

Town of Hague Comprehensive Plan

Warren County, New York

3rd Draft
September 1, 2001
Revised March 1, 2004

THE
Chazen
COMPANIES

Prepared for:
Town of Hague
9793 Graphite Mountain Rd.
P.O. Box 509
Hague, NY 12836

✓

Town of Hague Comprehensive Plan

Warren County, New York

3rd Draft
September 1, 2001
Revised March 1, 2004



Prepared by:

North Country Office
The Chazen Companies
110 Glen Street
Glens Falls, NY 12801
(518) 812-0513

Prepared for:

Town of Hague
9793 Graphite Mountain Rd.
P.O. Box 509
Hague, NY 12836

Dutchess County
(845) 454-3980

Capital District
(518) 235-8050

Orange County
(845) 567-1133

www.chazencompanies.com
email: glensfalls@chazencompanies.com

TABLE OF CONTENTS

Executive Summary	i
Acknowledgements	iv
Chapter 1 – Introduction	1
1.1 What is a Comprehensive Plan?.....	1
1.2 About This Document.....	1
1.3 Planning Process.....	2
Chapter 2 – Hague Today: An Overview of Trends and Conditions	3
2.1 Overview.....	3
2.2 Regional Setting.....	3
2.3 Historic Resources.....	6
2.4 Regional Context.....	7
2.4.1 Adirondack Park Agency.....	7
2.4.2 Lake George Park Commission.....	8
2.4.3 Warren County Planning Board.....	8
2.4.4 Lake George – Planning for the Next Century.....	8
2.4.5 Lake Champlain/Lake George Waterfront Revitalization Initiative	10
2.4.6 Other Corridor and Byway Projects.....	10
2.5 Population Characteristics.....	11
2.6 Natural Resources.....	12
2.6.1 Rare, Threatened and Endangered Species.....	12
2.6.2 Water Resources and Resource Conservation Issues.....	14

2.6.3	Resource Constraint Analysis.....	15
2.6.3.1	Topography and Soils.....	15
2.6.3.2	Wetlands and Floodplains.....	19
2.6.4	Composite Suitability Analysis.....	22
2.6.4.1	No Sewer Service Scenario.....	24
2.6.4.2	Sewer Service Scenario.....	24
2.7	Land Use.....	28
2.8	Housing Characteristics.....	31
2.9	Economic Development.....	34
2.9.1	Regional Economic Trends.....	34
2.9.2	Tourism and Non-resident Population Trends.....	35
2.9.3	Local Tourism and Economic Development Resources.....	37
2.9.3.1	Hague Enhancement Committee.....	37
2.9.3.2	Visitor Center.....	37
2.9.3.3	Hague Chamber of Commerce.....	38
2.10	Infrastructure.....	38
2.10.1	Sewer.....	38
2.10.1.1	Existing Conditions.....	38
2.10.1.2	District Boundaries.....	39
2.10.1.3	Required Facilities.....	39
2.10.2	Water Supply.....	41
2.11	Transportation.....	42

2.12	Community Facilities and Organizations.....	42
2.12.1	Police.....	42
2.12.2	Fire and Rescue Protection.....	42
2.12.3	Waste Disposal/Transfer Station.....	43
2.12.4	Schools.....	43
2.12.5	Parks and Recreation.....	44
2.12.5.1	Winter Recreation.....	44
2.12.5.2	Parks and Wilderness Areas.....	45
2.12.5.3	Hague Town Park.....	45
2.12.5.4	Fishing and Hunting.....	46
2.12.5.5	Boating.....	46
2.12.5.6	Diving.....	47
2.12.5.7	Service Clubs and Organizations.....	47
2.12.5.7.1	Carillon Garden.....	47
2.12.5.7.2	American Legion.....	48
2.12.5.7.3	Hague Senior Citizen Club.....	48
2.12.5.7.4	Kiwanis Club of Ticonderoga.....	48
2.12.5.7.5	Mohican Home Bureau.....	48
2.12.5.7.6	Northern Lake George Yacht Club.....	48
2.12.5.7.7	Rotary Club of Northern Lake George.....	49
2.12.5.7.8	Silver Bay Association.....	49
2.12.5.7.9	The Hague Chronicle.....	50

2.13 The Public Speaks.....	50
Chapter 3 – Hague Tomorrow: A Synthesis.....	52
3.1 Strengths and Weaknesses: A Summary.....	52
3.2 What Makes Hague Special?.....	53
3.3 Challenges.....	54
3.4 Strategies for the Future.....	56
3.4.1 Economic Development.....	56
3.4.2 Retain Community Character.....	59
3.4.3 Improve Town Facilities.....	60
3.4.4 Overall Town-wide Appearance.....	61
3.4.5 Modernizing Tourist Accommodations.....	62
3.4.6 Education.....	62
Chapter 4 – Goals, Objectives, and Recommendations.....	63
List of Maps	
Map 1: Aerial Photo	4
Map 2: Three-Dimensional Topographical Model.....	5
Map 3: APA Land Use Classification.....	9
Map 4: Generalized Elevation for Town of Hague Area.....	16
Map 5: Slope Percentage Classification.....	18
Map 6: Soils Suitability Analysis for Septic Systems.....	20
Map 7: APA Wetlands and FEMA 100-Year Floodplains.....	21
Map 8: Vacant Parcels Overlay Composite Suitability Analysis for Development.....	23

Map 9: Proposed Sewer Service Area Composite Suitability Analysis for Development.....	26
Map 10: Rt. 9 Detail Land Use Classification.....	29
Map 11: Rt. 8 and W. Hague Rd. Land Use Classification.....	30
Map 12: Non-Resident Owners of Residential Properties.....	33
Map 13: Proposed Sewer District 1: Land Use Classification.....	40

Appendices

Appendix A -- Parking Study

Appendix B -- Tourist Accommodations Regulations Recommendations

Appendix C -- Issues Summary

Appendix D – Length of Service Award Program

Acknowledgements

This plan was prepared by a Committee which met more than twenty times between January 2000 and August 2001. The Committee was assisted by a Planning Consultant, The Chazen Companies of Glens Falls. Members of the Committee were as follows:

David Darrin, Chair
Paul Barone
Alison Craig
Richard Frasier
Michelle Gautreau
Tom LaPointe
Rudy Meola
Bob Patchett
Art Steitz
Dave Swanson
Nelson Waters

Town of Hague Comprehensive Plan Executive Summary

The Town of Hague is nearing completion of a new Comprehensive Plan, its first in more than 25 years. The Hague Comprehensive Plan was prepared over a one year period beginning in August, 2000. The Plan was prepared by a committee appointed by the Town Board consisting of a cross-section of residents, including members of the town, planning and zoning boards. The Committee was assisted by a planning consultant, The Chazen Companies of Glens Falls.

The purpose of the Comprehensive Plan is to set forth a vision for the future of Hague. It addresses the questions, "What do we want Hague to be like in 20 years and how do we achieve that vision?" In order to understand what the residents of Hague, both seasonal and year-round, want the Town to be like, the Committee held several well attended public meetings at the outset of the planning process. The dialogue from these meetings was supplemented by comments and input from Town residents throughout the course of Plan preparation.

In considering these questions the Committee was faced with two differing visions of Hague's future. One vision can be summarized as "Hague is perfect right now, leave things as they are." This opinion was most frequently expressed by seasonal residents who spend the summer months in Town and value the quiet lifestyle and unspoiled natural beauty of the area. The second vision favored some level of new development in the Town, either oriented towards tourists or towards other forms of new business. This opinion was most frequently expressed by year round residents who either earn a living in Town, or desire to do so.

It should be emphasized that there is a broad overlap between these points of view, both in terms of the nature of the person holding the opinion and in the degree of development considered acceptable. However, on several points nearly everyone agreed, in particular that Hague should not become a tourist destination on the scale of Lake George, or even of Bolton Landing. Those that favored growth were nearly unanimous in their desire to allow only limited, small scale and compatible development. Also, everyone agreed that protection of Lake George water quality was of paramount importance.

As well as considering these competing visions in formulating the Plan, the Committee collected and analyzed a great deal of information about the Town. Highlights of these data, which influenced the direction of the Plan, include the following.

- Hague has historically been a tourist destination. Many years ago the hamlet functioned as a complete downtown, with stores and even a bowling alley. Changing vacation and work patterns led to the downsizing of the downtown. However, the Town is still a major tourist resort, and there appears to be unmet demand for lodging facilities.
- With the exception of logging, other forms of industry (such as graphite mining) have departed from Hague. Most jobs for residents are found outside of the Town, for example in Ticonderoga or Glens Falls. Similarly, there are few services in the Town. The number of young people in Hague has declined dramatically in the last twenty years; at the same time, Hague is the fastest growing town in Warren County.
- The Town's population about doubles in the summer months. The trend towards seasonal ownership has driven up lakefront land values, making it harder for year-round residents to afford such property. Land values off of the lakefront have remained more affordable.
- The pending construction of a sewage treatment plant in the hamlet will address environmental issues and provide opportunities for new development.
- Natural resources significantly constrain opportunities for new development, especially outside of the hamlet and along main roads.

Considering these factors, the Committee has developed a Plan that emphasizes improving the appearance of and concentrating new development in the hamlet, while leaving most of the remainder of the Town "as is". This strategy recognizes the need to provide opportunities for new development for those who live and work in Hague while protecting the natural beauty and resources that make Hague so special. The plan sets forth a vision for a hamlet that is upgraded in appearance and infrastructure and that will attract new development. At the same time the Plan contains recommendations to enhance protection of the Town's natural resources. The Plan also contains recommendations addressing housing and service issues and encouraging compatible home-based businesses.

The Plan contains more than 50 specific recommendations. The major recommendations of the Plan are as follows.

- Engage in a program to upgrade the appearance and infrastructure of the primary hamlet. This will include acquiring additional land for parking, installing a sewer, and improving sidewalks, signage and building facades.
- Encourage tourism by participating in regional tourism initiatives. Allow a higher density of tourist accommodations within the primary hamlet.

Chapter 1 Introduction

1.1 What is a Comprehensive Plan?

A comprehensive plan is a policy document used to guide the growth and development of a community. It is useful in two ways. First, the plan is created through a decision making and consensus building process that helps residents agree on common goals and strategies. Second, the plan is a resource document that can be referred to and used by Town government to make decisions. The comprehensive plan cannot anticipate every issue that may arise over the next decade, but it can serve as a guide for the development of well thought out policies. A comprehensive plan is a working part of the Town's development program: it should be consulted just as the Town might consult the public, its engineer, counsel or others.

The comprehensive plan also provides the foundation for the Town's zoning ordinance. The Town Law of the State of New York requires that zoning regulations be made in accordance with a comprehensive plan. Besides providing a solid policy foundation, a comprehensive plan can also unlock doors to funding a variety of projects. Further, the comprehensive plan can be used as a marketing tool to promote the assets of the community.

Preparation of this comprehensive plan is timely in that it helps the Town of Hague address some key issues. What strategies revitalize the primary hamlet? How can community character be maintained? Environmental quality and natural beauty define Hague. How can these resources be protected? What opportunities are there to celebrate and promote historic resources? How can the Town best address the parking problem in the primary hamlet? These questions and more have been addressed throughout this comprehensive plan.

1.2 About This Document

The Town of Hague Comprehensive Plan has been written and organized to be as succinct as possible. A conscious effort has been made to emphasize the identification of strategies for growth and development, rather than overwhelm the reader with "facts and figures." The plan is organized as follows.

Introduction

- Chapter 1 is this Introduction.
- Chapter 2 provides an overview of trends and conditions in Hague, organized by subject area.
- Chapter 3 is a synthesis summarizing the Town's strengths and weaknesses and discusses the interrelationship between the various trends and conditions.
- Goals, objectives, and recommendations are presented in Chapter 4. Goals and objectives are broad directives defining the Town's policies over the next 10-15 years. Objectives are more specific achievements usually defined as an activity that occurs in time or space. Specific recommendations are made to implement the goals and objectives. For each implementation recommendation, a responsible agency/organization and time frame have been identified.

1.3 Planning Process

The Town of Hague Comprehensive Plan was prepared by a Comprehensive Plan Committee appointed by the Town Board. The Committee began meeting in September 2000. Community input was sought through two public meetings held during August. Attendance at these meetings was extremely high; over 170 residents appeared. In addition, interviews were held with individuals and agencies involved with land use planning and development activities in Hague. These efforts aided in the issues identification process. Following this phase, background information was collected and goals and objectives were formulated. Potential alternatives to address these goals and objectives were developed. Finally, the best alternatives were selected and recommendations for implementation were developed. The draft plan was subject to public review from August through October of 2001 and following revision, a formal public hearing, and was accepted in **XXXX**.

Chapter 2

Hague Today: An Overview of Trends and Conditions

2.1 Overview

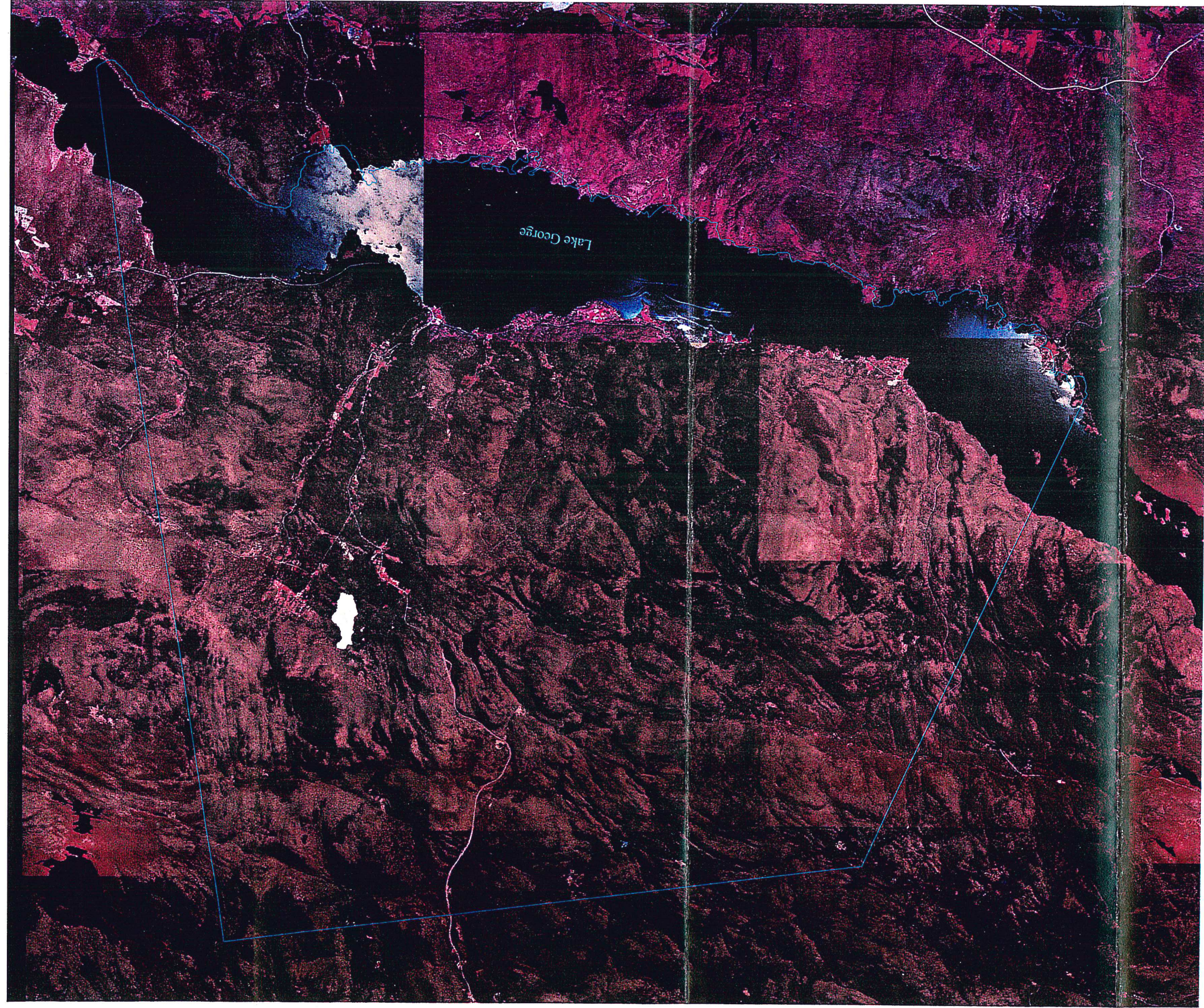
This chapter of the plan presents an overview of existing trends and conditions affecting the Town. Information about historic resources, regional context, population characteristics, natural resources, land use, housing, economic development, infrastructure, transportation, and community facilities and organizations has been collected, is analyzed and summarized in this chapter. Analysis of this information leads to an understanding of the Town's strengths and weaknesses. This understanding, in turn, leads to the development of a plan that maximizes assets and addresses shortcomings.

2.2 Regional Setting

The Town of Hague is a remote rural community of approximately 850 residents, roughly 50,500 acres in size, located entirely within the Adirondack Park. It is largely a residential community that more than doubles in size (and triples if campers are included) during the summer months due to the arrival of seasonal residents. The Town is surrounded by spectacular scenery; it is located on the western shores of Lake George and is bounded to the west by Graphite Mountain and to the south by the Tongue Mountain Range. This topography contributes to the Town's remoteness, tranquility, and isolation (Map 1 and Map 2). These characteristics distinguish Hague from the more accessible and developed communities at the southern end of Lake George basin such as Bolton Landing, and the Town and Village of Lake George.

The Town of Hague is located in Warren County; its neighbors include Ticonderoga to the north, Horicon to the west, and Bolton to the south. The primary hamlet of Hague is located nearly 20 miles from the nearest Northway (I-87) exit (Exit 25). State Route 9N, which parallels Lake George, provides north and south access to the Town along the Lake George lakefront. The Town's Adirondack location means that it is somewhat removed from major economic centers; the closest center is the City of Glens Falls located approximately 40 miles south. Ticonderoga is a minor economic center located immediately north of Hague on Lake George. The Adirondack Park, Lake George, and location in close proximity to the lands of New York State Forest Preserve means that outdoor recreational opportunities abound.

Hague Today



CHAZEN ENGINEERING & LAND SURVEYING CO., P.C.

Dutchess County Office:
 1179
 Poughkeepsie, New York 12603
 Phone: (845) 454-3980

Orange County Office:
 1000
 Newark, New York 13550
 Phone: (845) 562-1133

Capital District Office:
 107 House of Burgs, 2
 Albany, New York 12242
 Phone: (518) 374-0929

North County Office:
 110 Glen Street
 Glen Falls, New York 12801
 Phone: (518) 812-8813

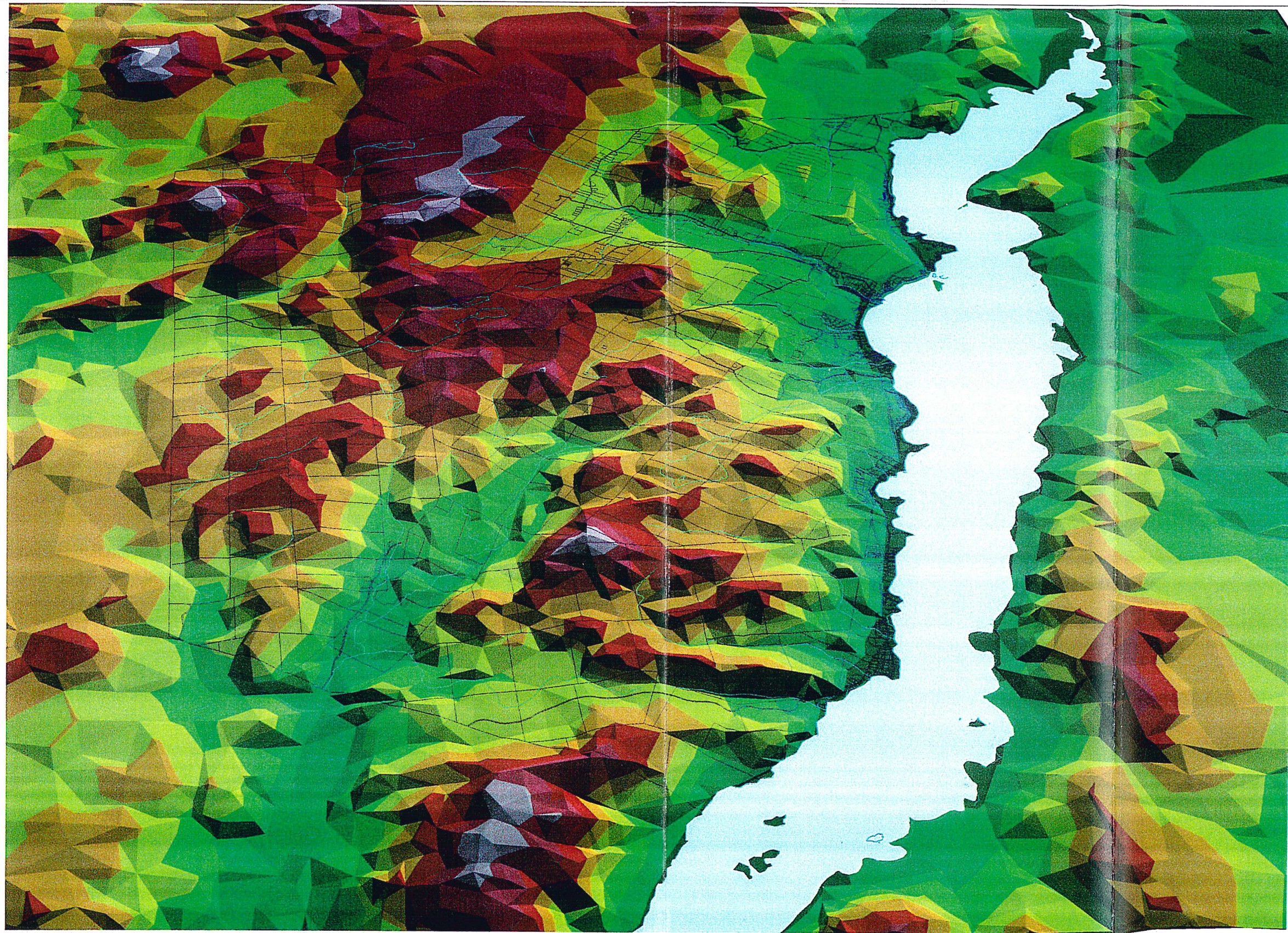
Data Source:
 All source data provided by Warren County Department of Planning and Community Development.
 All parcel data is noted as "DRAFT" at this time.
 Original data providers: Adirondack Park Agency, NYSDOT, NYSDRCC, Warren County, and USGS.

