


THIS IS A TWO-SIDED DOCUMENT

 <p><b>Adirondack Park Agency</b></p> <p>P.O. Box 99, 1133 NYS Route 86 Ray Brook, New York 12977 Tel: (518) 891-4050 www.apa.ny.gov</p>	<p>APA Permit <b>2025-0241</b></p>
<p>In the Matter of the Application of</p> <p><b>TAMMY ABDO &amp; FOGARTY'S MARINA PROPERTY, LLC</b> Permittees</p> <p>for a permit pursuant to § 809 of the Adirondack Park Agency Act</p>	<p>Date Issued: <b>February 11, 2026</b></p>
	<p>To the County Clerk: Please index this permit in the grantor index under the following name(s):</p> <ol style="list-style-type: none"><li><b>1. Tammy Abdo</b></li><li><b>2. Fogarty's Marina Property, LLC</b></li></ol>

**SUMMARY AND AUTHORIZATION**

This permit authorizes a new commercial use in an area classified Rural Use on the Adirondack Park Land Use and Development Plan Map in the Town of Harrietstown, Franklin County.

This authorization shall expire unless recorded in the Franklin County Clerk's Office within 60 days of issuance of a signed and notarized permit. The signed and notarized permit shall be recorded in the names of all persons listed above and in the names of all owners of record of any portion of the project site on the recordation date.

The project shall not be undertaken or continued unless the project authorized herein is in existence within five years of the date the permit is recorded in the Franklin County Clerk's Office. The Agency will consider the project in existence when the first boats are stored on the site.

The project shall be undertaken in compliance with all conditions stated herein. Failure to comply with this permit is a violation and may subject the permittee, successors, and assigns to civil penalties and other legal proceedings.

This permit does not convey any right to trespass upon the lands or interfere with the riparian rights of others in order to undertake the authorized project, nor does it authorize the impairment of any easement, right, title or interest in real or personal property.

Nothing contained in this permit shall be construed to satisfy any legal obligations of the permittee to comply with all applicable laws and regulations or to obtain any governmental approval or permit from any entity other than the Agency, whether federal, State, regional, or local.

## **PROJECT SITE**

The project site is a 38.39±-acre parcel of land located on McMaster Road (County Route 50) in the Town of Harriestown, Franklin County, in an area classified Rural Use on the Adirondack Park Land Use and Development Plan Map. The site is identified as Tax Map Section 444, Block 2, Parcel 17.100, and is described in a deed from Michelle Snyder to Tammy Abdo, dated June 2, 2021, and recorded July 8, 2021 in the Franklin County Clerk's Office under Instrument Number 2021-3612.

The project site is improved by an existing driveway and three single family dwellings.

## **PROJECT DESCRIPTION**

The project as conditionally approved herein involves outside storage for a combined maximum of 500 boats on boat trailers and/or boat trailers without boats in an existing field. No new structures, site grading, lighting, or signs are proposed. The existing driveway entrance will be used to access the project site.

The project is shown on a Site Plan titled "McMaster Road Land Layout," prepared by Terence Fogarty, dated October 21, 2025, and received by the Agency on October 23, 2025.

A reduced-scale copy of the Site Plan is attached as a part of this permit for reference.

## **AGENCY JURISDICTION**

Pursuant to Section 809(2)(a) of the Adirondack Park Agency Act, a permit is required from the Adirondack Park Agency prior to the establishment of any commercial use on Rural Use lands in the Adirondack Park.

## **CONDITIONS**

### **THE PROJECT IS APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:**

1. The project shall not be undertaken until this permit has been recorded in the Franklin County Clerk's Office.
2. This permit is binding on the permittee, all present and future owners or lessees of the project site, and all persons undertaking all or a portion of the project, for as long as the commercial use continues on the site. Copies of this permit and the Site Plan shall be furnished by the permittee to all subsequent owners or lessees of the project site prior to sale or lease, and by the permittee and/or any subsequent owner or lessee to all persons undertaking any development activities authorized herein.
3. In addition to complying with all terms and conditions of this permit, all future activities on the project site shall be undertaken in compliance with the requirements of New York State's Adirondack Park Agency Act, Freshwater Wetlands Act, and the Adirondack Park Agency's implementing regulations [9 NYCRR §§ 570-588].

