessarily self-created, due to the location of the building on the lot dictating the location of accessory uses such as off-street parking and the refuse area, while maintaining green space along the Fall Kill Creek.

NOW THEREFORE BE IT FURTHER RESOLVED that the City of Poughkeepsie Zoning Board of Appeals hereby grants the variances as outlined above, with the following conditions as agreed to by the applicant:

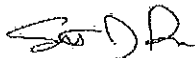
- The proposed building will have a total of 22 parking spaces. The privilege of on-site parking for tenants shall be on a first-come, first-served basis, with a fee charged for each on-site space. On-site parking, including the fee, shall be addressed in the lease, and shall be available for the duration of the lease, with no separate lease or rental agreement for parking on the premises. On-site parking shall be limited to not more than one space per apartment.
- For tenant loading and unloading, there shall be a designated, striped loading area,
- For any tenant who is interested in off-site parking when no on-site parking is available, applicant/management shall encourage those tenants to access the City of Poughkeepsie municipal parking lots within 1 ½-2 blocks of the site, and to pay the attendant permit fee to the City of Poughkeepsie to secure such parking, regardless of whether available municipal parking is short-term or long-term. This information shall be contained in written literature or brochures provided to tenants, receipt of which shall be acknowledged in writing by each tenant not eligible for on-site parking.
- Applicant/ management shall discourage tenants from occupying/using on- street parking on Main Street in the vicinity of the site. This information shall be contained in written literature provided to tenants, receipt of which shall be acknowledged in writing by each tenant not eligible for on-site parking.”
- Applicant/Management shall provide a copy of the written literature to the Development Department (attention Director) prior to the issuance of a certificate of occupancy for the Project.
- The City shall have the right to request and review the written literature no more than annually to verify ongoing compliance with this condition.

Motion: Jessica Vinall

Second: Thomas Klug

Carried: 4:1:0

The motion to grant the variances as outlined herein carried.



7/18/22

Scott Parker

Chairman

Zoning Board of Appeals