

THIS IS A TWO-SIDED DOCUMENT

 Adirondack Park Agency P.O. Box 99, 1133 NYS Route 86 Ray Brook, New York 12977 Tel: (518) 891-4050 www.apa.ny.gov	APA Permit 2006-0256A
	Date Issued: May 13, 2026
In the Matter of the Application of MATAMEK CORPORATION Permittee for a permit pursuant to § 809 of the Adirondack Park Agency Act and 9 NYCRR Part 578	To the County Clerk: Please index this permit in the grantor index under the following name(s): 1. Matamek Corporation

SUMMARY AND AUTHORIZATION

This permit authorizes the construction of a boathouse and dock in an area classified Resource Management on the Adirondack Park Land Use and Development Plan Map in the Town of Bellmont, 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 authorized boathouse has been constructed.

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 3,144±-acre parcel of land located on Ragged Lake Road in the Town of Bellmont, Franklin County, in an area classified Resource Management on the Adirondack Park Land Use and Development Plan Map. The site is identified as Tax Map Section 204, Block 1, Parcel 2, and is described in a deed from Elizabeth F. Ostby, Morton C. Fitch, Littleton H. Fitch, Doris F. Andrews and Josephine H. Fitch to Matamek Corporation, dated January 8, 1932, and recorded February 24, 1932 in the Franklin County Clerk's Office at Book 206, Page 588.

The project site contains the majority of Ragged Lake, which contains wetlands in and adjacent to the lake, including 4 feet from the proposed boathouse. Additional wetlands not described herein or depicted on the Site Plans may be located on or adjacent to the project site.

The project site was created by subdivision as authorized by Agency Permit 2006-0256.

PROJECT DESCRIPTION

The project as conditionally approved herein involves construction of a boathouse and dock on the western shoreline of Ragged Lake.

The project is shown on a four-sheet set of Site Plans titled "Anthony Project #2006-0256A," prepared by Scott Anthony, dated October 26, 2024 and received by the Agency on April 21, 2026.

A reduced-scale copy of Sheet 3 of the Site Plans is attached as a part of this permit for reference.

AGENCY JURISDICTION

The subdivisions authorized by Agency Permit 2026-0256 required a permit from the Adirondack Park Agency pursuant to Section 809(2)(a) of the Adirondack Park Agency Act and Adirondack Park Agency regulations at 9 NYCRR Part 578, as a subdivision involving wetlands in the Adirondack Park.

Condition 7 of Agency Permit 2006-0256 requires a new or amended permit for the construction of any boathouses or docks on the project site.

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.

Copies of this permit and Site Plans 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. This permit amends and supersedes Permit 2006-0256 in relation to the project site. The terms and conditions of Permit 2006-0256 shall no longer apply to the project site.
5. 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 2006-0256A, issued May 13, 2026, the conditions of which are binding upon the heirs, successors and assigns of the grantors and all subsequent grantees."
6. Subject to the conditions stated herein, this permit authorizes the construction of one boathouse and one dock on the project site in the location, footprint, and height shown and as described on the Site Plans. Any expansion beyond these dimensions shall require prior written Agency authorization.
7. The project shall be undertaken with implementation of the erosion and sediment controls shown on the Site Plans.
8. During construction, no wet or fresh concrete or leachate shall be allowed to escape into any wetlands or water body, nor shall washings from ready-mixed concrete trucks, mixers, or other devices be allowed to enter any wetland or waterbody.
9. When brought from off-site, all equipment, including but not limited to trucks, excavators, tractors, etc., and hand excavation tools such as shovels, rakes, and picks, to be used on the project site shall be clean and free of soil, mud, or other similar material. If washed on the project site, equipment shall be washed in one location to prevent the distribution of propagules among different wash sites.
10. All exterior building materials, including roof, siding and trim, of the boathouse shall be a dark shade of green, grey, or brown.
11. Within 50 feet of the boathouse and dock authorized herein, no trees, shrubs or other woody-stemmed vegetation may be cut, culled, trimmed, pruned or otherwise removed or disturbed on the project site 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.

12. The undertaking of any activity involving wetlands shall require a new or amended permit.
13. The construction of any dwelling or other principal building on the project site shall require a new or amended permit.
14. The construction of any additional boathouse or dock on the project site shall require a new or amended permit.

CONCLUSIONS OF LAW

The Agency has considered all statutory and regulatory criteria for project approval set forth in the Adirondack Park Agency Act, the Freshwater Wetlands Act and 9 NYCRR Part 578, and 9 NYCRR Part 574. The Agency hereby finds that the boathouse and dock 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 Resource Management land use area;
- c. will be consistent with the overall intensity guidelines for the Resource Management land use area;
- d. will comply with the shoreline restrictions of § 806 of the Adirondack Park Agency Act;
- 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;
- f. will secure the natural benefits of wetlands associated with the project, consistent with the general welfare and beneficial economic, social, and agricultural development of the state; and
- g. will be compatible with preservation of the entire wetland and will not result in degradation or loss of any part of the wetland or its associated values.

Dated: May 13th, 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 13th day of May 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

S.W. MARKER
(N1)

NEW YORK STATE
Adirondack
Park Agency
RECEIVED
Date: April 21, 2026

NEW YORK STATE
Adirondack
Park Agency
FINAL
P2006-0256A

N.W. MARKER
(N1)

H.A. 1/4.

Amherst Road # 2006-0256A
SITE PLAN REV A

Drawn by: S.W. Anthony
Date: 10-26-2024

Scale:



N1 & Ad 1' 10' 1/2" S.W. markers
875' from NW corner
of Section 5

