



BERGER ENGINEERING AND SURVEYING

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08/18/21

Paul Lahey, Chair
Zoning Board of Appeals
Town of Poughkeepsie Town Hall
One Overrocker Road
Poughkeepsie, NY 12603

RE: IBM – Water Meter Modification
Town of Poughkeepsie, Dutchess County, New York
Grid Number: 134689-6060-04-840280-0000
Zoning District: IH – Heavy Industrial

Dear Mr. Lahey:

Enclosed herewith for an Area Variance of 32 feet for the front yard setback. The bulk regulation requires 50 feet to a front yard property line. Proposed is 18 feet. The structure requiring the variance is a 7.7 feet by 16.4 feet by 8.3 feet high utility building to house a water meter and fittings.

The project is the modification of the existing water meter on the water main for IBM. The area of the proposed work is at the intersection of South Road (NYS Rte 9) and IBM Road (CR 48). The required front yard setback variance is to IBM Road (CR48). This portion of tax parcel is mostly undeveloped, with the exception of an existing utility building with the backflow prevention device and an existing access drive.

The proposed work is to move the existing water meter from an underground vault to a new above ground utility building. The new building will be adjacent to the existing utility building. The existing vault will be filled with pea gravel or sand and abandoned in place. The existing access drive is to be reconstructed to provide fire truck access.

The modification is for safety and easier access for maintenance of the meter by IBM and Town Water Department personnel. The underground vault is a confined space. The building would not be a confined space. Further, access to the vault is down a ladder rather than at grade through a door.

The total area of disturbance will be less than 1 acre.

Please find enclosed herewith for your review:

- Application forms and affidavits – 1 original and 14 copies
- Letter of denial requiring an Area Variance – 14 copies
- EAF, Long form – 1 original and 14 copies
- Site Plan – 14 hard copies sheet 1 and 2
- CD with submission items

Application fee \$300.00 Escrow \$800.00

If you have any questions please feel free to call 471-7383.

Sincerely,


Joseph P Berger, P.E., L.S.

cc: Bright view