4. All deeds conveying all or a portion of the lands subject to this permit shall contain references to this permit as follows: "The lands conveyed are subject to Adirondack Park Agency Permit 2025-0241, issued February 11, 2026, the conditions of which are binding upon the heirs, successors and assigns of the grantors and all subsequent grantees."
5. This permit authorizes a new commercial use boatyard in the location shown and as depicted on the Site Plan. The number of boats and boat trailers stored on the project site shall not exceed 500 at any time. Any change to the location, dimensions, or other aspect of the commercial use/boatyard shall require prior written Agency authorization.
6. There shall be no exterior lighting associated with the commercial use boatyard without prior written Agency authorization.
7. All signs associated with the commercial use boatyard on the project site shall comply with the Agency's "Standards for Signs Associated with Projects" [9 NYCRR Part 570, Appendix Q-3].
8. Within 150 feet of the centerline of McMaster Road (County Route 50), no trees, shrubs, or other woody stemmed vegetation may be cut, culled, trimmed, pruned or otherwise removed or disturbed without prior written Agency authorization, except for the removal of dead or diseased vegetation, rotten or damaged trees, or any other vegetation that presents a safety or health hazard.
9. The undertaking of any activity involving wetlands shall require a new or amended permit.
10. There shall be no more than five principal buildings located on the project site at any time. The three single family dwellings constructed on the property circa 1980 each constitute one principal building. The Agency makes no assurances that the maximum development mathematically allowed can be approved.

### **CONCLUSIONS OF LAW**

The Agency has considered all statutory and regulatory criteria for project approval set forth in the Adirondack Park Agency Act and 9 NYCRR Part 574. The Agency hereby finds that the project authorized as conditioned herein:

- a. will be consistent with the land use and development plan;
- b. will be compatible with the character description and purposes, policies, and objectives of the Rural Use land use area;
- c. will be consistent with the overall intensity guidelines for the Rural Use land use area;
- d. will comply with the shoreline restrictions of § 806 of the Adirondack Park Agency Act; and
- e. will not have an undue adverse impact upon the natural, scenic, aesthetic, ecological, wildlife, historic, recreational or open space resources of the Park or upon the ability of the public to provide supporting facilities and services made necessary by the project.

Dated: February 11<sup>th</sup>, 2026

Ray Brook, New York

**ADIRONDACK PARK AGENCY**

By:   
John M. Burth  
Deputy Director, Regulatory Programs

STATE OF NEW YORK  
COUNTY OF ESSEX

On the 11<sup>th</sup> day of February in the year 2026, before me, the undersigned, a Notary Public in and for said State personally appeared John M. Burth, 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 they executed the same in their capacity, and that by their signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

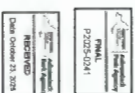
Stephanie L. Petith  
Notary Public

STEPHANIE PETITH  
Notary Public, State of New York  
Reg. No. 01PE6279890  
Qualified in Essex County  
Commission Expires April 15, 2029



General Notes

**500 BOATS  
IN CURRENT  
CONFIGURATION**



No.	Revisions/Issues	Date

Project Name and Address  
 FOGARTY'S LAKE FLOWER MANNA  
 280 LAKE FLOWER AVENUE  
 FOGARTY'S LAKE, NY 12863  
 518 891 1540

Project Name and Address  
 FOGARTY'S LAKE FLOWER MANNA  
 47 COUNTY ROUTE 56  
 LAKE CLEAR, NY 12863

Project Name	McMASTER LAYOUT	Sheet	<b>A</b>
Date	OCTOBER 21, 2023	Scale	
Scale	1" = 100'		