

**TOWN OF LUMBERLAND  
ZONING BOARD OF APPEALS**

**1054 Proctor Road  
Glen Spey, NY 12737  
(845) 856-8600, x229**

**Lewis T. Powell – Chairman  
Robert M. Grimm -- Vice Chairman  
Terri Fountain – Secretary**

**David Leamon -- Member  
Scott Van Tuyl – Member  
Susan Wade -- Clerk  
Martin S. Miller -- Attorney**

May 15, 2012

The 270th meeting of the Zoning Board of Appeals was called to order at 7:35 PM by Lewis T. Powell, Chairman followed by the pledge of allegiance.

**PRESENT:** Lew Powell, Bob Grimm, Terri Fountain, Scott Van Tuyl, Susan Wade

**OTHERS PRESENT:** Jim Akt, Dave Sparling, Gary Packer, Simon Arscott

**READING OF THE MINUTES:** Motion made by Bob, seconded by Terri, to approve the minutes of the April 17, 2012 meeting as presented. Unanimously carried.

**CORRESPONDENCE:** None

**NEW BUSINESS:** **Simon Arscott**—front yard and river setback variances.

Mr. Arscott and Mr. Packer presented plans for locating a house, deck and pool on land along Towpath Road near Tuthill Road (section 31, block 1, lot 20). A flood elevation survey was performed that showed the base flood elevation to be 560.9 feet; the basement floor for an existing foundation which will be utilized as part of the house to be erected is 557.1 feet; the floor for the first floor of the proposed house is 565.5 feet. Also on the property is a garage that was converted into living quarters in violation of the building permit issued for it, which would need to be reconverted into a garage.

A motion was made by Bob, seconded by Scott, to set a public hearing for June 19 at 7:35 PM. Unanimously carried. The applicant will seek variances for front yard and river setbacks.

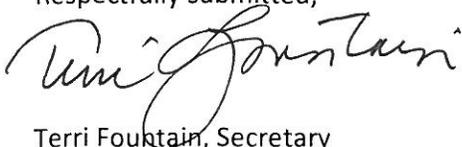
**PUBLIC HEARING:** None

**HELD CASES:** None

**OTHER BUSINESS:** None

**ADJOURN:** Motion made by Scott, seconded by Terri, to adjourn at 8:25 PM.

Respectfully submitted,



Terri Fountain, Secretary