



Town of Philipstown

Code Enforcement Office
238 Main Street, PO Box 155
Cold Spring, NY 10516

Office (845) 265- 5202 Fax (845) 265-2687

Shumay/Starnier
77 Lower Station Rd
Garrison N.Y. 10524

6/2/2022

RE: Proposed Accessory Structure
Location: 77 Lower Station Rd. Garrison
Tax # 71.5-1-4

Included:

1. Application for building permit
2. Site plan package
3. Property Survey and Grade Analysis
4. Construction Plans

The application proposes an accessory structure with approximately 500 square feet of disturbance on a steep slope.

Also, the floor area of the proposed accessory apartment exceeds the total allowable 800 square feet or 30% of the 1260 S.F. principal house. Proposed accessory structure is 998 S.F.

Since the steep slopes and accessory apartment dimensions do not meet the requirements of the Philipstown Zoning Code 175-36 (B) and 175-12(C) the building permit is DENIED.

If you are aggrieved by this decision, you may submit an application to the Zoning Board of Appeals pursuant to the provisions of Article IV of the town code within 60 days of the date of this letter.

An application is enclosed. Any questions please contact this office.

Greg Wunner
Code Enforcement Officer