This map is a product of the Chazen Companies. It should be used for reference purposes only. Reasonable efforts have been made to ensure the accuracy of this map. The Chazen Companies expressly disclaims any responsibilities or liabilities from the use of this map for any purpose other than its intended use.

**Town of Hague -
 Comprehensive Plan:
 Aerial Photo
 Streams and Water Bodies
 Warren County, New York**

Created by: Michael Perry
 Date: August 29, 2009
 Scale: 1" = 2000'
 Project No.: 90035

MAP 1



THE
Chazen
COMPANIES

Engineers/Surveyors
Planners
Environmental Scientists
GIS Consultants

CHAZEN ENGINEERING & LAND SURVEYING CO., P.C.

Dutchess County Office:
Manchester Road PO Box 1479
Poughkeepsie, New York 12603
Phone: (914) 454-3980

Orange County Office:
263 Route 17C
Newburgh, New York 12550
Phone: (914) 567-1133

Capital District Office:
1407 Route 9, Bldg. 2
Clifton Park, New York 12065
Phone: (518) 371-0929

North Country Office:
110 Glen Street
Glens Falls, New York 12801
Phone: (518) 812-0513

Data Source:
All source data provided by Warren County Department
of Planning and Community Development.
All parcel data is noted as "DRAFT" at this time.
Original data providers: Adirondack Park Agency,
NYSDOT, NY'S-DEC, Warren County, and USGS.
All data and analysis & interpretation done by
The Chazen Companies.

This map is a product of the Chazen Companies. It should be used
for reference purposes only. Reasonable efforts have been made to
ensure the accuracy of this map and the quality of the GIS data.
The Chazen Companies expressly disclaims any responsibilities or
liabilities from the use of this map for any purpose other than its
intended use.

Town of Hague -
Comprehensive Plan:
Three Dimensional Topographical Model
Warren County, New York

Created by: Robert Marja

Date: September 6, 2000

Project No.: 90035

2.3 Historic Resources

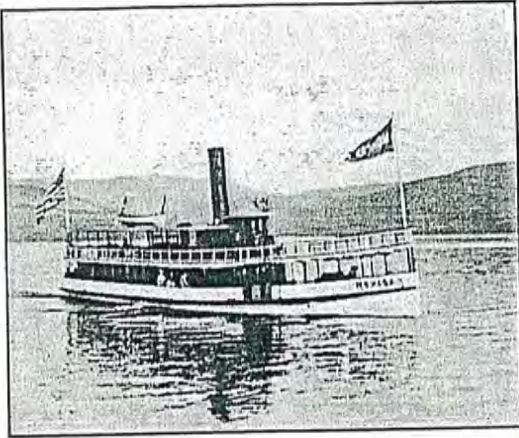
The Town of Hague has a rich history in the natural resource, recreation and tourism industries. The Town's graphite mines were the world's largest and were mined to produce the famous "Ticonderoga" pencils. Today the mines are a hibernaculum for a rare species of bat. In addition to graphite mining, lumbering has always been an important resource extraction industry in Hague. Timber is still harvested and sent to the International Paper mill in Ticonderoga.

Historically, steamboat traffic regularly made stops in the Town of Hague. A remnant of the steamboat era, the John Jay, is clearly visible just south of Calamity Rock as part of its wreckage lies in 10 feet of water. The John Jay was owned by the Lake George Steam Boat Company and was used to transport passengers and cargo up and down Lake George. It caught fire, struck Calamity Rock, and sunk in 1856.

Hague also has a rich history as a resort and tourist destination. Some of the better known summer hotels, camps, and cabins included Island Harbor House retreat for Naval Brass, Trout House, Hillside House, Silver Bay YMCA conference center, Sabbath Day Point hotel from 1766-1956. During these early days, tourists travelled by rail and steamer to Lake George for extended summer vacations.

Since that time, vacation patterns have changed. With the advent of the motorized vehicle, vacationers were able to reach more destinations than before and more quickly. With this new found freedom, travelers did not feel the need to stay at one location for months at a time. Today, this trend is even more pronounced. Vacationers are taking even shorter vacations. The amount of time we work has increased and air travel enables vacationers to take frequent extended weekends. Being able to "jet-set" to a variety of distant locations, means that tourists have more destinations to choose from and demand top-notch facilities. Tourism trends show that today's traveler is demanding larger tourist accommodations along with efficiencies.

Probably one of the Town's most prized resources is the Clifton F. West Historical Museum located at the



Steamer on Lake George

Source: Library of Congress Prints and Photographs Division. Washington, D.C.

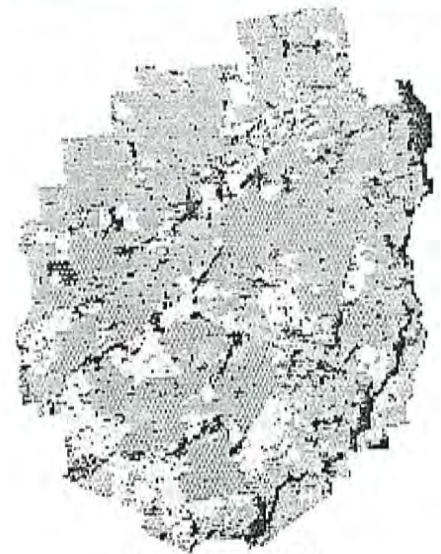
Hague Community Center. The Hague Historical Society collects, preserves, interprets and displays objects and materials of historical interest to the Town of Hague. The museum contains local historical artifacts and pictures on the area's social and civil history from the 1700's to present.

2.4 Regional Context

The 'Regional Context' refers to the broader regulatory framework and regional planning initiatives that provide opportunities and constraints to growth and development in the Town of Hague. The following discussion provides an overview of the Adirondack Park Agency, Lake George Park Commission, the Warren County Planning and Community Development Department, Lake George - Planning for the Next Century, the Lake Champlain/Lake George Waterfront Initiative, and Other Corridor and Byway Projects.

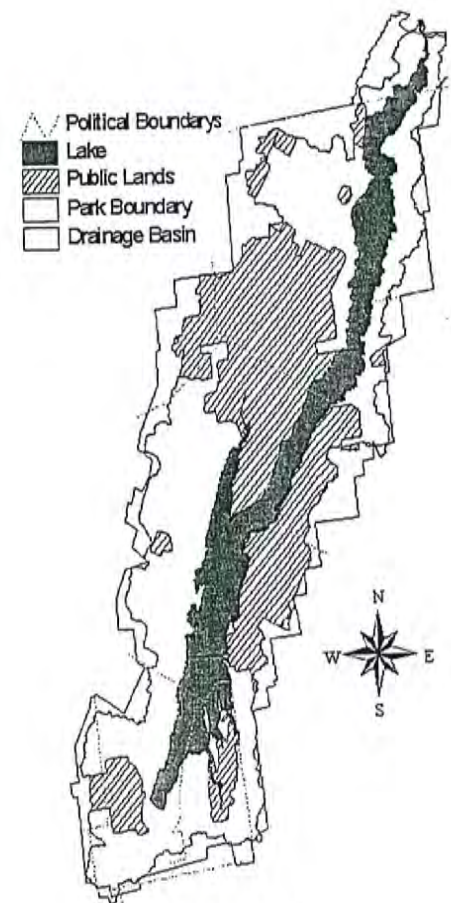
2.4.1 Adirondack Park Agency

The Adirondack Park Agency (APA) was created in 1971 to develop long-range land use plans for lands within the six million-acre park and to administer provisions of the Adirondack Park Agency Act and other pieces of legislation. All private lands within the park are divided into six categories: hamlet, moderate intensity use, low intensity use, rural use, resource management and industrial use. Map 3 shows the APA land use classifications in the Town of Hague. In the simplest terms, the APA tries to channel much of the future growth in the Park around existing communities. The Moderate Intensity Use and Low Intensity Use areas are intended to provide for and are capable of absorbing most of the new development in the Park. Provisions are made within the APA Act to allow communities to seek amendments to the Land Use and Development Plan map under certain circumstances. The Town of Hague's land use program has been accepted by the APA. As a result, the APA's review and permit authority



Adirondack Park

Image Source: Adirondack Park Agency



Lake George Park

Image Source: Lake George Park Commission

is confined to 'Class A' regional projects.

2.4.2 Lake George Park Commission

Lake George Park and the Lake George Park Commission were established by Article 43 of the New York State Environmental Conservation Law. The Park covers 300 square miles and consists of Lake George and its land drainage basin. The purpose of the Commission is to preserve, protect, and enhance the unique natural, scenic and recreational resources of the Lake George Park. The Commission has specific regulatory and enforcement powers relating to activities on the Lake, along the shoreline and within the drainage basin, including the power to regulate and issue permits for docks and moorings. The most obvious implication for the Town of Hague is that regulation of water dependent land uses, such as marinas, and stormwater management resides with the Commission.

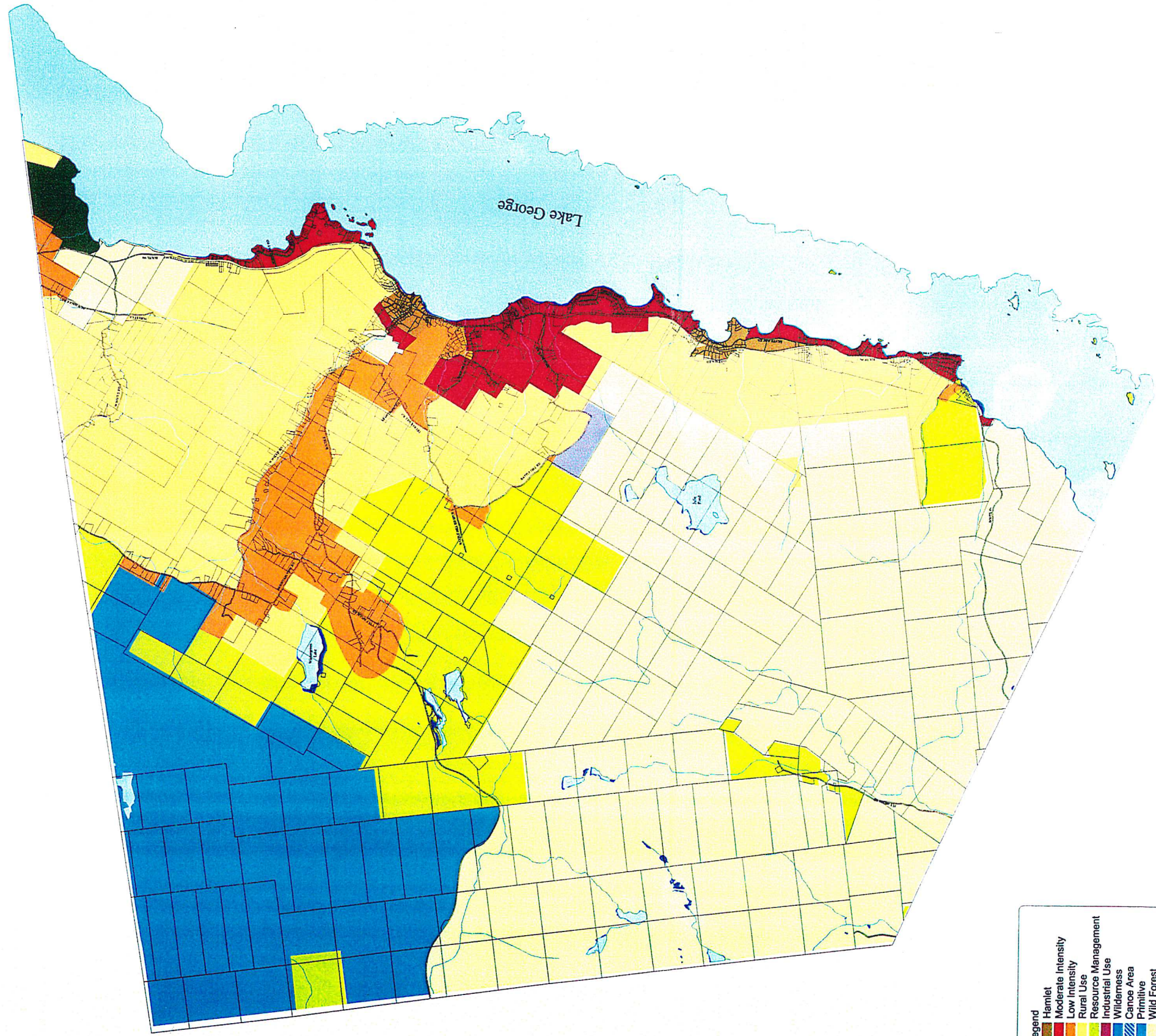
2.4.3 Warren County Planning Board

The Warren County Planning Board is a County planning advisory body that reviews land development proposals and municipal planning and zoning documents for impacts to State and County resources including roadways, parks, and water bodies with public access. The Board also coordinates regional projects and provides technical assistance to local municipalities.

2.4.4 Lake George - Planning for the Next Century

Lake George - Planning for the Next Century reports of a basin-wide initiative that began in the fall of 1999 and is a follow-up to the 1987 report entitled The Plan for the Future of Lake George Park that addressed water quality and natural resource conservation issues. At the time this plan was published, a final draft had not yet been released to the public.

Report recommendations were grouped according to several major areas, including: stormwater management, nuisance species control, wastewater management, institutional support, stream corridor



- Legend**
- Hamlet
 - Moderate Intensity
 - Low Intensity
 - Rural Use
 - Resource Management
 - Industrial Use
 - Wilderness
 - Cance Area
 - Primitive
 - Wild Forest
 - Intensive Use
 - Historic
 - State Administrative
 - Pending Classification
 - Water Bodies
 - Town Parcels
 - Streams



CHAZEN ENGINEERING & LAND SURVEYING CO., P.C.

Dutchess County Office:
Manchester Road PO Box 1479
Highland Falls, New York 12603
Phone: (914) 543-3780

Orange County Office:
263 Route 17K
Newburgh, New York 12550
Phone: (914) 567-1133

Capital District Office:
1407 Route 9, Bldg. 2
Clifton Park, New York 12065
Phone: (518) 371-4929

North County Office:
110 Glen Street
Glens Falls, New York 12801
Phone: (518) 832-6511

Data Sources:
All information provided by Warren County Department of Planning and Community Development.
All parcel data is noted as "DRAFT" at this time.
Original data providers: Adirondack Park Agency, NYS/DPOT, NYS/DEC, Warren County, and USGS.

This map is a product of the Chazen Companies. It should be used for reference purposes only. Reasonable efforts have been made to ensure the accuracy of this map. The Chazen Companies expressly disclaims any liability from the use of this map for any purpose other than its intended use.

**Town of Hague -
Comprehensive Plan:
APA Landuse
Classification**

Warren County, New York

Created by: Michael Perry
Date: August 28, 2000
Scale: 1" = 2000 feet
Project No.: 90035

management, wetlands management and protection, public education, and project funding opportunities. The report recognizes that Lake George is the principal source of public water supply and that non-point source pollution continues to be the greatest threat to water quality in Lake George. It was recommended that future public policy needs to focus on developing effective solutions of a basin-wide nature.

2.4.5 Lake Champlain/Lake George Waterfront Revitalization Initiative

The Governor's Lake Champlain/Lake George Waterfront Revitalization Initiative includes over \$1 million in grants for a series of projects intended to strengthen the tourism economy of waterfront communities along the Lake Champlain/Lake George corridor from the Village of Lake George to Rouses Point. Together, the projects will redevelop previously developed sites, connect the public to waterfronts and join communities together.

As part of this initiative, funds were provided for the development of visitor information and interpretive facilities. Within the Lake George region, such facilities are proposed for Lake George Village, Bolton Landing, and Hague. Being a part of this larger initiative is significant for the Town of Hague in terms of improving the Town's ability to attract visitors and bolster the tourism economy. One of the improvements planned for Hague is an interpretive kiosk located in the southeast corner of the Park near the boat launch. The kiosk will help orient visitors as well as tell stories and provide other information about Hague. Other materials are a brochure for distribution by the Chamber of Commerce and a site marker identifying the location of the 1925-79 Central School at the Community Center.

2.4.6 Other Corridor and Byway Projects

The Champlain Trail and Champlain Canal Byways are New York State designated Scenic Byways. Together, they run along the western shore of Lake Champlain and along the Champlain Canal. By utilizing NYS Rt. 9/22 and U.S. Rt. 4 they provide a continuous corridor from Rouses Point (at the Canadian Border) to

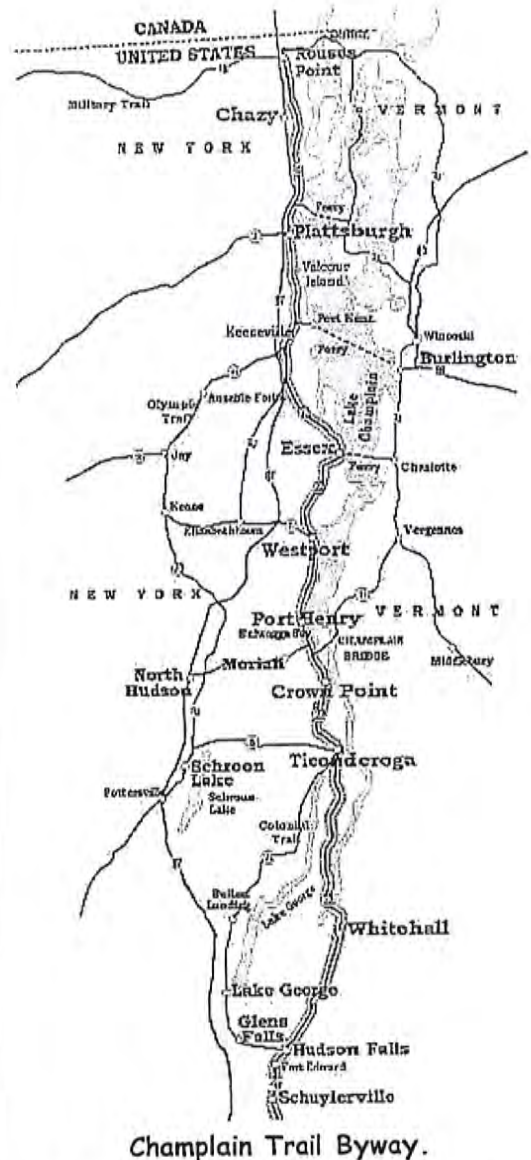
Waterford. A 'Scenic Byway' is a road corridor which has regionally outstanding scenic, natural, recreational, cultural, historic, or archaeological significance. Such corridors are managed to protect their outstanding character and to encourage economic development through tourism and recreation.

Most recently, the idea of establishing a Lake George Scenic Byway has been proposed. This byway would follow State Route 9N from Ticonderoga south to Lake George Village, and then travel south to Glens Falls and Hudson Falls where it would connect with the eastern leg of the Champlain Canal Scenic Byway. The Warren County Planning and Community Development Department will be coordinating this effort.

In addition, a Vermont Senator recently requested that the Champlain Valley be considered for a national heritage corridor designation. Subsequently, in 1999 the National Park Service produced a Special Resource Study Report to examine the feasibility of this designation, which would cover the counties of Clinton, Essex, Warren, Saratoga, and Washington in New York and five counties in Vermont. Such a designation would likely lead to additional funds available for heritage planning, interpretive efforts, and economic development and tourism. The Lake Champlain Basin Program is charged with obtaining additional public input and developing a framework for possible implementation of one or more of the recommendations of the Special Resource Study.

2.5 Population Characteristics

During the time when this report was published, only the most basic data was available from the 2000 U.S. Census. This information showed that between 1990 and 2000, the Town gained 140 people for a total population of 854 people; a population increase of 19.6%. This rate of increase outpaced the growth of the County (6.9%) and reversed the trend of declining population exhibited in the Town during the 80's. An especially noteworthy trend is the surge of Hague's population when second homeowners return in the summer months. Illustrating this trend, is the difference



Champlain Trail Byway.

Image Source: Adirondack North Country Association.

in the size of postal routes between the winter and summer months, as inventoried in 2001. In the winter, roughly 457 households receive mail, while in the summer this postal route more than doubles to 946 households. Section 2.8 further discusses the prevalence of seasonal homeowners based on land use patterns.

Statistics generated from 1990 U.S. Census support the notion that the Town of Hague is an attractive retirement community. For instance, 39.7% of the population was over the age of 60, while in the County as a whole, this percentage was only 19.2% (See sidebar chart). Perhaps somewhat related to this trend is that 41.5% of Hague residents did not work in 1989 and the median household income (\$20,938) was significantly lower than that of the County (\$30,434).

Of those that did work, the largest employment industry for Hague residents in 1990 was manufacturing, followed by construction. It is likely that many of these manufacturing jobs are with the International Paper Mill in Ticonderoga. Roughly half (46%) of the residents who worked, were employed outside Warren County (Ticonderoga is located in Essex County), and of those that traveled to work, 75% had a travel time of under a half hour. Although not quantified, it is likely that some residents have home-based businesses or are telecommuting. The Town's zoning ordinance permits home occupations in several zoning districts.

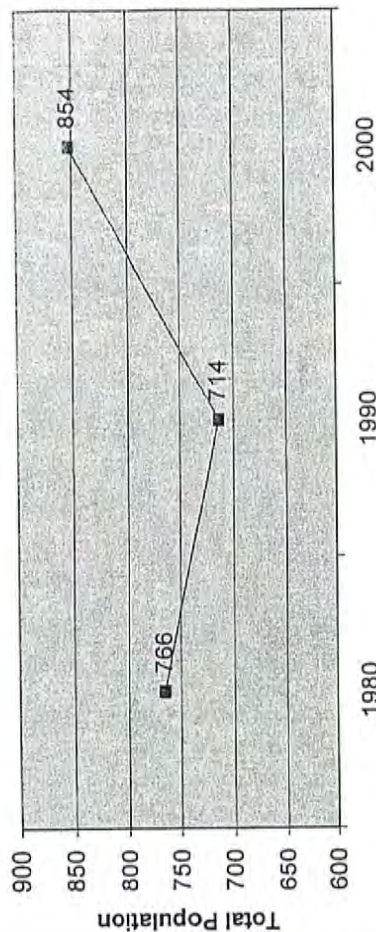
2.6 Natural Resources

2.6.1 Rare, Threatened and Endangered Species

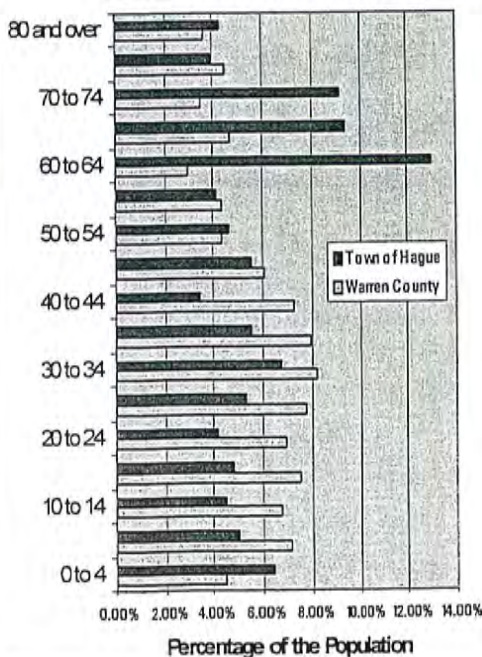
In October 2000, the New York State Department of Environmental Conservation reported that there were several threatened, endangered and special concern species, habitat and communities in the Town of Hague. These, by common name, were:

- Indiana or Social Myotis - bat (Endangered)
- Peregrine Falcon (Endangered)
- Timber Rattlesnake (Threatened)
- Eastern Small-Footed Myotis (Unprotected, Special Concern)

Town of Hague Total Population



Age Distribution By Percentage (1990)



- Reflexed Sedge (Endangered)
- Giant Pine Drops (Endangered)
- Hooker's Orchid (Endangered)
- Ram's Head Ladyslipper (Threatened)
- Bat Hibernaculum (Unprotected)
- Calcareous Talus Slope Woodland (Unprotected)
- Calcareous Cliff Community (Unprotected)
- Acidic Talus Slope Woodland (Unprotected)



The Peregrine Falcon is one of the endangered species reported to be nesting in the Town of Hague.

Land Purchase for Conservation

The Lake George Land Conservancy and the Silver Bay Association (SBA) recently acted in concert to protect a 59-acre parcel of land in Hague. The parcel is adjacent to lands owned by the SBA and the Adirondack Forest Preserve and will be used by SBA for science, education and recreation. It is an ecologically important landscape with a nearby nesting site for the peregrine falcon.

To learn more about the Lake George Land Conservancy, visit:

<http://nature.org/states/newyork/lakegeorge/>

2.6.2 Water Resources and Resource Conservation Issues

The Town of Hague is one of the eight communities that lie within the Lake George basin. During public meetings conducted for this report, there was overwhelming support for protecting the health of Lake George and the natural resources that surround it. Many residents understood how these environmental features contribute to the beauty of Hague, and make the Town a desirable place to live, work and visit. An important initiative that will influence the health of the Lake George Basin is "Lake George - Planning for the Next Century," described in more detail in Section 2.4.3. This initiative recognizes that a watershed or basin-wide approach is necessary to address the Lake's water quality and natural resource conservation issues.

Since the mid-90s the Town of Hague and the Lake George Association (LGA) have worked together to identify problems and solutions on Hague Brook. Projects include stream bank repair and stabilization at the Town Center and West Hague Road at "Station 94." In 1999, LGA completed a study of the Brook that identified numerous areas for improvement. Currently, efforts are focused on implementation of a basin to catch sediment before it reaches Lake George and the fast-growing Hague Brook (HB) delta (see sidebar). This \$100,000 project is funded by New York State and LGA grants. In May 2001, New York State announced the award of an additional \$361,500 Environmental Protection Fund (EPF) grant to cover 50% of the costs of installing other needed improvements on Hague Brook, such as the realignment and repair of failing streambanks and retaining walls. This work will begin early in 2002.



The completed stream bank repair and stabilization project at 'Station 94' of Hague Brook, located at the Town Center and West Hague Road.

Image Source: Lake George Association

What is the Hague Brook Delta?

According to LGA, the HB delta covers over 20 acres and contain more than 35,000 cubic yards of sediment. Sources of the sediment are the failure of Wintergreen Lake dam in 1947, the ice storm of 1996, natural watershed erosion, erosional features on Hague Brook, and sand used on highways. In addition to restricting access to the shoreline, requiring very long docks and generally obstructing navigation, the delta adversely effects fisheries habitat and provides an opportunity for invasive plan species like milfoil to flourish in the delta's finer-grained sediments.

2.6.3 Resource Constraint Analysis

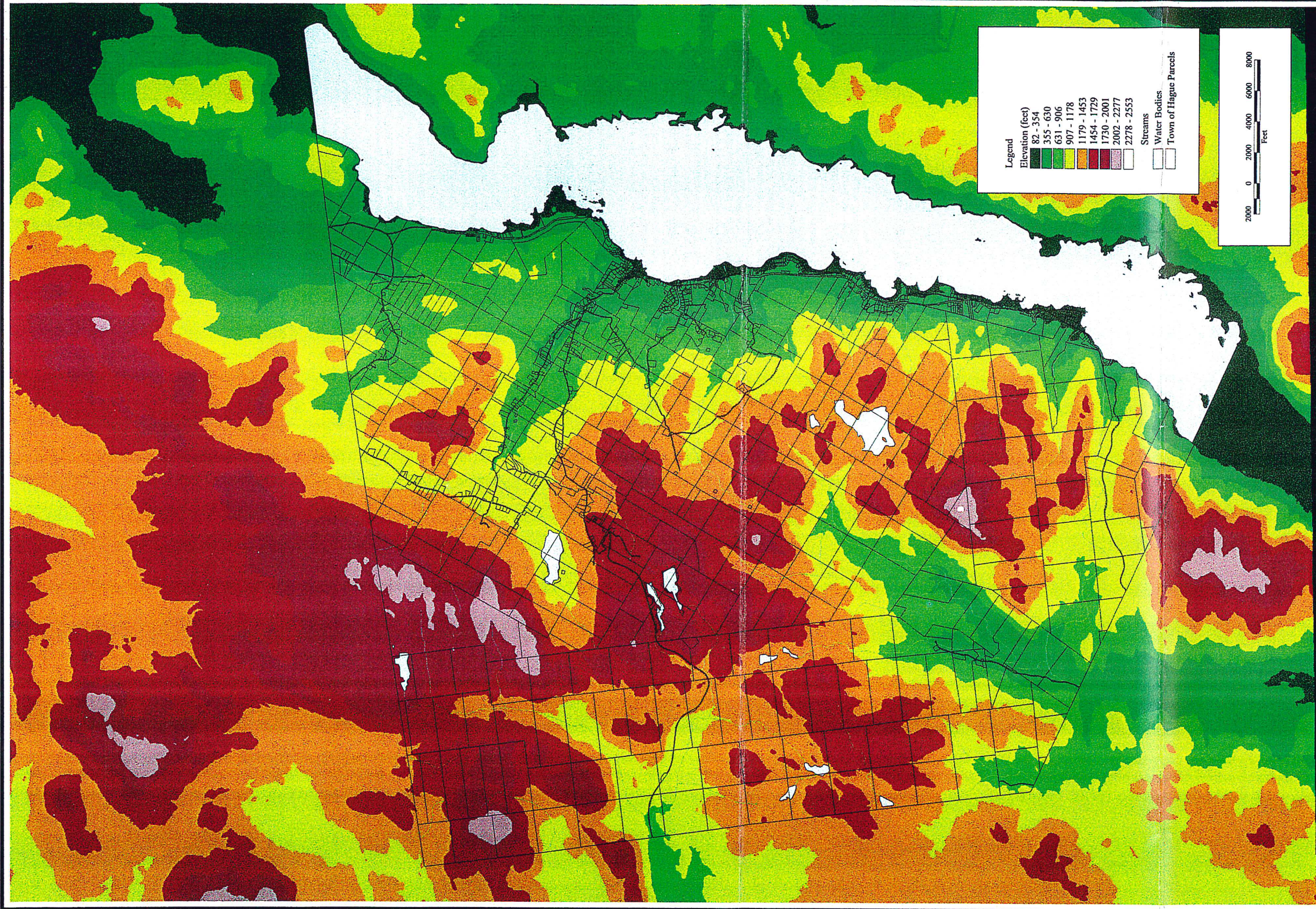
A resource constraint is an obstacle to development. A site with resource constraints, such as a soil type or a wetland, should be avoided during land development because of the environmental sensitivity of the site and/or the potential to cause harm to human life or property as a result of development of the site. In this analysis, resource constraints may encompass soils, slope, wetlands and floodplains.

2.6.3.1 Topography and Soils

Soils are one factor that determines the suitability of land development. Specifically, composition, texture, depth, drainage, and slope impact land use decisions.

The determination of an area's suitability for development is partially dependent on the slope of the land. The greater the slope, the greater is the difficulty in developing the land. During construction, vegetation is removed and the potential for erosion increases. Where steep slopes exist, special design, construction, and grading techniques are required if development is to occur. Due to surrounding topography (Map 4), steep slopes are an important constraint to development in the Town of Hague.

For this analysis, a slope of greater than 25% was considered unsuitable for development. A range of slopes and their corresponding suitability for development is shown below.

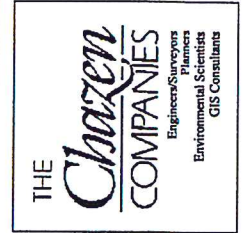
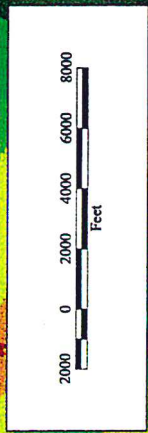


Legend

Elevation (feet)

- 82 - 354
- 355 - 630
- 631 - 906
- 907 - 1178
- 1179 - 1453
- 1454 - 1729
- 1730 - 2001
- 2002 - 2277
- 2278 - 2553

- Streams
- Water Bodies
- Town of Hague Parcels



CHAZEN ENGINEERING & LAND SURVEYING CO., P. C.

Dutchess County Office:
 Manchester Rd, PO Box 3179
 Newburgh, New York 12553
 Phone: (845) 444-9928

Orange County Office:
 263 Route 17K
 Newburgh, New York, 12550
 Phone: (845) 561-1133

Capital District Office:
 1407 Route 9, Bldg. 2
 Clinton Park, New York 12065
 Phone: (518) 371-0929

North County Office:
 110 Glen Street
 Glen Falls, New York 12801
 Phone: (518) 872-6511

This map is a product of the Chazen Companies. It should be used for reference purposes only. Reasonable efforts have been made to ensure the accuracy of this map. The Chazen Companies expressly disclaims any responsibility or liability from the use of this map for any purpose other than its intended use.

Data Sources: All source data provided by Warren County Department of Planning and Community Development. Elevation source data provided by the USGS.

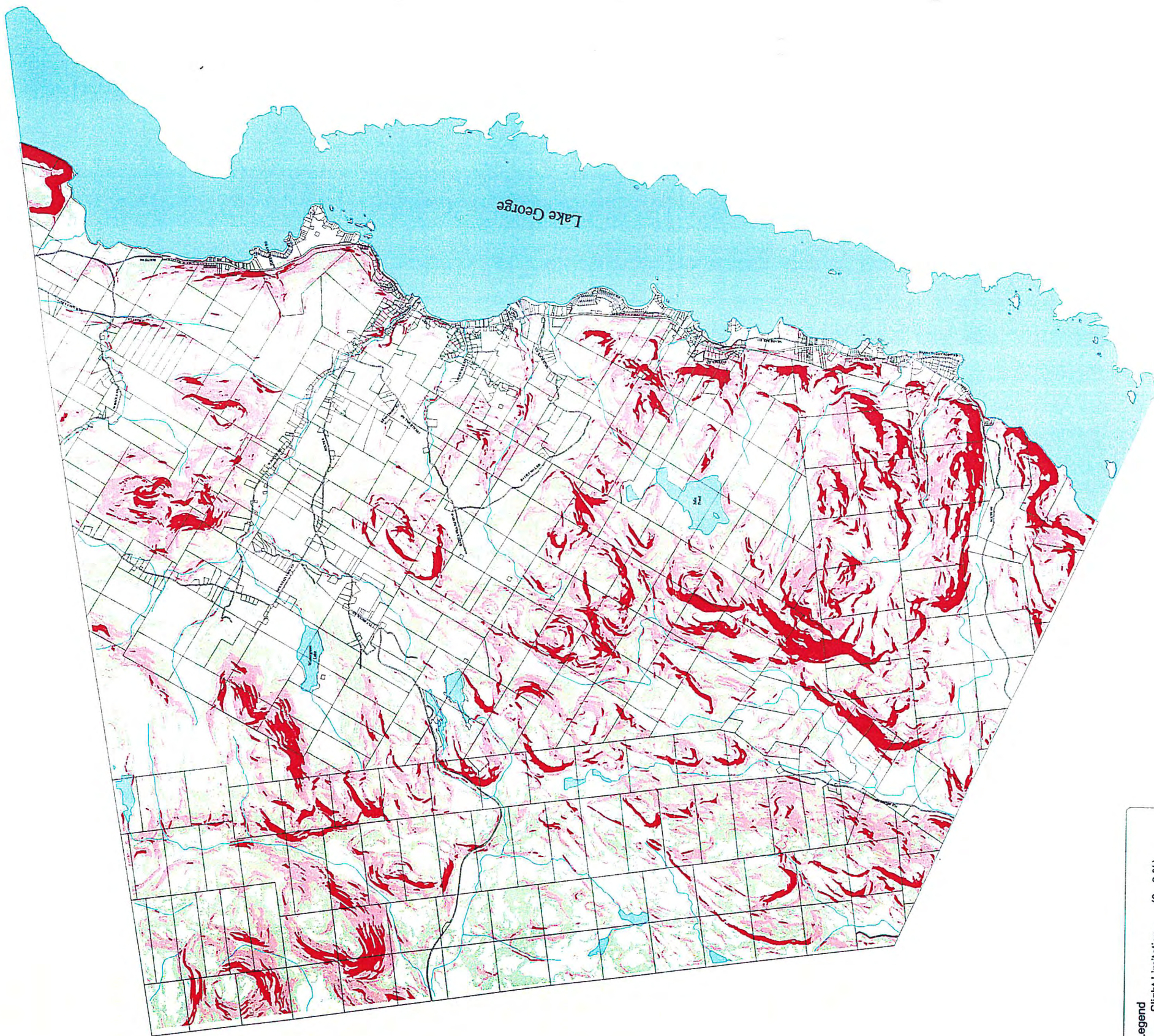
Town of Hague -
 Generalized Elevation for
 Town of Hague Area
 Warren County, New York

Created by:
 Michael Perry

Date:
 August 2, 2001

Scale:
 See scalebar

Project No.:
 90035



Legend

- Slight Limitation (0 - 8 %)
- Moderate Limitation (8 - 15 %)
- Severe Limitation (15 - 25 %)
- Unsuitable for Development (> 25 %)
- Town Parcels
- Water Bodies
- Streams



THE Chazen COMPANIES
 Engineers/Surveyors
 Environmental Scientists
 GIS Consultants

CHAZEN ENGINEERING & LAND SURVEYING CO., P.C.

Dutchess County Office:
 1479
 Poughkeepsie, New York 12603
 Phone: (914) 454-9980

Orange County Office:
 12550
 Newburgh, New York 12550
 Phone: (914) 567-1133

Capital District Office:
 1161
 Clifton Park, New York 12065
 Phone: (518) 371-0929

North County Office:
 13801
 Coxsack, New York 12061
 Phone: (518) 812-0513

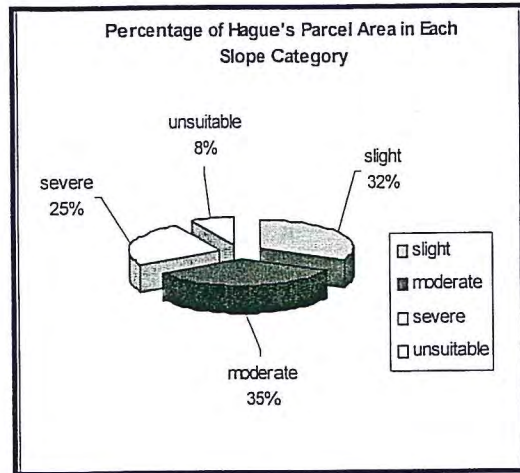
Data Source:
 All source data provided by Warren County Department of Planning and Community Development.
 All parcel data is cited as "DRAFT" at this time.
 Other data sources include: Adirondack Park Agency, NYSDEC, NYS/BEC, Warren County, and USGS.

This map is a product of the Chazen Companies. It should be used for reference purposes only. Reasonable efforts have been made to ensure the accuracy of this map. The Chazen Companies expressly disclaims any responsibilities or liabilities from the use of this map for any purpose other than its intended use.

**Town of Hague -
 Comprehensive Plan
 Slope Percentage
 Classification**

Warren County, New York

Created by: Michael Perry
Date: September 5, 2000
Scale: 1" = 2000 feet
Project No.: 99015



Slope	Suitability for Development
0-8%	Slight Limitations
9-15%	Moderate Limitations
16-24%	Severe Limitations
>25%	Unsuitable for Development

A Geographic Information System (GIS) and United States Geological Survey (USGS) Digital Elevation Model data can be used to categorize the slopes within the Town of Hague. The figure below shows the geographic distribution of the slope suitability categories in Hague. Twenty-five percent (25%) of the parcel area in the Town of Hague is “severely” limited with respect to slopes. The majority of parcel area, however, is evenly split between “slight” (32%) and “moderate” (35%) limitations. Therefore, over two-thirds (67%) of the parcel area in the Town of Hague has a slope of 15% or less. Only 8% falls within the “unsuitable” for development category. Map 5 shows the geographic distribution of these slope categories throughout the Town.

Degree of Suitability	Description
Slight	Soil properties and site features are generally favorable for the indicated use and limitations are minor and easily overcome.
Moderate	Soil properties or site features are not favorable for the indicated use and special planning, design, or maintenance is needed to overcome or minimize the limitations.
Severe	Soil properties or site features are so unfavorable or so difficult to overcome that special design, significant increases in construction costs, and possibly increased maintenance are required.

Soils are another kind of constraint, especially when there is no municipal sewer service and septic systems must be used. Information on soils is available from the Warren County Soil Survey, prepared by the United States Department of Agriculture Natural Resource Conservation Service. While this survey provides characteristics and capabilities of each soil type, the coarse scale of this data limits its utility in a resource constraint analysis. Field verification of soil type is a much more accurate and preferred method of determining soil type. Results of the resource constraint analysis are presented here for information purposes only. The results that follow should be “taken with a grain of salt” and used with a high degree of caution.

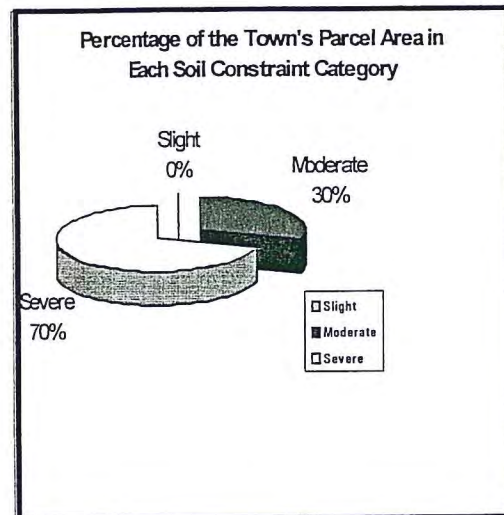
Three important characteristics of a soil relevant to determining suitability for development where there is no sewer service or, specifically, where a septic tank absorption field is needed, are depth to water table, depth to bedrock, and drainage. When combining these factors, the degree of suitability of soil for a septic tank absorption field can be expressed as “Slight”, “Moderate”, or “Severe,” as described in the sidebar table.

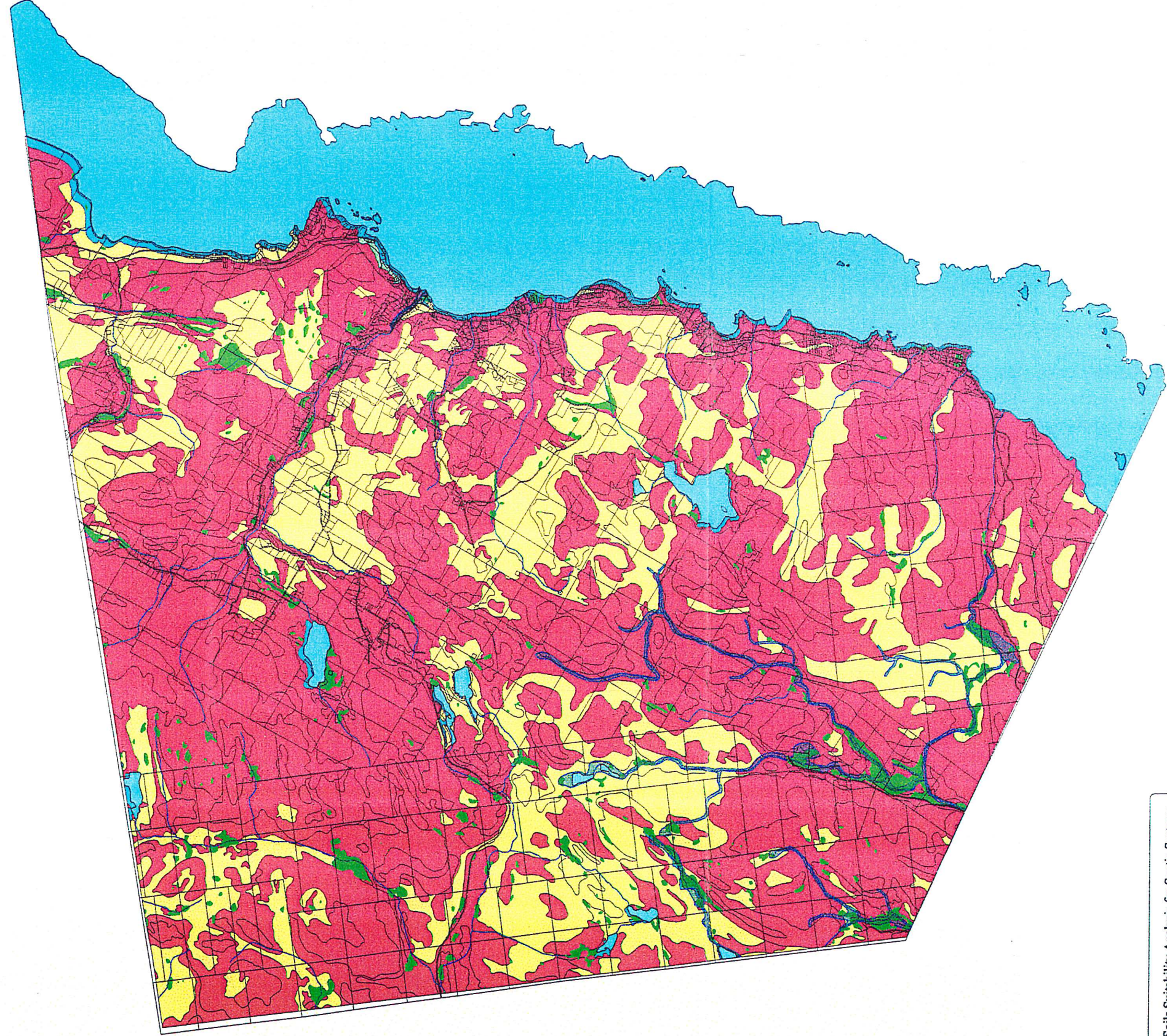
Map 6 shows the geographic distribution of the soil constraint categories in the Town. The figure in the sidebar chart illustrates that the majority of soils fall within either the “Severe” or “Moderate” suitability categories for siting an on-site septic system. The “Severe” category accounts for approximately 70% of the parcel area, while the “Moderate” category accounts for the remaining 30% of the parcel area.

2.6.3.2 Wetlands and Floodplains

Wetlands are important for several reasons. First, wetlands perform a number of ecological functions such as stabilization of the water regime and enhancement of water quality. Being one of the most productive types of ecosystems, wetlands make excellent habitats and nurseries that support fish, wildlife, and vegetation. Wetlands also provide a community with recreational, educational and scientific opportunities. The presence of wetlands is also very important from a regulatory point of view, their presence limits where and what types of development can occur. In New York State, wetlands are regulated by the Army Corps of Engineers, the NYS Department of Environmental Conservation, the Adirondack Park Agency (APA) and, sometimes, local municipalities (although not in Hague).

A Geographic Information System (GIS) analysis was used to determine where wetlands, as defined by the APA, occur in the Town (Map 7.) Wetlands are scattered throughout the Town of Hague and 1277.7 acres or 3.1% of the total area.





Soils Suitability Analysis for Septic Systems

- Severe Limitations
- Moderate Limitations
- Slight Limitations
- Wetlands
- 100 Year Floodplain
- Water Bodies
- Streams



Rockwell County Office:
 Main Street
 Monticello, New York 12543
 Phone: (914) 544-3980

Orange County Office:
 2401
 Newburgh, New York 12550
 Phone: (914) 567-1133

Capital District Office:
 Clifton Park, New York 12065
 Phone: (518) 371-0929

North County Office:
 Clifton Park, New York 12061
 Phone: (518) 812-0513

CHAZEN ENGINEERING & LAND SURVEYING CO., P.C.

Data Source:
 All source data provided by Warren County Department
 of Planning and Community Development. The
 original data provider: Adirondack Park Agency,
 NYS/DOT, NYS/DEC, Warren County, FEMA and USGS.

This map is a product of the Chazen Companies. It should be used
 for reference purposes only. Reasonable efforts have been made to
 ensure the accuracy of this map. The Chazen Companies expressly
 disclaims any responsibility or liabilities from the use of this map
 for any purpose other than its intended use.

Town of Hague -
 Comprehensive Plan:

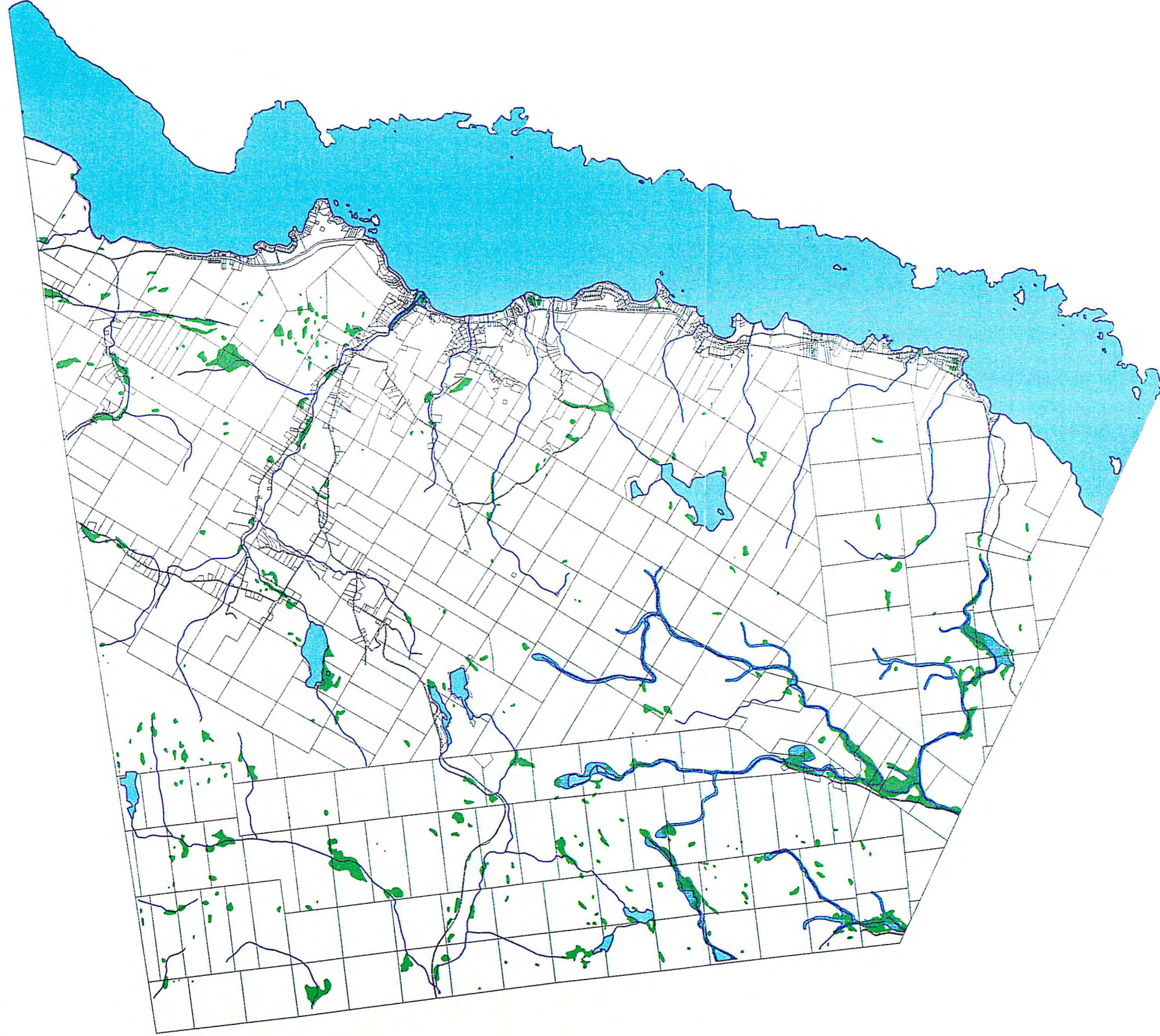
Soils Suitability Analysis
 for Septic Systems

Warren County, New York

Created by: Michael Perry

Date: November 28, 2000

Project No.: 00015



Legend

- APA Wetlands
- 100 Year Floodplain
- Water Bodies
- Streams



CHAZEN ENGINEERING & LAND SURVEYING CO., P.C.

Dutchess County Office:
 1000 Route 17K
 Poughkeepsie, NY 12603
 Phone: (914) 454-3380

Orange County Office:
 261 Route 17K
 Newburgh, NY 12550
 Phone: (914) 561-1131

Capital District Office:
 1407 Route 9, Bldg. 2
 Clifton Park, NY 12065
 Phone: (518) 371-6929

North Country Office:
 110 Glen Street
 Glen Falls, New York 12801
 Phone: (518) 812-6513

Data Source:
 All source data provided by Warren County Department of Planning and Community Development.
 All parcel data is noted as "DRAFT" at this time.
 Original data provided: Adirondack Park Agency, NYSDOT, NYS-DEC, Warren County, FEMA and USGS.

This map is a product of the Chazen Companies. It should be used for informational purposes only. No warranty is made as to the accuracy of this map. The Chazen Companies hereby disclaim any responsibilities or liabilities from the use of this map for any purpose other than its intended use.

Town of Hague - Comprehensive Plan: APA Wetlands and FEMA 100 Year Floodplains
 Warren County, New York

Created by: Michael Perry
 Date: November 28, 2000
 Project No.: 90035

Floodplains play an important role in regulating water quality and quantity. They also provide soil for diverse form of vegetation and serve as habitat for wildlife. Under the National Flood Insurance Program, the Federal Emergency Management Agency (FEMA) produces a series of maps showing the location of floodplain areas within flood-prone municipalities. Through local ordinances, municipalities regulate development within the 100-year floodplain and floodway. The 100-year floodplain is the maximum area of land that is likely to be flooded by a 100-year storm (i.e., there is a 1% chance that this flood will occur each year) and includes the floodway and flood-fringe areas. The floodway is the portion of the floodplain required to discharge the flood waters of a 100-year storm event. Here, the flood water is at its greatest velocity.

Map 7 shows the 100-year floodplains in the Town of Hague. These areas follow the major streams within the Town and account for 607.2 acres or 1.5% of the Town's land area. As with wetlands, development within the 100-year floodplain is discouraged and is, therefore, a constraint to development.

2.6.4 Composite Suitability Analysis

So far, this plan has discussed several resource constraints individually. In terms of locating suitable lands for development, it is of interest to overlay these constraints to determine how they relate to one another. A geographic information system (GIS) is a computer tool that is particularly suited to this task (Map 8). The composite suitability categories are defined in the table below.

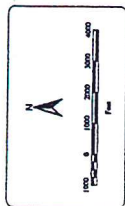
Suitability Category	Definition
Suitable	Areas which have a "slight" slope and which have a "slight" soil constraint for septic systems.
Moderately Suitable	Areas which are located in the 100-year floodplain and/or have a "moderate" slope and "slight" or "moderate" soil constraints for septic systems.
Unsuitable	Areas which have a waterbody, e.g., lake or pond and/or APA wetlands, and/or "severe" or "unsuitable slope" and/or "severe" soils constraints for septic systems.

As described in Section 2.6.4.2, sewer service has been proposed for a portion of the Town. Therefore, this analysis considers two scenarios: 1) No Sewer Service and 2) Sewer Service. Note that the results of the analysis carried out under the 'no sewer service scenario' is highly dependent upon the available soils data. As discussed under Section 2.6.3.1, the Warren County soil survey data is not very accurate at the parcel level. Field level data is needed to improve the reliability of this analysis. Therefore, the results below should be interpreted with caution.



Composite Suitability Analysis for Development

- Vacant Parcels
- Unsuitable
- Moderately Suitable
- Suitable
- Water Bodies
- Streams



Dutchess County Office:
Manchester Road PO Box 3479
Poughkeepsie, New York 12603
Phone: (914) 454-9960

Orange County Office:
263 Route 17K
Newburgh, New York 12550
Phone: (914) 567-1133

Capital District Office:
1407 Route 9, 10th Fl. 2
Clifton Park, New York 12065
Phone: (518) 371-9929

North Country Office:
110 Glen St.
Glens Falls, New York 12801
Phone: (518) 812-6813

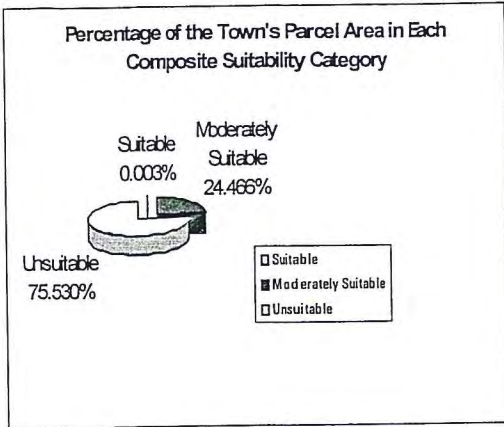
CHAZEN ENGINEERING & LAND SURVEYING CO., P.C.

Data Source:
All source data provided by Warren County Department
of Planning and Community Development.
All source data provided by the following:
Original data providers: Adirondack Park Agency,
NYSDOT, NYS-DEC, Warren County, and USGS.

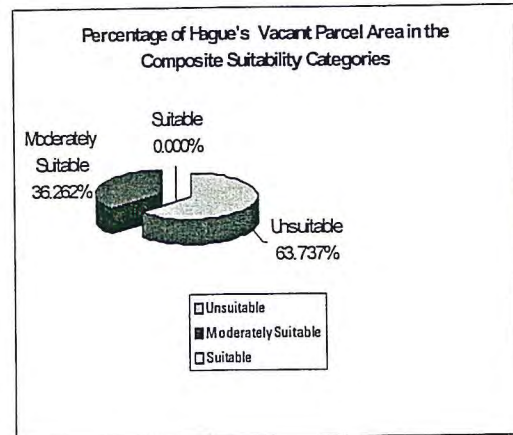
This map is a product of the Chazen Companies. It should be used
for reference purposes only. Reasonable efforts have been made to
ensure the accuracy of this map. The Chazen Companies expressly
disclaims any responsibilities or liabilities from the use of this map
for any purpose other than its intended use.

**Town of Hague -
Comprehensive Plan:
Vacant Parcels Overlay
Composite Suitability
Analysis for Development**
Warren County, New York

Created by: Michael Perry
Date: November 28, 2000
Project No.: 90035



The above figure refers to both private and public land.



The above figure refers to both private and public land.

2.6.4.1 No Sewer Service Scenario

In a scenario in which there is no sewer service, the applicable resource constraints are soils (based on ability to site an on-site septic system), slope, wetlands, waterbodies and floodplains. Using GIS, these constraints can be combined to produce a map showing “Composite Suitability” for development (Map 8).

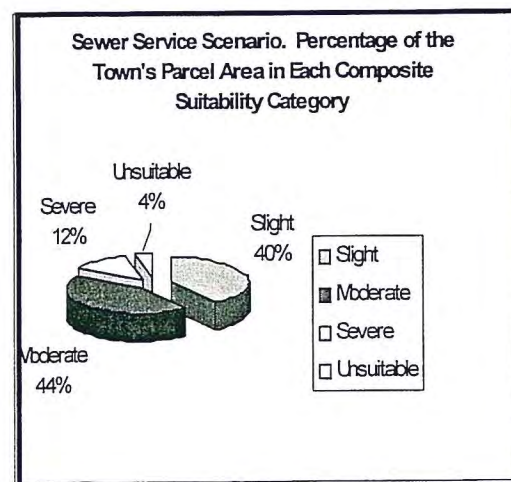
The composite suitability analysis for the Town shows that the majority (75.5%) of the Town’s parcel area is “Unsuitable” for development when there is no sewer service available (See sidebar chart). The remaining parcel area (24.5%) falls within the “Moderately Suitable” category. The area immediately surrounding the hamlet boundaries is generally shown as “Unsuitable” for development. Two exceptions are the “Moderately Suitable” areas just west of the Church of the Blessed Sacrament and just west of the hamlet boundary along State Route 8.

Perhaps a more important measure, in terms of future development, is how much *vacant* land falls within the composite suitability categories. Thirty-six percent (36.3%) or 766.3 acres of the vacant parcels in Hague are “Moderately Suitable” for development based upon a composite suitability analysis (see sidebar chart). These “Moderately Suitable” vacant parcels are located within the primary hamlet area and just south of West Hague Road. The remaining vacant parcel area, 1,347 acres, is classified as “Unsuitable” for development based upon the composite suitability analysis and comprises 63.7% of the total vacant parcel area. There are virtually no vacant parcels in the Town that are “Suitable” for development based upon the composite suitability analysis. However, due to the coarse level of soils data used in this analysis, these results may not reflect actual site conditions verified through field testing.

2.6.4.2 Sewer Service Scenario

Under the Warren County Sewer Project, sewer service is proposed for a portion of Hague that includes the primary hamlet, and the area near Route 9N and Dodd Hill Road (see Section 2.10). The proposed wastewater treatment plant would have a design average daily capacity of approximately 79,500 gallons per day.

Suitability Category	Definition
Slight	Areas which have a slope of 0-8%.
Moderate	Areas which have a slope of 9-15% or a slope of 0-8% and are located within the 100-year floodplain.
Severe	Areas which have a slope of 16-24%.
Unsuitable	Areas which have a slope of greater than 25% and/or where there is an APA defined wetland.



A wastewater collection system consisting of a combination of gravity sewers, low pressure sewers and forcemains is proposed. The proposed sewer system will have a limited capacity to accommodate development beyond current built conditions.

If sewer service were extended to Hague, soil suitability for siting an on-site septic system would no longer be a factor in terms of constraining future development. Therefore, a composite suitability analysis under a sewer service scenario would only include slope, APA wetlands, waterbodies, and the 100-year floodplain. Map 9 shows the results of a composite suitability analysis for the proposed Hague sewer service area using the aforementioned resource constraints. The sidebar table illustrates how the composite suitability categories were derived.

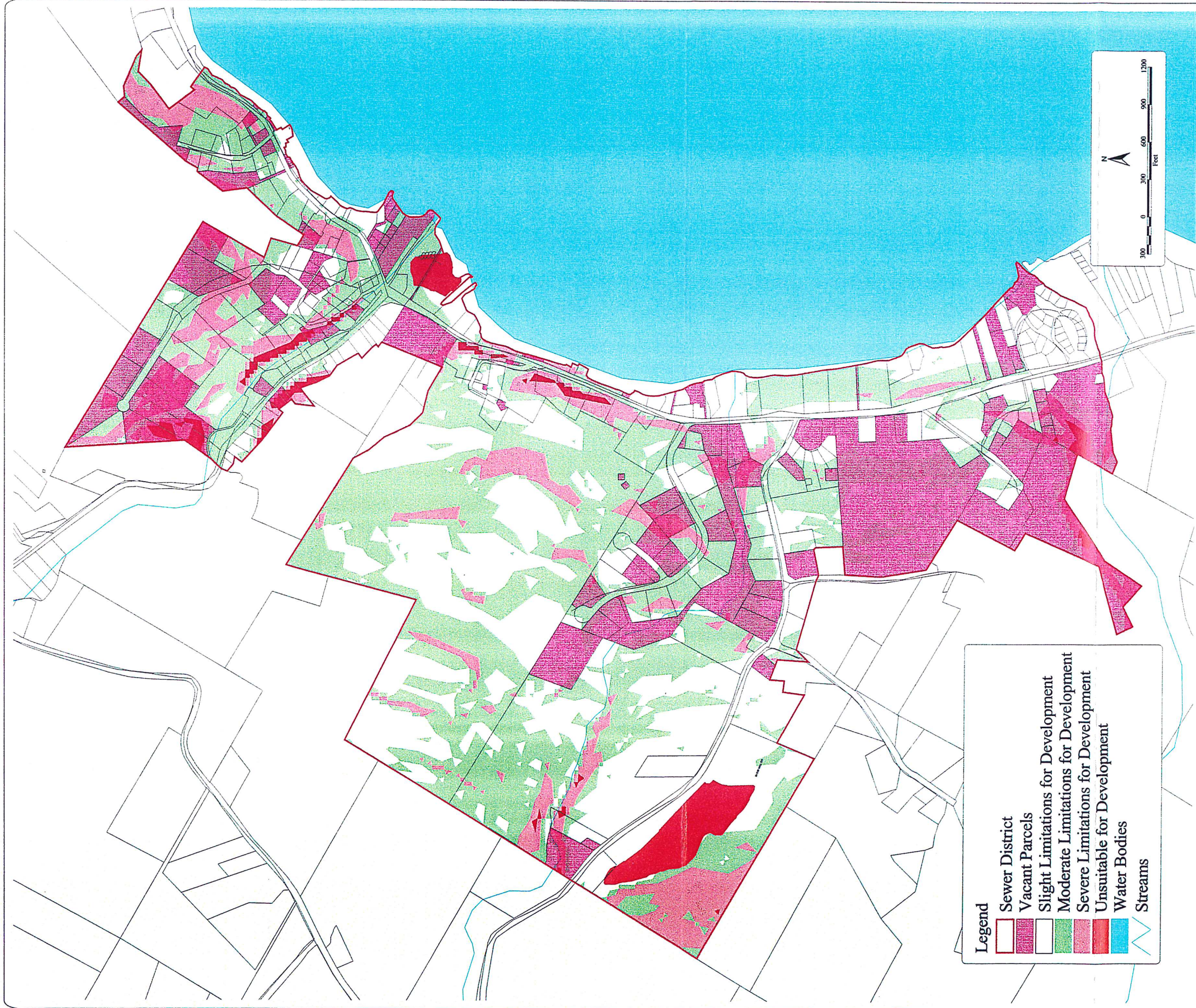
The composite suitability analysis for the sewer service area shows that 228 acres or just under half (44%) of the parcel area in the proposed sewer service area is rated as having a "Moderate" suitability for development (See sidebar chart). Forty percent (40%) of the parcel area has only "Slight" limitations for development. Only 16% of the parcel area is rated as "Severe" or "Unsuitable" for development.

The "Unsuitable" areas for development are found in the following locations:

1. Along the north and south side of State Route. 8 in the primary hamlet,
2. Just west of the community center outside the primary hamlet,
3. On the parcels fronting the west side of State Route. 9N in the vicinity of Overbrook Rd.,
4. The wetland south of Dodd Hill Rd.

The "Severe" areas for development are found in the following locations:

1. The south end of the sewer district
2. At the southwest corner of the sewer district, south of Dodd Hill Rd.
3. Portions of the two large parcels on the either



Legend

- Sewer District
- Vacant Parcels
- Slight Limitations for Development
- Moderate Limitations for Development
- Severe Limitations for Development
- Unsuitable for Development
- Water Bodies
- Streams



CHAZEN ENGINEERING & LAND SURVEYING CO., P.C.

Dutchess County Office: 1479 Poughkeepsie, New York 12603 Phone: (914) 534-3980	Orange County Office: 12550 Newburgh, New York 12550 Phone: (914) 567-1133	Capital District Office: 110 Glen Street Clifton Park, New York 12065 Phone: (518) 371-0979	North County Office: 13801 110 Glen Street Newburgh, New York 12550 Phone: (518) 812-0513
--	---	--	---

Data Source:
 All source data provided by Warren County Department of Planning and Community Development.
 All parcel data is sourced as "DRAFT" at this time.
 Sources: NYS DEC, NYS DPW, NYS GIS, NYS DEC, Warren County, and USGS.
 This map is a product of the Chazen Companies. It should be used for reference purposes only. Reasonable efforts have been made to ensure the accuracy of this map. The Chazen Companies expressly disclaim any responsibilities or liabilities from the use of this map for any purpose other than its intended use.

Town of Hagia -
 Comprehensive Plan:
 Proposed Sewer Service Area
 Composite Suitability Analysis
 for Development
 Warren County, New York

Created by: Michael Perry
 Date: November 28, 2000
 Project No.: 90035

MAP 9

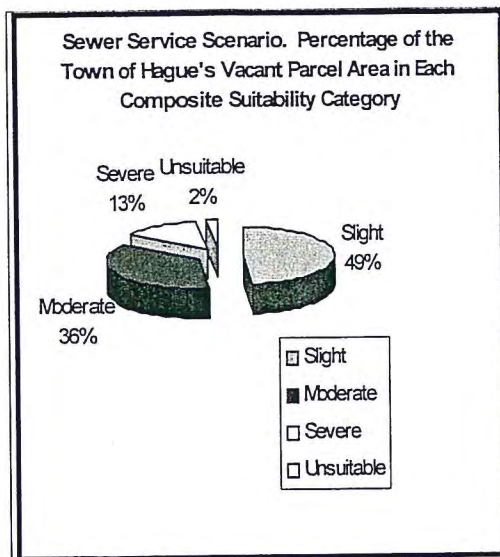
- side of Pine Orchard Road
4. The parcels fronting on the west side of State Route. 9N in the vicinity of Overbrook Rd.
 5. The parcels between State Route. 8 and Overbrook Rd., inside the primary hamlet
 6. The parcels on the south side of State Route. 8 in the primary hamlet
 7. Northeast of State Route. 8 on the west side of 9N, outside the primary hamlet

Perhaps a more important measure, in terms of future development, is how much *vacant* land falls within the composite suitability categories of the sewer service area.

Approximately half (49%) of the vacant land in the sewer service area has only slight limitations for development (sewer service area). Just over one-third (36%) of the Town's vacant parcels inside the proposed sewer district are classified as having "moderate" limitations to development. These vacant parcels, which have a lesser degree of natural resource constraints, are located in the following areas:

1. In the vicinity of Overbrook Rd.
2. Near the intersection of State Route. 8 and 9N
3. Near Pine Orchard Rd.
4. Along Dodd Hill Rd.
5. In the vicinity of Shamrock Hill Rd.
6. In the vicinity of Lakeshore Terrace

The sewer will greatly add to the development potential of the primary hamlet, provided that it has capacity to accommodate additional development.



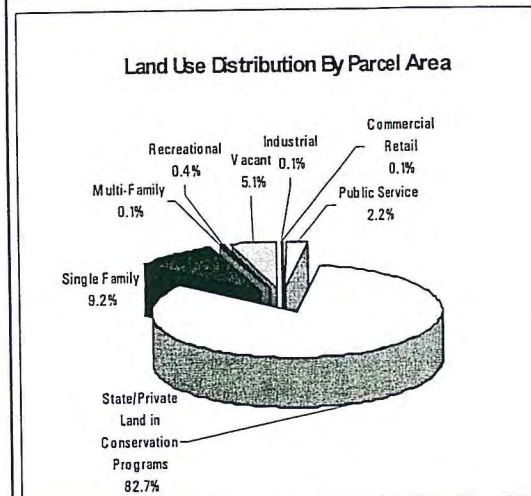
2.7 Land Use

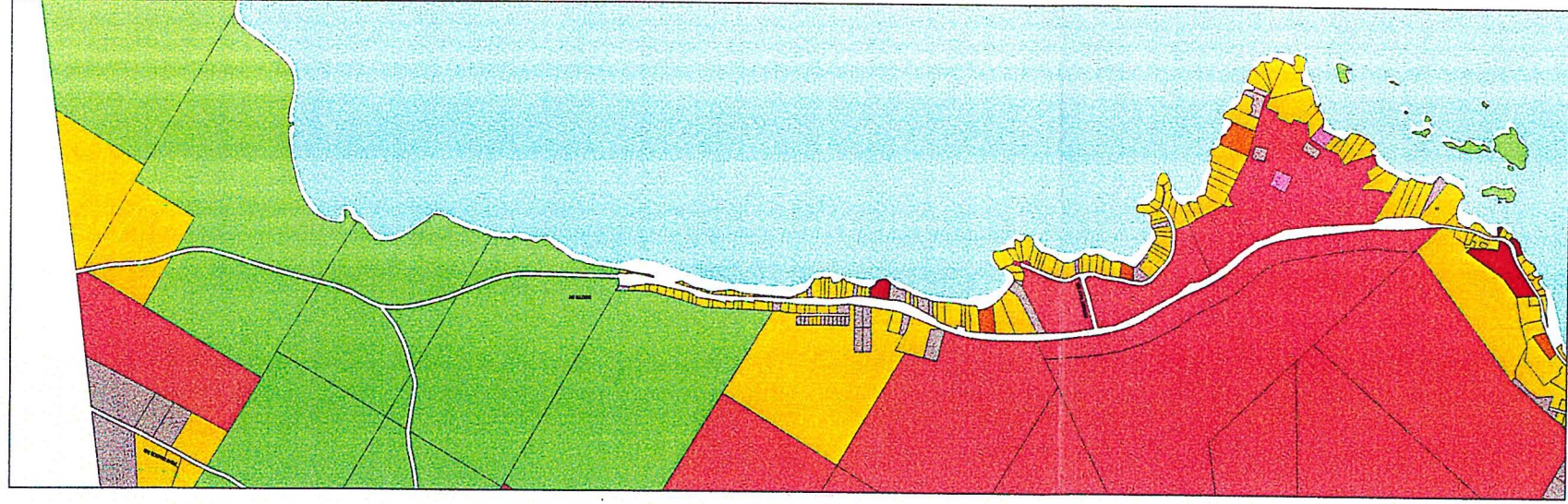
Using 1999 geographic information systems data provided by the Warren County Planning Department, land use within the Town of Hague was divided into eight categories (Map 10 & 11).

1. Commercial Retail
2. Industrial
3. Public Service
4. Public/Semi Public
5. Single Family Residential
6. Multi-Family Residential
7. Recreational
8. Vacant

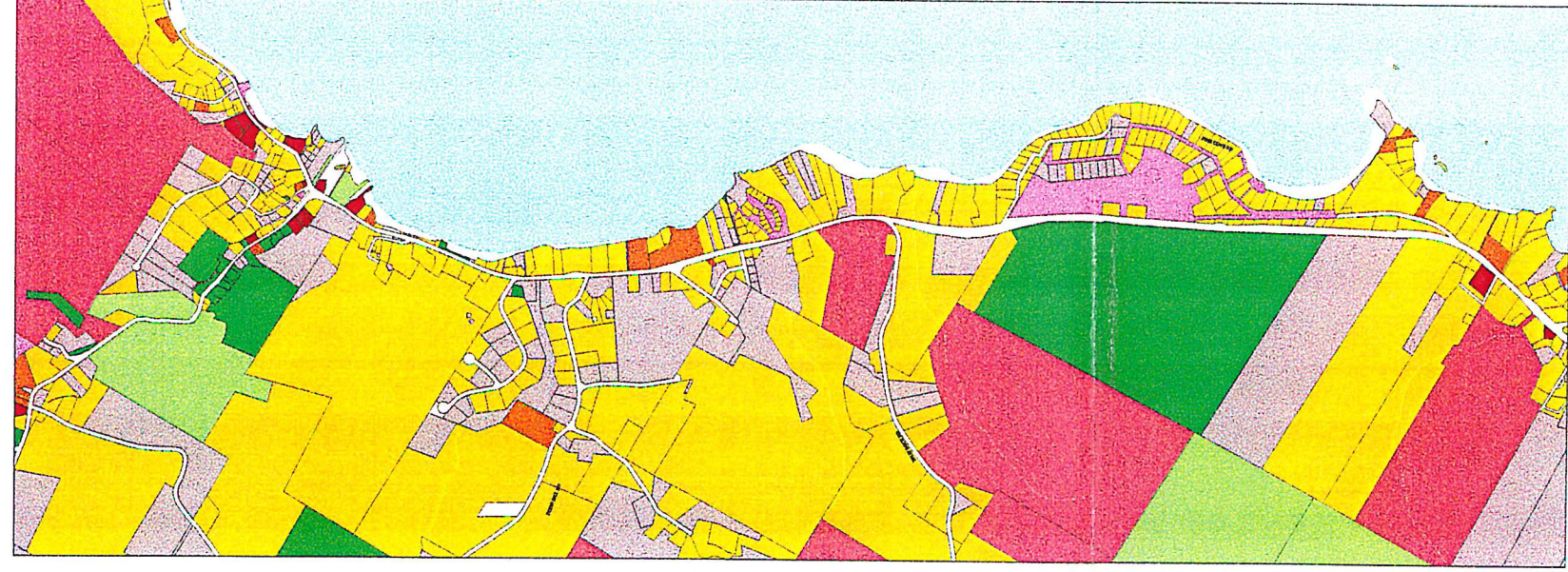
The adjoining sidebar figure demonstrate that public and semi-public land occupies the majority (82.7%) of the parcel area of the town. Public and semi-public land is comprised of state-owned land such as Roger's Rock State Campground and Cross-Country Ski Area, Jabe Pond, and the southern end of the Pharaoh Lake Wilderness which includes Pharaoh and Treadway mountains and various small ponds. The presence of these vast areas of park land serve as an asset to both residents and visitors of the area because they offer access to both Lake George and large areas within the Adirondack Park. These recreational opportunities have a positive impact on the Town of Hague by attracting residents and by encouraging tourism in the area. However, this ownership pattern also has an important implication in terms of property tax revenue for the Town. The state does not pay taxes to the Town, but rather, pays an amount in lieu of taxes, equal to the taxes on the assessed value of the land. While this does provide tax revenue to the Town, the fact that the land can never be developed does restrict opportunities to increase the tax base.

By percentage of the total parcel area, Hague's second most prevalent land use (9.2%) is single-family residences distributed along the lakeshore (State

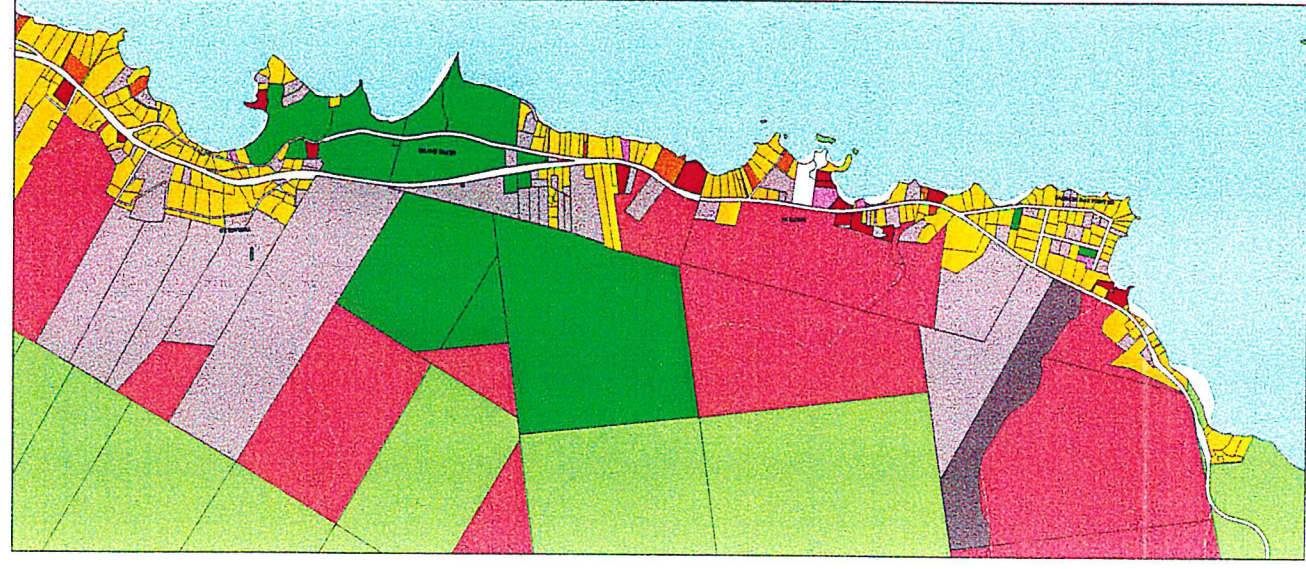




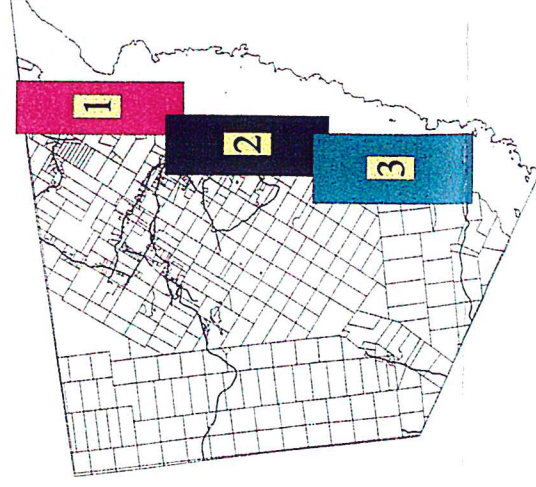
1



2



3



Landuse Classification

Agriculture	Private Open Space
Commercial Other	Streams
Industrial	Water Bodies
Public Lands	
R1	
R2	
Recreational	
Vacant	

N



Dutchess County Office: 479
 Poughkeepsie, NY 12603
 Phone: (914) 454-3980

Orange County Office: 249
 263 Route 17K
 New York, NY 12550
 Phone: (914) 867-1133

Capital District Office:
 1497 Route 9, Bldg. 2
 Poughkeepsie, NY 12603
 Phone: (518) 777-0928

North County Office:
 110 Glen Street
 Glens Falls, New York 12081
 Phone: (518) 774-0313

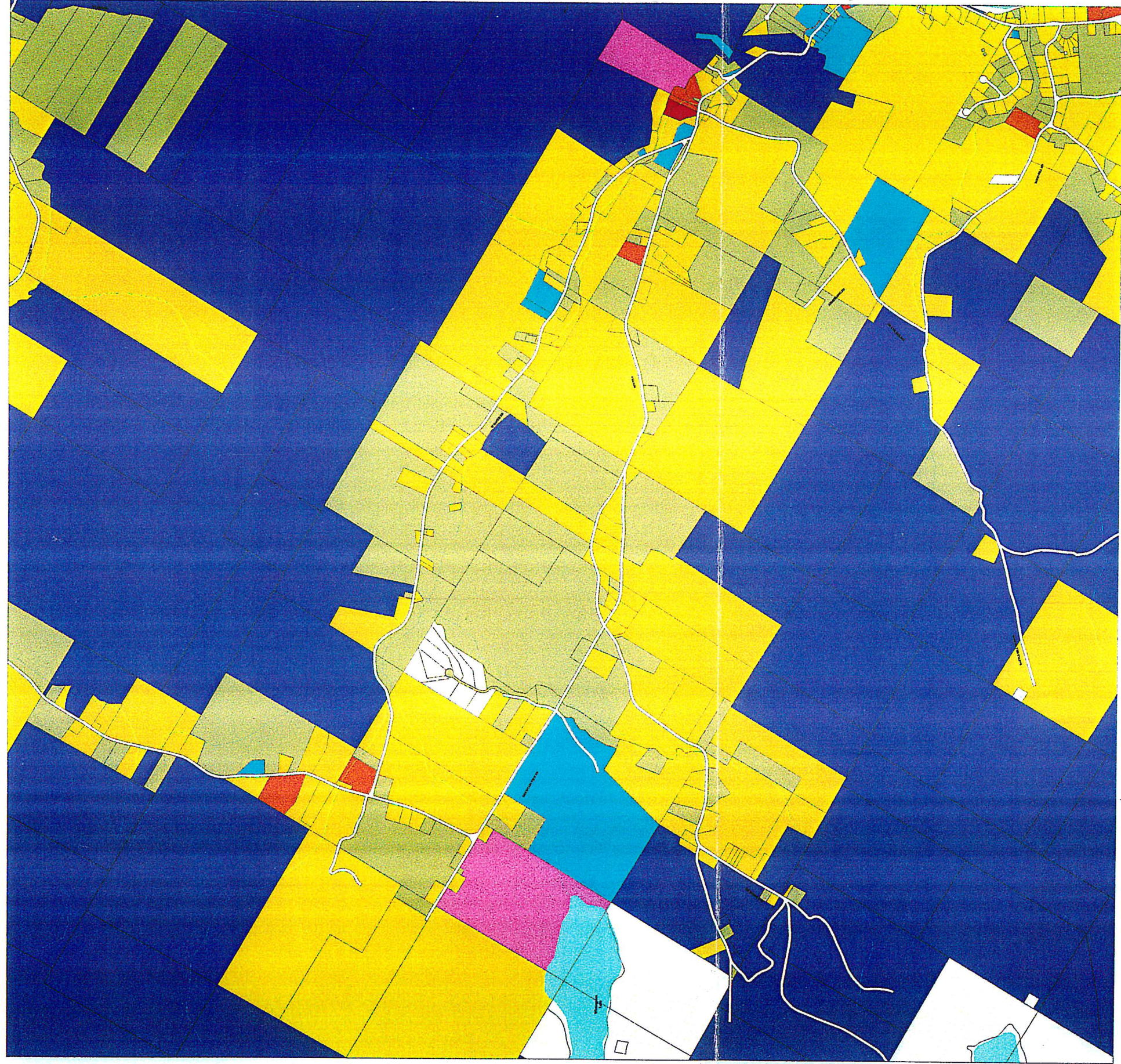
CHAZEN ENGINEERING & LAND SURVEYING CO., P.C.

Data Source: All source data provided by Warren County Department of Planning and Community Development, Warren County, NYSDOT, NYS-DTIC, Warren County, and USGS.

Disclaimer: This map is a product of the Chazen Companies. It should be used for informational purposes only. No warranty is made by the Chazen Companies for the accuracy of this map. The Chazen Companies disclaims any responsibility or liabilities from the use of this map for any purpose other than its intended use.

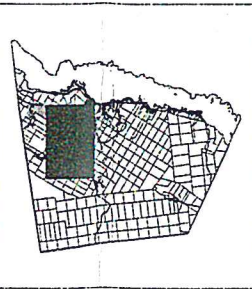
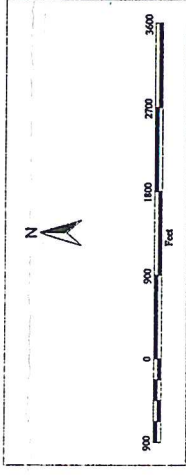
Town of Hague -
 Comprehensive Plan
 RL-9N Detail
 Landuse Classification
 Warren County, New York

Created by: Michael Perry
 Date: October 13, 2000
 Modified: August 2, 2001
 Project No.: 900315.00



Landuse Classification

Agriculture	Public/Semi Public	Town Parcels
Commercial Other	R1	Streams
Commercial Retail	R2	Water Bodies
Industrial	Recreational	
Public Service	Vacant	



CHAZEN ENGINEERING & LAND SURVEYING CO., P.C.

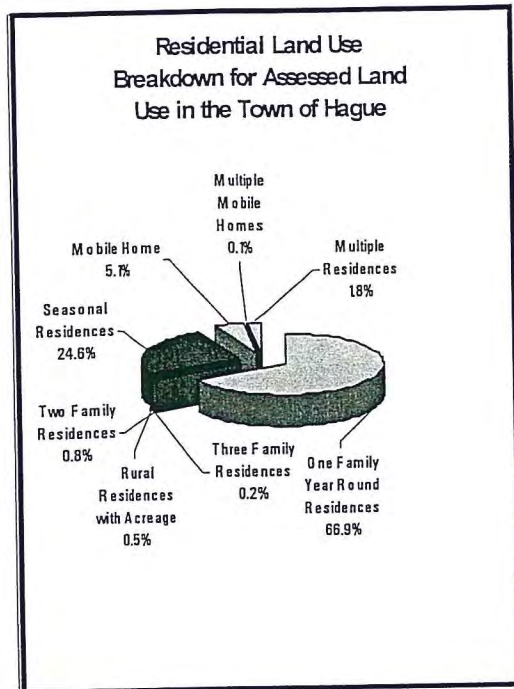
Dutchess County Office: Marshall Road PO Box 3479 Poughkeepsie, New York 12603 Phone: (914) 654-3380	Orange County Office: 203 River St. Newburgh, New York 12550 Phone: (914) 567-1133	Ulster County Office: Cotton Park, New York 12065 Phone: (518) 371-0929	North County Office: Clear Falls, New York 12801 Phone: (518) 312-0513
--	--	--	---

Data Source: All source data provided by Warren County Department and Community Development Original Data Provider: Adirondack Park Agency, NYSDOT, NYS-DEC, Warren County, and USGS.

This map is a product of the Chazen Companies. It should be used for reference purposes only. Reasonable efforts have been made to ensure the accuracy of this map. The Chazen Companies expressly disclaims any responsibilities or liabilities from the use of this map for any purpose other than its intended use.

**Town of Hague -
Comprehensive Plan
Rt. 8 and W. Hague Rd.
Landuse Classification
Warren County, New York**

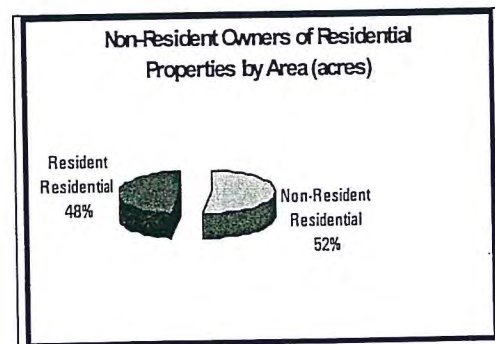
Created by: Michael Perry
Date: October 13, 2000
Scale:
Project No.: 90013.00



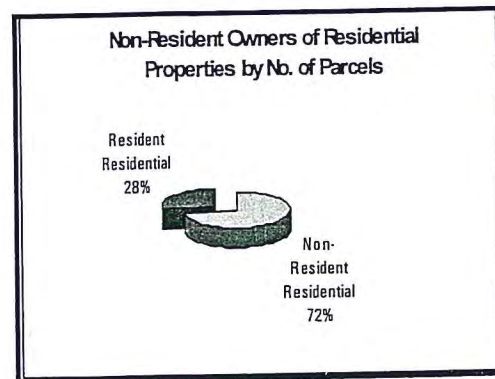
Route 9N) and the Town's other major main roads (State Route 8 and County Route 21). As discussed at greater length in Section 2.8, 51% of the single-family dwellings are seasonal or "second" residences. In other words, these residents maintain primary homes outside of the Town of Hague.

Together, multi-family, recreational and commercial retail uses comprise less than 1% of the remaining parcel area. Of the very small percentage of land area that is occupied by commercial uses, much is occupied by tourist accommodations. Commercial retail is comprised of a town grocer, liquor store, gas station, and art, souvenir and craft or antique stores. Also noteworthy are the two real estate agencies located in the Town. A lack of amenities, such as a gas station in the primary hamlet, bank, or a restaurant, was frequently cited as an area for improvement by Hague residents during public meetings during the preparation of this plan.

2.8 Housing Characteristics

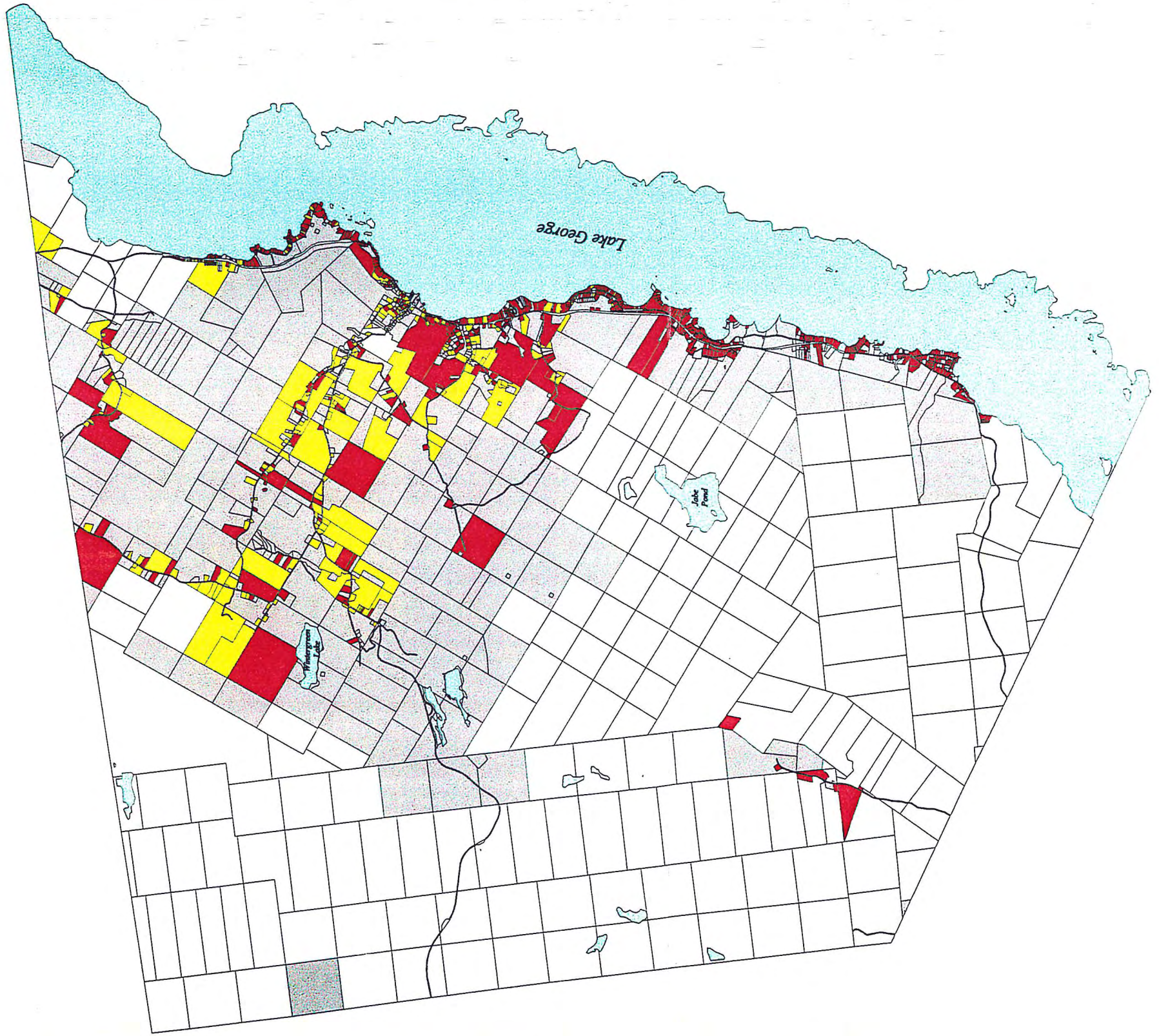


The sidebar pie chart shows the breakdown of residential land use for the Town of Hague according to 1990 U.S. census data. The bulk of housing in the town is comprised of single-family residences (66.9%) which are located primarily along the major arteries and lakefront. Two and three-family residences occupy less than 1% of the housing stock, and mobile homes occupy just over 5%. A very large percentage of the single-family residences in the Town of Hague are "second" homes and belong to seasonal residents. Using a Geographic Information System (GIS), the number of seasonal residents can be estimated by examining the addresses to which Town tax bills are sent. If an owner's tax billing location is outside (>10 miles) the Town of Hague, the owner may be considered a 'non-resident,' for the purposes of this analysis. Of the 3,850 acres of land occupied by residential dwellings, just over half (52%) of that acreage was owned by non-residents in 1990 (sidebar chart & Map 12). When the number of parcels is examined, this trend of non-resident residential ownership becomes more pronounced.



Nearly three-quarters (72%) of all single-family residential parcels are owned by non-residents.

One effect of this large part-time seasonal resident population is the inflation of housing prices. Lakefront homes in the Town of Hague regularly command a price upward of \$300,000. As a result, the Town of Hague has become less affordable to middle to low income earners that wish to live in the Town on a year-round basis and who wish to own the most desirable property. However, non-lakefront property that does not command views of Lake George is significantly more affordable. Recall that the Town of Hague has a lower than average median household income compared to the rest of Warren County. Compounding this affordability problem is the lack of rental housing units in the Town. The 1990 U.S. census showed that only 18% of the housing units were renter occupied, and it is anticipated that the 2000 census data, when released, will show a lower percentage of renter-occupied housing.



Legend

- Non-Resident Residential Parcels
- Resident Residential Parcels
- All Other Non-Residential Parcels
- Water Bodies
- Streams

N

2000 0 2000 4000 6000 8000
Feet

THE Chazen COMPANIES
 Engineers/Surveyors
 Environmental Scientists
 GIS Consultants

CHAZEN ENGINEERING & LAND SURVEYING CO., P.C.

Dutchess County Office: 100 Main St. Poughkeepsie, NY 12520 Phone: (845) 454-3960	Orange County Office: 203 Main St. Middletown, NY 13550 Phone: (845) 567-1133	North County Office: 110 Glen Street North Ferrisburgh, NY 12851 Phone: (518) 242-0313
--	--	---

This map is a product of Chazen Companies. It should be used for reference purposes only. Chazen Companies makes no warranty for the accuracy of this map. The Chazen Companies is not responsible for any errors or omissions in this map. For more information, please contact Chazen Companies.

Data Source:
 All source data provided by Warren County Department of Planning and Community Development, Inc.
 Original data provided: Adirondack Park Agency, NYSDOT, NYS-DCL, Warren County, and USGS.

This map is a product of the Chazen Companies. It should be used for reference purposes only. Chazen Companies makes no warranty for the accuracy of this map. The Chazen Companies is not responsible for any errors or omissions in this map. For more information, please contact Chazen Companies.

**Town of Hague -
 Comprehensive Plan:
 Non-Resident Owners
 of Residential Properties
 Warren County, New York**

Created by: Michael Perry
 Date: January 4, 2001
 Scale: 1 inch = 6250 feet
 Project No.: 98035

2.9 Economic Development

2.9.1 Regional Economic Trends

Despite its physical isolation, the economy of the Town of Hague is increasingly tied to larger-scale economic forces and trends. County-wide economic trends and initiatives are important and are relevant to how the Town should pursue an economic development strategy.

Recently (1999), the Warren County Regional Economic commissioned Mt. Auburn Associates to study the economy of Warren County and develop an economic development strategic plan. This report provides a current assessment of the local regional economy.

The study found that the population is growing, core industries are relatively stable and the County's economic resources, both human and physical, are relatively well developed. However, it was recognized that the County is in danger of missing new economic development opportunities and falling behind economically if it is complacent.

The following goals were identified in the study:

1. Develop a more coordinated and strategic approach to business development.
2. Build a high-quality workforce at every occupational and skill level.
3. Develop a more coordinated approach to land and infrastructure development that meets industry needs while maintaining a high level of environmental quality.
4. Build new regional civic leadership capacity. Engage the business community through recruitment, organization and training.

The report found that since the last recession in the early 1990's, Warren County has experienced healthy population and job growth. However, unemployment rates remain somewhat above state and national averages.

Significant structural changes are taking place across the County, similar to across the United States. The

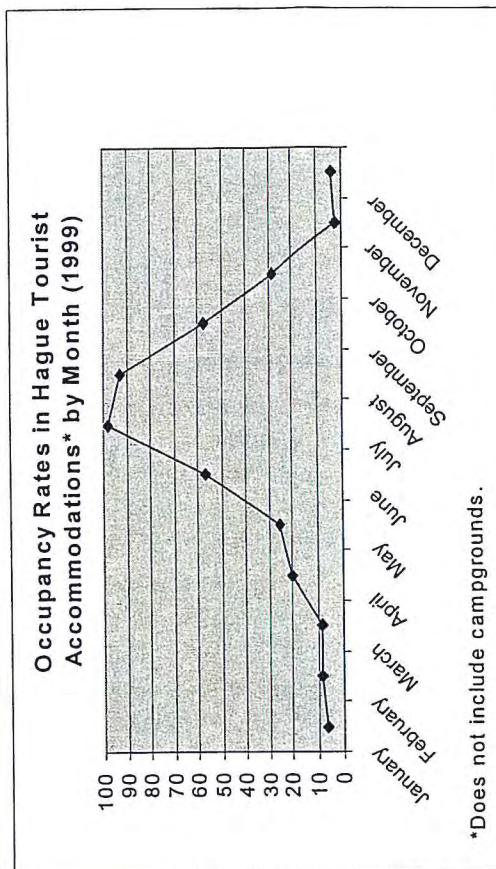
manufacturing sector is declining, while the service sector is a growing source of employment. A few key industries are the primary drivers of the regional economy. These are paper manufacturing, medical device manufacturing, tourism, and healthcare. A major concern is the availability of workers. As in much of the United States, the labor market has tightened making it difficult for many employers to find qualified workers.

The Mt. Auburn study notes that the tourism industry is an important contributor to the Warren County economy and that this industry has experienced solid growth in recent years. However, the report cautions that too much reliance on the tourism economy may leave the county vulnerable to the cyclical and relatively low pay of tourism jobs. In addition, it was cautioned that over development of tourism may threaten the environmental quality of the region; a primary asset which attracts tourists in the first place.

In terms of promoting economic diversification, it is significant that an exhibit/trade center is soon to be developed in the Village of Lake George. The Town of Hague is located approximately 30 miles north of Lake George. It is likely that the demand for the large event space would occur largely during the “shoulder months” (September, October, March and April) and would complement existing tourism activities

2.9.2 Tourism and Non-resident Population Trends

The Warren County Tourism and Planning Departments make ongoing efforts to estimate the seasonal population of Warren County. Unpublished non-resident population estimates from Warren County show that from Columbus Day weekend of 1997 to the end of October 1998, the Town of Hague accounted for roughly 5% of the total “visitor events” in Warren County. In 1999, the Town of Hague had 10 lodging facilities with a total of 378 rooms and three camping facilities with a total of 482 sites. Not surprisingly, in 1999, during of July and August there was almost a 100% lodging occupancy rate (sidebar chart). In comparison, lodging occupancy rates in the Town of Lake George reached 82% and 88% in July and August, respectively.



These statistics show that the supply of tourist accommodations in the Town of Hague is not sufficient to keep pace with peak summer month demand. Why, then, are there not more tourist accommodations in Town? One reason may be that the short tourist season makes it difficult to recover the cost of purchasing the now inflated price of lakefront properties. Many of the existing tourist accommodations in the Town were built on properties purchased when land prices were relatively cheaper and, subsequently, have been passed down generation to generation. Another factor which may be acting as a deterrent to the establishment and upgrading of tourist accommodations are the zoning regulations concerning tourist accommodations. Currently, these regulations restrict tourist accommodations in the primary and secondary hamlets which are 'dwelling units' to one unit per 20,000 square feet with sewer and 10,000 square feet without sewer. These restrictions have effectively made it very difficult to construct new tourist accommodations in the hamlets.

An interesting question related to the tourist or non-resident population, is the origin of the visitors. Where do the tourists who visit Warren County come from? A Warren County report tracked the origin of visitors to the County from 1995 to 1998. New York State has remained a source of visitors to Warren County. The second largest source of visitors is New Jersey. Ontario and Quebec has shown a steady decline in the number of visitors. This decline can be attributed to changes in the U.S./Canadian dollar exchange rate; a change that has made the United States an expensive place for Canadians to vacation. These results show that visitors to Warren County appear to originate from states and provinces within approximately a 300-mile radius of the Lake George region.

Besides their origin, what are some of the other characteristics of those that visit the Lake George/Adirondack Region? A study prepared by the Wilson Company in 1992 for the Warren County Tourism Department researched the demographics, motivation, and opinions of the visitors to the Lake George/Adirondack Region. This study showed that seventy-

eight percent (78%) of the visitors had visited the region before, while only twenty-two percent (22%) were first time visitors. Further, forty-one percent (41%) of those surveyed indicated that they visit the region each year.

Forty-two percent (42%) of those surveyed came to the region with a family of three or four. Thirty-nine percent (39%) of the respondents indicated that they visit the Lake George/Adirondack Region for the appreciation of the area and its natural qualities. The aspects of the region that the visitors enjoyed most were nature (48% of respondents), water and lake activities (35%), followed by relaxation (26%) and specific sports or activities (22%). Of the activities that were available to visitors, most frequently cited activities were sight-seeing (12%), shopping (11%) and boating (8%). These statistics seem to reinforce that environmental quality is necessary to continue in the tradition of bringing tourists to the Town of Hague.

2.9.3 Local Tourism and Economic Development Resources

2.9.3.1 Hague Enhancement Committee

Formerly the Promotion Committee, the primary goal of this committee is to enhance the life of residents and visitors to the community by trying to make Hague a more interesting and beautiful place to live. Some current and past issues and activities that the Committee has dealt with are beautification of State Route 8 and 9N, the elimination of junkyards throughout the Town, eliminating the parking shortage, and dissemination of information about tourist attractions and events in the Town.

2.9.3.2 Visitor Center

The Town owns and operates a visitor center at the Town Park located at the intersection of State Route 8 and 9N. During July and August the center is staffed to provide visitors with assistance. Brochures and maps about the region and information about local businesses are provided.



Visitor Center at the Hague Town Park.

2.9.3.3 Hague Chamber of Commerce

The Chamber has approximately 65 members throughout the North Country. The Chamber provides services to its members and the community at-large by publishing a service directory, sponsoring a Bass fishing tournament, the Cartoon Museum, the Hoaxfest, the Annual Arts and Craft show, and the annual Community Christmas Party. In addition, the Hague Chamber of Commerce operates its own website "Hague-on-Lake George Chamber of Commerce" www.hagueticonderoga.com. Via the website, the Chamber has responded to over 400 inquiries about Hague by providing service directories and brochures about Hague.

2.10 Infrastructure

2.10.1 Sewer

2.10.1.1 Existing Conditions

Existing methods of wastewater management within the Town of Hague are entirely associated with individual on-site treatment and disposal systems, along with a limited number of State Pollution Discharge Elimination System (SPDES) permitted wastewater systems. Currently, there are no publicly owned and/or operated municipal wastewater facilities within the town boundaries. The existing development within the proposed Sewer District primarily consists of single and multiple family residences, and a small amount of commercial development.

A 1988-1989 sanitary survey of the Hamlet of Hague found that approximately 34% of the on-site disposal systems are nearing or have surpassed their design lives (25 years), nearly 55% of the individual discharges are located within 200 feet of Lake George and more than half of the surveys show that the individual on-site systems are not being properly maintained. Further, 27% of the individual on-site wastewater disposal systems surveyed could not comply with the 100 foot mandated separation distance of an absorption device from a surface water body, as mandated by LGPC

Wastewater Management Regulations. To remedy these problems, a municipal wastewater treatment and formation of Sewer District No. 1 has been proposed.

2.10.1.2 District Boundaries

In general, the proposed sewer district includes all properties within the primary Hamlet of Hague along the western shore of Lake George as well as a portion of NYS Route 8 along the Hague Brook. The proposed sewer district is shown on Map 13 and includes:

- Properties along NYS Route 9N between Lake Shore Terrace and Robin Hood Drive
- Properties along NYS Route 8 from Route 9N to a point approximately 2,100 feet from Route 9N
- Properties along Dodd Hill Road from Route 9N to a point approximately 3,100 feet from Route 9N; and
- Properties along Lake Shore Terrace, Overbrook Road, Hollman Hill Road, Streeter Hill Road, Pine Orchard Road, Spring Rock Road, Shamrock Hill Road, and Robin Hood Drive

2.10.1.3 Required Facilities

The proposed project will provide sewerage for the more populated areas of the southern basin, eliminating existing malfunctioning individual septic systems and providing additional protection to the lake by ensuring adequate treatment of sanitary sewage. The sewer project has the potential for reducing existing nutrient sources which adversely affect the water quality of Lake George.

A new wastewater treatment plant located on Decker Hill Road is proposed to serve the new Sewer District. The wastewater treatment plant will have a design average daily capacity of approximately 79,500 gallons per day and will consist of the following treatment processes:

- Primary sedimentation
- Flow equalization basin

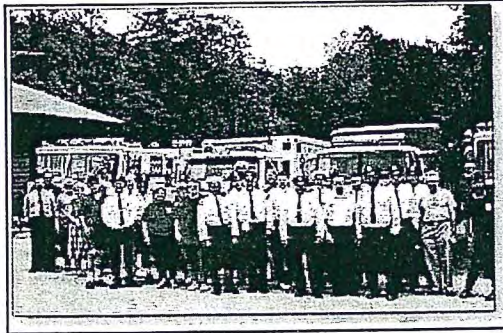
A wastewater collection system consisting of a combination of gravity sewers, low pressure sewers, and forcemains is proposed. The proposed project is not expected to induce growth in the district area, as the proposed project's capacity will primarily serve existing needs only.

2.10.2 Water Supply

Currently, the majority of residents in the Town of Hague obtain their drinking water from wells and springs and some obtain water from Hague Brook or Lake George. Twenty-nine (29) residents are part of a surface water supply system operated by the Hague Homeowners Association. Currently, this system receives chlorination treatment behind the community center. The water source is two reservoirs located near Sunset Drive. Water is piped from this location to homes located along Overbrook Road and along State Route 8 near the marina. While the main water line is thought to be new, the piping for individual hook-ups is thought to be old and in poor condition.

Because the surface water system is not in compliance with federal and state water quality rules, a proposed treatment system is currently under consideration through an engineering feasibility study. One option being explored is extension of the existing water district to the remaining residents to serve 75 users. An engineering study has determined that there may be a need for this extension because many private wells in the primary hamlet are influenced by surface water and is therefore subject to contamination.

“The major transportation issue in the Town of Hague is the shortage of parking in the primary hamlet.”



Hague Volunteer Fire Department

Image Source: Hague-on-Lake George Chamber of Commerce website:
<http://www.hagueticonderoga.com/>

2.11 Transportation

The major transportation issue in the Town of Hague is the shortage of parking in the primary hamlet. Exacerbating this problem are visitor vehicles and boat trailers being parked at the Town Park, which in the summer months tend to spill onto the shoulder of State Route 9N, creating safety concerns for drivers and pedestrians.

To analyze this issue in greater depth, the Comprehensive Planning Committee undertook a Parking Study as shown in its entirety in the appendices. This study compared parking supply with parking demand in the Town of Hague's primary hamlet. Parking demand was estimated based on land uses found in the primary hamlet and off-street parking requirements published by the American Planning Association.

The study concluded that there was a shortfall of roughly 39 parking spaces. It was noted that the shortfall was concentrated in the eastern part of the primary hamlet (near the waterfront) where commercial uses are most concentrated.

2.12 Community Facilities and Organizations

2.12.1 Police

The Town of Hague receives police protection from the New York State Troopers and the Warren County Sheriff's Department. The State troopers have base stations located in Chestertown and Bolton Landing. The patrols are conducted as random drive-throughs which are more frequent in the summer time.

2.12.2 Fire and Rescue Protection

The Town of Hague's newly constructed fire department is located at the intersection of State Route 8 and County Route 21 (West Hague Road). The new building is 11,000 square feet and is able to house six fire rescue

vehicles. In April 2001, the Town received a \$302,000 community development block grant to allow this facility to serve as an emergency shelter and to house a 'Meals-on-Wheels' program for senior citizens. The grant monies will be used to build a kitchen, radio room, and generating room. A use for the existing fire station, located on State Route 8 in the center of the primary hamlet, has not yet been determined. A fire substation is also located at Silver Bay.

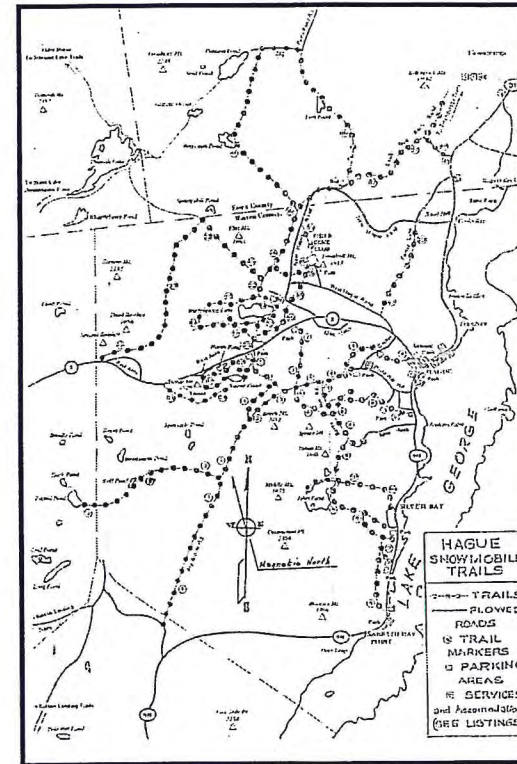
The fire department has approximately 50 volunteers with an active core of approximately 12-15 volunteers. The Hague Fire Department is part of the mutual aid system and therefore assists or receives assistance from neighboring areas of Ticonderoga, Horicon, Chester, Bolton, Crown Point, and occasionally Lake George. Volunteers within the Hague Fire Department are able to perform general rescue, surface ice rescue, and are trained to use "jaws of life" rescue equipment. The Hague Fire Department has two ambulances equipped with emergency life support equipment, water pumpers, and one rescue truck. The rescue truck and the oldest ambulance (1979) need to be replaced. To fight fires, water is drawn from the lake or where this is not possible, dry hydrants are used.

2.12.3 Waste Disposal/Transfer Station

The Town of Hague does not offer roadside pick-up. Residents are responsible for delivering their trash to the transfer station on Summit Drive, located just off of State Route 8. Alternatively, commercial haulers pick up trash and take it to the transfer station. From this location, trash is delivered to the burn plant in Hudson Falls. The transfer station accepts recycling including glass, paper, aluminum and plastic.

2.12.4 Schools

Between 1925 and 1979 students in Hague attended the Central School in Hague. Today Town of Hague residents attend Elementary/Middle School (K- Gr. 8) and High School (Gr. 9-12) in the neighboring Town of Ticonderoga. The Elementary/Middle School is located on Alexandria Avenue and the High School is located



Snowmobile trails in the Town of Hague and surrounding area.

Map and more information available from the Town of Hague or Hague-on-Lake George Sno-Goers Club, Hague, NY 12836.

one mile from the center of the Town. The population of the entire school district hovers around 1,100 and has remained virtually unchanged over the last several years. No drastic changes in enrollment are projected in the next several years. Students in the Ticonderoga School district come from Hague, Ticonderoga and Putnam (Gr. 7-12). Based upon the ratio of the number of pupils from Hague (approximately 100) and the number of pupils in the school district (about 1,100) and the fact that Hague residents pay almost 50% of the school taxes, many Hague residents believe they pay high school taxes.

2.12.5 Parks and Recreation

The Town of Hague has a variety of recreational amenities available year-round. This section provides information about recreational facilities in the surrounding area.

2.12.5.1 Winter Recreation

In the winter season, Town residents and visitors participate in a variety of outdoor activities. The Hague-on-Lake-George Sno-Goers Club maintains a network of snowmobile trails in the Town. Maps of this trail network are available from the Town of Hague and Chamber of Commerce. It is hoped that one day these trails will link up to snowmobile trails in the nearby Brant Lake area. Snowmobile races are conducted on the ice in the southern part of Lake George.

The nearest downhill ski resort is Gore Mountain, located in the North Creek. This mountain, located 35 miles from the Town of Hague, has a 2,100 foot vertical drop and offers 62 trails with 9 lifts. At Rogers Rock Campground and Cross Country Ski Area, operated by the New York State Department of Environmental Conservation, there are miles of lighted and well-groomed cross-country trails that roam through the backcountry and next to the Lake. The Town Park also has a lighted skating rink. On February 12th through 14th, The Silver Bay Association sponsors the Winter Woods Weekend where activities include: skating, cross country skiing, sledding, snowshoeing, and indoor fitness. The last winter event held in the region of

Hague is The Hague Winter Weekend, which includes Firemen's Breakfast, Beste Scholarship Fund Benefit, Polar-Bear run, buffet at the Silver Bay Association, and the Northern Rotary Club Fun Auction.

2.12.5.2 Parks and Wilderness Areas

As mentioned with respect to land use, over three-quarters of the land area in the Town of Hague is owned by the State, accessible to the public for wilderness recreation.

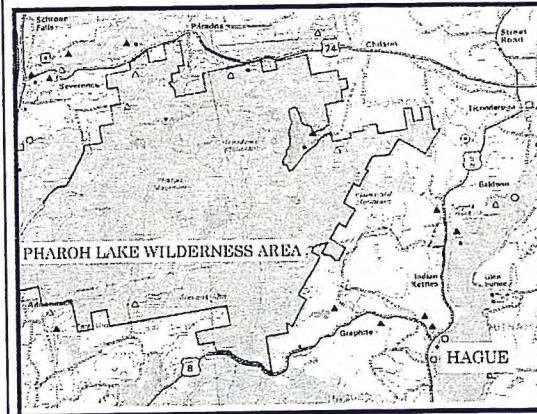
A portion of the Pharaoh Lake Wilderness is located in the northwest corner of the Town of Hague. This wilderness area is maintained and operated by the New York State Department of Environmental Conservation and contains a network of trails which connect a total of 22 large and small ponds, Treadway and Pharaoh Mountain, along with a total of 14 lean-tos dispersed within the area. There are no motorized vehicles allowed within this area.

As mentioned with respect to winter activities, Roger's Rock State Campground and Cross-Country Ski Area is located in the northeast corner of the Town beside Lake George. Besides skiing facilities, this area also has 120 campsites and waterfront access.

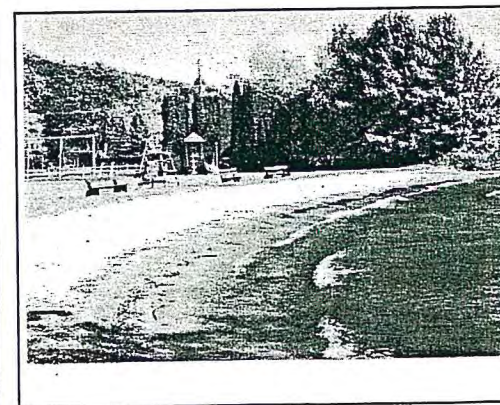
Immediately south of Hague, are the peaks of the Tongue Mountain Range which overlook Lake George. This area has the following trails which range in length between 3.4 miles and 10.8 miles: Deer Leap, Five Mile Mountain, French Point and Northwest Bay Trail.

2.12.5.3 Hague Town Park

Hague's Town Park is located near the intersection of State Route 8 and State Route 9N on Lake George. Its facilities include a sandy beach, a public boat launch, boat slips, a new visitors center, playground equipment, and picnic area tables. The park is open from 8 a.m. to 11 p.m. and lifeguards are on duty in the summer. Any non-resident who wishes to use the boat launch must pay a \$10.00 launching fee. Boats are allowed to be placed into the Lake between the hours of 5:30 a.m.



Pharoh Lake Wilderness Area



Hague Town Park & Beach

races with teams from capital district colleges, six live bands, giant hot air balloons, cruise ship races, fireworks. The event is sponsored through Shoreline Cruises and the Lake George Steamboat Company in order to raise money for the Lake George Recreational Center. The Adirondack museum sponsors a No-Octane Regatta for boats made out of wood in June.

2.12.5.6 Diving

From 1755 to 1763, Britain and France fought in the French and Indian War. Lake George was a focal point for this struggle. During the year of 1758 the British decided to fill their 250 boats with rock and sink them to the bottom of Lake George for the winter so they would not fall into the hands of the French. Some of these boats were sunk too far down and were never retrieved. Today, these boats are part of the Submerged Heritage Preserves that are open to divers. These include The Sunken Fleet of 1758, the motor launch "Forward", and the 'Land Tortoise,' a 1758 Floating Gun Battery. As discussed in Section 2.3, the *John Jay*, a 1752 steamship has been discovered just north of Hague.

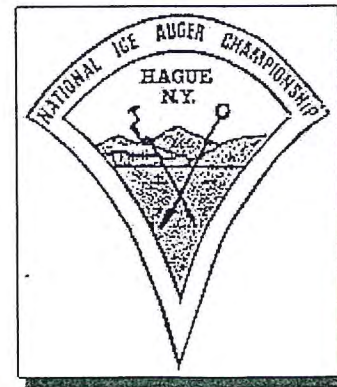
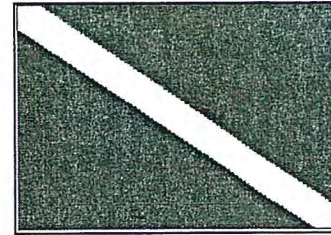
2.12.5.7 Service Clubs and Organizations

There are a number of service clubs and organizations that, have enriched the social, cultural, recreational, and economic aspects of the Town of Hague. Many of these organizations rely upon the support of local volunteers. Several of these service clubs and organizations have already been mentioned throughout this document:

- Hague Enhancement Committee
- Hague Chamber of Commerce
- Hague Historical Society
- Hague Fish & Game Club
- Hague Volunteer Fire Department
- Kiwanis Club of Ticonderoga

2.12.5.7.1 Carillon Garden

The Carillon Garden Club was organized in 1974 to



Hague Fish and Game Club

National Council of State Garden Clubs, Inc. The Club has several projects: wreath selling, annual bazaar, Holiday Magic displays, area plantings and clean-ups.

2.12.5.7.2 American Legion

The Hague Post 1538, American Legion promotes the interests of veterans, engages in community activities and provides social opportunities.

2.12.5.7.3 Hague Senior Citizen Club

The Hague Senior Citizens Club was founded in 1984. The Club offers seniors in town an opportunity to gather for social times and events and to keep up-to-date on regulations that may affect them.

2.12.5.7.4 Kiwanis Club of Ticonderoga

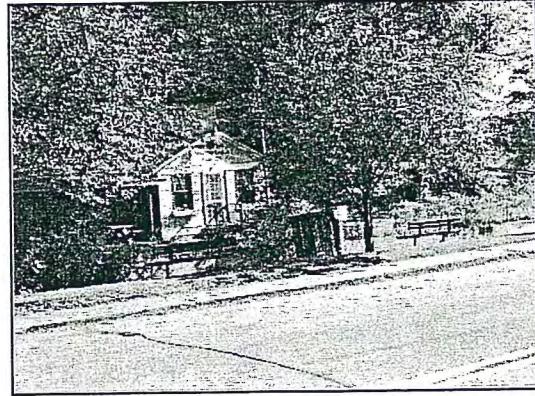
The Kiwanis Club of Ticonderoga, formed in 1927, serves Ticonderoga, Hague and other surrounding communities. Weekly luncheon meetings are held with speakers on informative and entertaining topics. Recent service projects benefiting residents of Hague have included building the first ice skating rink and later a picnic area at the Hague Community Center, construction of a pathway to the waterfall along Route 8, contribution of funds for a sign at the Hague visitor's center, and for new plantings at the intersection of Routes 9N and 8, annual Christmas luncheons for senior citizens, ice skating parties for children, Easter Egg Hunts and scholarships for graduating seniors at Ticonderoga High School.

2.12.5.7.5 Mohican Home Bureau

The Mohican Home Bureau is an organization promoting crafts, community service, consumer education, international relations, legislation information, health and safety.

2.12.5.7.6 Northern Lake George Yacht Club

The Northern Lake George Yacht Club was founded in 1946 is home to one-design fleets including Stars, Thistles, Comets, Lasers, Flying Juniors and N10s.



The Hague Post 1538 of the American Legion is located on State Route 9N beside Hague Brook.

2.12.5.7.7 Rotary Club of Northern Lake George

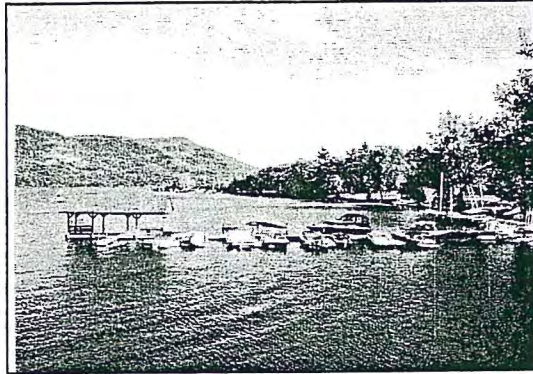
The Rotary Club of Northern Lake George was formed in 1996 and undertakes a wide variety of service activities in vocation, community and international promotion of goodwill and understanding. Some examples of past activities are supporting the Rotary Youth Exchange Program to bring foreign students to the U.S. for study, coordinating a Red Cross Blood Drive, supporting the Leukemia Society of America's Team in Training Program, the ADOPT-A-HIGHWAY program and 'Americade' with a canteen project.

2.12.5.7.8 Silver Bay Association

The Silver Bay Association (SBA) owns and operates the YMCA Christian Conference and Training Center, located in Silver Bay at the southern end of the Town of Hague. The Silver Bay Association was founded in 1902 and encourages spiritual, mental, and physical growth. Its mission is to foster a concern for the world in which we live, and nurture the spirit of service and leadership while offering love and hospitality.

The 700-acre property is listed on the National Register of historic places and has dozens of turn-of-the-century buildings. The facility is used for more than 280 educational, cultural, environmental, religious, public groups, and family reunions each year. The center also serves as a programming entity for a membership of 4,000 individuals and as a community development agency serving more than a dozen towns in a three-county area.

The Silver Bay Association is the largest employers in the Town of Hague and is a wonderful resource in the Town. A vacation and conference destination, SBA is known throughout New York and beyond. In addition to 'putting Hague on the map,' in the minds of many, it provides an unparalleled recreation and intellectual resource for Town residents. Both the Town and SBA have expressed an interest in developing a closer working relationship where there are matters of mutual interest.



The YMCA Christian Conference and Training Center operated by the Silver Bay Association

Photo courtesy of the Silver Bay Association.



2.12.5.7.9 The Hague Chronicle

Although not an organization, the newspaper does provide an important service to the Town is worthy of mention. This monthly newspaper is written and published with the help of volunteers and is distributed by donation to Hague residents and other interested parties. The Chronicle is an important communication tool to keep residents apprised of local government, special interest issues, service club and organization activities, and special events.

2.13 The Public Speaks

During August 2000, two public meetings were held to learn what the important issues were in the Town of Hague that should be addressed in the Comprehensive Plan. Over 170 residents attended these meetings. Participants were asked about the Town's assets, problems, economic development, land use and the primary hamlet, environmental quality and natural resources, historic and cultural resources, housing, transportation, infrastructure, facilities and services, community appearance, and what the Town should be like in 20 years. The results of these meetings, organized by topic, appear in the appendices. This section of the report provides an overview of those responses.

In general, the responses received exhibited a wide range of viewpoints, especially concerning the level of economic development, tourism, and commercial retail that is desirable in the Town. One segment of the population is a strong advocate of "leave Hague alone." These residents have decided to retire in Hague or maintain second homes here for the peace, quiet, and natural beauty of the area. They would like Hague to remain as it is today. At the other end of the spectrum, are those residents who live and work in Hague on a year-round basis. Some of these residents would like to promote tourism and draw commercial retail business to Hague to provide jobs and amenities such as a gas station, restaurant or a bank. Somewhere in the middle was another group of residents that would like a limited amount of development that would have

minimal impact on the quality of life in Hague.

Despite these differing viewpoints, it was generally agreed that Hague should not become a Bolton Landing or Lake George Village. Rather, residents would prefer that development be limited in size and scale, quaint and tasteful. Further, this development should be in harmony with the natural environment. In fact, there was overwhelming support for protection of environmental quality and natural resources. Residents seemed to be very well informed about environmental issues and recognized that a healthy environment is important for maintaining community character and attractiveness as a resort community.

Chapter 3 Hague Tomorrow: A Synthesis

The previous section of the plan summarized trends and conditions affecting the Town of Hague. This section of the plan discusses the relationship between those trends and conditions. It first summarizes and discusses the Town's strengths and weaknesses. The chapter concludes by synthesizing this information to suggest a vision for the future of Hague.

3.1 Strengths and Weaknesses: A Summary

The previous chapter presented a great deal of information about trends and conditions in Hague. In order to provide a foundation for the discussion that follows, it is useful to summarize the Town's major strengths and weaknesses. In no particular order, these are as follows:

<u>Strengths</u>	<u>Weaknesses</u>
➤ Natural beauty	➤ Natural resource constraints to development
➤ Small town character	➤ Physical isolation
➤ Relatively good environmental quality	➤ Trend toward declining water quality in Lake George
➤ Property tax income from large homes	➤ Lack of affordable housing
➤ Active service clubs and organizations (volunteerism)	➤ Large elderly population- demand on services
➤ Rich history	➤ No school in Town
➤ Relatively few traffic problems	➤ High school taxes
➤ Town Hall and services e.g., Town Park, new fire department building	➤ Lack of commercial services
➤ Opportunities for outdoor recreation	➤ Lack of parking in primary hamlet
➤ Nice retirement community	➤ Lack of water and sewer service
➤ Primary hamlet	➤ Division among residents re: desirable level of economic and commercial development
➤ Community support facilities	➤ Appearance of primary hamlet and Town in general
➤ State support for	

Hague Tomorrow



"When asked what it is that residents love about Hague, usually the first thought that comes to mind relates to the natural beauty and environmental quality of the area."

3.2 What Makes Hague Special?

When asked what it is that residents love about Hague, usually the first thought that comes to mind relates to the natural beauty and environmental quality of the area. During public meetings and interviews conducted at the beginning of the comprehensive planning process, residents mentioned the fondness they had for Lake George, the surrounding mountains, the forested landscape, and clean air and water. Also because of this setting, residents and visitors have endless opportunities to participate in outdoor recreation such as camping, hiking, hunting, fishing, cycling, boating, snowmobiling, and cross-country skiing.

Given these excellent recreational opportunities and beautiful setting, it is no coincidence that the Town has a large number of second homes and a large retiree population. One consequence of a large retiree population is a high level of volunteerism through service clubs and organizations. The potential for partnerships with local organizations and a high level of volunteerism bodes well for implementing the recommendations of this plan which, in part, rely on the commitment of non-governmental organizations and volunteer committees. Another positive impact of a large retiree population and second homeowners is that, along with the property taxes they pay, they place no demands on the school system. In addition, anecdotal evidence suggests that second homeowners and retirees may be stimulating the local economy in their demand for services which they are either unable to complete themselves or do not have the time/desire to do.

Because of the small-scale development and surrounding natural beauty, the Town of Hague exudes a quaint, rural atmosphere. Residents treasure this quality and feel that Hague is one of the few unspoiled communities on Lake George. Despite the rural setting, residents of Hague have access to an array of quality community facilities and services such as the Town Park, visitor center, a spacious and modern community center, a brand new firehouse with emergency shelter and 'Meal-on-Wheels' program, local transfer station with recycling, highway maintenance and snow plowing.

Beyond these basic and essential services, residents of Hague have access to the arts, festivals and cultural facilities in the Town, Silver Bay Association, nearby Ticonderoga, and, at a greater distance, Glens Falls. These resources are some of the basic building blocks of an economic development strategy for Hague. As already mentioned, Hague is rich with history in the tourism, recreation, and natural resource industries yet; these elements have not been fully interpreted and capitalized upon to the extent that they could be. The primary hamlet is another major asset. The Town and its volunteers have been active improving the appearance of the primary hamlet as evidenced by new landscaping and street furniture. A good mix of building style and commercial uses also exists in this area.

Another promising aspect about Hague is that tourism appears to be alive and well in the Town. As tourism statistics have shown, the Lake George area enjoys a healthy tourism industry in the summer months. In Hague, tourist accommodations are near capacity during July and August and winter tourism activities (snowmobiling, cross-country skiing, ice fishing and diving) are also available and have great potential for expansion.

3.3 Challenges

Despite the assets discussed above, the Town has several challenges that it must face as it plans for its future growth and development over the next decade.

While the natural resources of Hague are one of its greatest assets, recent reports such as Lake George – Planning for the Next Century have noted the decline in environmental quality. The Hague Brook delta is a local example of erosion and sedimentation affecting water quality. Residents that attended the public meetings or participated in interviews for this comprehensive plan are also concerned about vegetation removal along the waterfront and tree-cutting and development on the steep slopes of mountainsides. Without sewer service, it will be difficult to site additional development without impacting natural resource constraints. Analysis undertaken for this

“...Hague is rich with history in the tourism, recreation, and natural resource industries yet these elements have not been fully interpreted and capitalized upon...”

report has shown that, without sewer 75% of the Town's area is 'unsuitable for development' based on natural resource constraints. While the level of accuracy is questionable, the resource constraint analysis that used Warren County soils data showed that there is only 766 acres of vacant land which are 'moderately suitable.' In addition, the Town has no public water system which could mean less than adequate water supply for some residents as well as a disincentive to businesses wishing to locate in the primary hamlet.

As mentioned earlier in this report, it is estimated that nearly three-quarters of the single-family residential parcels in the Town of Hague belong to seasonal residents and that Hague has and is evolving toward a retirement community. Some of the positive spin-offs of this demographic and homeownership trends are discussed above. A negative consequence is that lakefront and lakeview housing prices have soared and Hague is becoming a less affordable place to live, although this problem is not as great off the lake. The lack of high paying jobs in the immediate vicinity and high school taxes compounds the overall affordability problem. While the second homeowners are generating ample property tax revenue for the Town, for eight months of the year, less than half the residents are able to take an active role in local government, volunteer boards and organizations. This scenario often leads to resentment among those that live in the Town all year round and a 'division' between the winter and summer communities. The lack of cohesiveness among residents often impedes Town initiatives from moving forward. It is also uncertain what sort of financial impact the growing aged population will have in terms of required services at the Town and County level.

Another frequently mentioned problem in Hague is the lack of commercial services such as a restaurant, grocery store, or gas station for year-round residents. Currently, these goods and services must be obtained from nearby Ticonderoga. However, running a profitable year-round business with only approximately 400 households is a significant challenge.

Another area of improvement for the Town is community appearance within the primary hamlet as well as

"Another frequently mentioned problem in Hague is the lack of commercial services available in Town such as a restaurant, grocery store, or gas station for year-round residents."

throughout the Town. An ongoing issue is the presence of 'junk cars' that is detracting from the overall appearance of the Town. An attractive appearance is vital for maintaining community pride and is key to attracting visitors to the Town.

3.4 Strategies for the Future

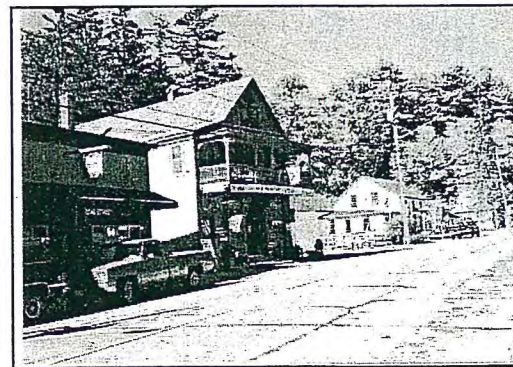
3.4.1 Economic Development

The strategies presented represent a compromise between two dissenting viewpoints; one that is supportive of additional tourism and commercial development and one that wants Hague to remain virtually the same. This compromise attempts to balance the desires of many to "leave Hague alone" with the desires of others, principally year-round residents, to have a community in which basic jobs and services are available, at least at some level. From all the discussion that took place during public meetings, interviews, and Comprehensive Plan Committee meetings, it is clear that no one wants Hague to become a Lake George Village or Bolton Landing. It would seem that encouraging very 'controlled', 'small-scale', 'quaint' and 'tasteful' development, to use terms frequently cited at public meetings, is an approach acceptable to the majority.

The most promising approach to strengthening the economy in Hague while maintaining the overall natural character of the Town is through revitalization of the primary hamlet that includes retaining and encouraging new business, as well as improving the appearance of this area. The primary hamlet, found at the intersection of State Route 8 and State Route 9N, is the focal point of the Town. According to the Adirondack Park Agency Act, the 'hamlet' areas are to serve as the service and growth centers of the park and provide a large portion of the park's housing, commercial and industrial activities. This strategy harbors back to Hague's historical roots when the hamlet did thrive. Older residents in Town and historical records show that Hague was once a bustling resort town full of charm, amenities and entertainment.

As mentioned earlier in this report, there is a lack of

"One promising approach to strengthening the economy in Hague is through revitalization of the primary hamlet that includes retaining and encouraging new business, as well as improving the appearance of this area."



State Route 8 in the primary hamlet.

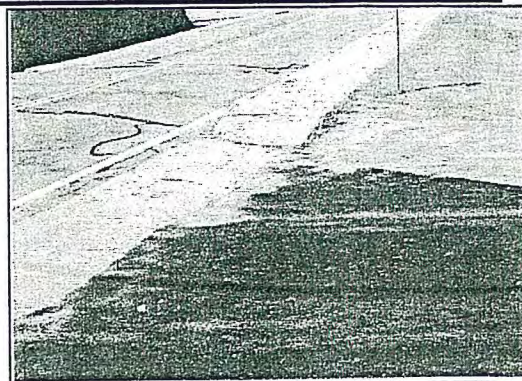
services available to year-round residents within the Town. One strategy to encourage and retain business in the primary hamlet is promotion of tourism. As mentioned, a very good foundation already exists. Hague is a popular destination in the summer months and tourist accommodations are fully booked. It would be advantageous to the Town if these overnight tourists, as well as day-trippers, could patronize local businesses for their essential goods and services, as well as other tourist-related shopping. Retail businesses which fall into the category of 'distinctive niche markets,' such as antiquing, woodworking, and other works of Adirondack theme artists and craft-makers seem promising. This type of retail is small in scale, provides jobs for local craftpersons, and is consistent with the Adirondack surroundings. The provision of water and sewer service, as well as an amendment to the tourist accommodation regulations, will help to encourage new business in the primary hamlet. The location and orientation of the primary hamlet adjacent to Lake George, inclusive of State Route 9N, will be particularly advantageous for 'capturing' tourists driving along the lake and 'luring' them into the heart of the primary hamlet. Taken together, all of these measures should encourage tourism year round, rather than just in the summer months.

As part of this strategy of encouraging tourism in the primary hamlet, the Town should emphasize interpretation of the natural features, history, and museums of the Town. The Lake George Visitor Information and Interpretive Facilities Project, of which Hague is a part, will provide an excellent building block. This project is part of the state-funded 'Lake Champlain/Lake George Waterfront Revitalization Initiative,' discussed in Chapter 2. The interpretive scenarios include: the geologic history, rock legends, Friends Point Indian Settlement, Abercrombie's encampment, Rogers Rock legend, lumbering, the graphite mines, steamboat traffic, the ice industry, the Hague Rowing Club, the Hague Regatta, summer hotels, camps, cabins, winter harness racing, the Lake George monster, and the bat hibernaculum. Planned improvements in Hague include an interpretive kiosk for the Town Park, a brochure for distribution by the Chamber of Commerce, and a school site marker

identifying the 1925-79 Central School location. The Town should continue to develop event-based attractions (e.g., festivals and fairs) to promote the history and arts in the community. This is one of the several areas for partnership with the Silver Bay Association. In general, the Town of Hague should strive to participate in regional heritage efforts coordinated by agencies and organizations such as Warren County, the Adirondack North Country Association, and other local Chambers of Commerce.

The second component of revitalizing the primary hamlet is to improve its appearance. Already, volunteer committees such as the Hague Enhancement Committee, the Carillon Garden Club, and the Kiwanis Club have worked hard to improve the hamlet. Taking these efforts a step further, improvements to the primary hamlet should include ensuring an attractive and safe pedestrian environment, upgrading and repairing sidewalks, placing utilities underground, adding street furniture, controlling vehicle speeds, adding additional landscaping, adding consistent signage which is both attractive and informative, and improving the facades of businesses along State Route 8. Parking is also an integral component discussed in more depth in Section 3.4. Preparation of streetscape guidelines should be undertaken to address the aforementioned components. These improvements should be constructed at the same time the sewer is installed to minimize disruption to the community. At the same time, it would also be desirable to install conduits for high speed cable and telecommunication lines.

Besides the primary focus of promoting tourism in the primary hamlet, the Town should also concentrate on secondary strategies that include providing support for new businesses that aid the retired and elderly population. It is expected that demand for these services will only grow over the next decade. Another trend that should be embraced by the Town is the growing number of home-based businesses. If properly regulated, the impacts on surrounding neighborhoods arising from these types of businesses can be kept to a minimum. In a similar vein, the Town should support telecommuter facilities (i.e., high speed internet) for



Sidewalk on State Route 8 in disrepair.

Improvements to the primary hamlet should include:

- ensuring an attractive and safe pedestrian environment
 - upgrading and repairing sidewalks
 - adding street furniture
 - controlling vehicle speeds
 - adding additional landscaping
 - adding consistent signage
 - improving the facades of businesses
 - ensure sufficient sewer capacity to allow for the growth in the primary hamlet
 - Investigate the feasibility of supplying water to the Primary Hamlet
-

residents. Hague's beautiful setting makes it an ideal location for residents to create an office at home while maintaining a linkage to their workplace through phone, fax, and the internet. It will be necessary for the Town to provide the necessary telecommunication infrastructure to enable home-based businesses and telecommuting.

3.4.2 Retain Community Character

Another priority for the Town over the next decade should be maintenance of community character. In Hague, this means protecting the natural environment; a fundamental reason why residents choose to live in the Town and why tourists visit. Environmental quality is fundamental to fostering a healthy economy in Hague. In striving for environmental quality the Town should continue to foster its close working relationship with the Lake George Association and should support the recommendations of the basin-wide report Lake George - Planning for the Next Century. Zoning amendments are needed to provide additional mechanisms for environmental protection. As used in the nearby Town of Lake George, a waterfront overlay would require setbacks, buffering, and visual screening along permanent streams which may or may not be navigable. The use of such a mechanism should be also be studied for properties on Lake George. Enacting steep slope regulations would preserve the natural and aesthetic value of the mountains and hillsides, guard against property damage and personal injury, minimize the potential for erosion, soil failure, and siltation, and would conserve existing vegetation and woodlands.

Retaining community character also means protecting the integrity of single-family neighborhoods. Residents in the Town of Hague have made significant investments in their privately held residential properties. Every effort should be made to ensure that surrounding commercial land uses do not adversely impact these neighborhoods. Focusing tourism and growth in the primary hamlet will help to accomplish this goal. Care should be taken to ensure that traffic generated by additional businesses or interpretive efforts in the primary hamlet do not interfere with access to residential neighborhoods (e.g.,

"Retaining community character also means protecting the integrity of single-family neighborhoods."

"...efforts should be taken to ensure that there are housing choices available to low to middle-income earners."

Overbrook Road). Enacting adequate regulations for home-based businesses will also be helpful in protecting the residential neighborhoods. These regulations should recognize that some types of home-based businesses create more impacts than others. For instance, a web page design firm would create significantly less impacts than, say, a small motor repair shop. Zoning regulations can be drafted based on the premise that home occupations should be regulated according to the intensity of the use.

Housing and population statistics have shown that Hague has become less affordable and is evolving toward a community of second-homeowners and retirees. To retain its character, efforts should be taken to ensure that there are housing choices available to low to middle income earners. Access to funding for first-time homebuyers should be promoted, accessory apartments for immediate family members should be permitted in certain settings, and small lot zoning should be created in a suitable location of the Town to create affordable housing opportunities. Regarding the latter, it is likely that special measures would be needed to prevent these lots from becoming additional vacation homes.

3.4.3 Improve Town Facilities

During interviews and meetings conducted for this comprehensive plan, residents mentioned the need for a pedestrian path along State Route 9N and Lake George. It would be desirable if this path could extend south to Tongue Mountain in the Town of Bolton. As mentioned with respect to recreation facilities the Town has an extensive network of snowmobile trails. The Town should provide support for the maintenance of these trails and should work toward developing linkages with other region-wide trail networks. The Town now has a brand new building to house its fire department. However, like many other communities Hague has a volunteer force that is declining in number and is ageing. The Town should actively recruit members for its volunteer fire department and should consider developing monetary incentives for individuals to do so. The Town should also work with the fire department to find an appropriate use for the old firehouse building

"If the Town wishes to revitalize the primary hamlet then a necessary first step is rectifying the parking problem."

"An attractive appearance is key to maintaining community pride and encouraging visitors to the Town of Hague."

in the primary hamlet.

If the Town wishes to revitalize the primary hamlet then a necessary first step is rectifying the parking problem. This strategy includes receiving title to the lot currently owned by the Ticonderoga School District located on the north side of State Route 8 next to the Methodist Church. From a positive standpoint, this lot will accommodate 20 parked cars. However, a weakness of this lot is that it is at least 5 minutes walking distance from the Town Park. Another strategy to alleviate the parking shortage is to promote the use of commercial (fee-based) parking lots. For instance, in August of 2000, a small commercial lot that holds 60 large vehicles opened on State Route 8, approximately one mile west of the Town Park. The lot is open for spring and summer months and provides daily, weekly, and seasonal rates and will shuttle patrons to the Park. In addition, the Town should be prepared to consider the purchase of suitable properties that become available in the primary hamlet for use as a parking lot. Improving pedestrian facilities in the primary hamlet will help to ensure mobility between parking lots and other areas throughout the primary hamlet. The Town should continue to provide free on-street parking. Signage, to be addressed through streetscape guidelines, will be important for directing visitors to available parking in the primary hamlet.

3.4.4 Overall Town-wide Appearance

An attractive appearance is key to maintaining community pride and encouraging visitors to the Town of Hague. An issue that has plagued the Town for some time, is the presence of junk cars. The Town, through the efforts of the Office of the Supervisor, received an \$11,000 grant from the New York State Division of Housing and Community Renewal for a 'Junk Yards Clean-up Project.' Funds will be used to staff a team of workers to rent the necessary equipment to transport the vehicles and other junk to a disposal site and pay the necessary tipping fees. To prevent the accumulation of these junk vehicles in the future it would be prudent if the Town were to enact a local law that regulates junk vehicles and junk yards. Another strategy to improve the town-wide appearance is to hold an annual town-

wide clean-up day where residents may dispose of large household items at the transfer station free-of-charge. Measures will need to be taken to ensure that only residents of Hague have access to this special service. Another issue commonly mentioned with respect to community appearance is the sand pit located at the south end of Town. As this site functions as the southern gateway to the Town an alternate use should be considered for the parcel. Regardless of use, the site should be properly screened, including relocation of plantings closer to Route 9N.

3.4.5 Modernizing Tourist Accommodations

As mentioned, one strategy for economic development is the promotion of tourism in the primary hamlet. Somewhat of a roadblock to this strategy, however, are the current tourist accommodation regulations. These regulations restrict the density of non-affected tourist accommodations greater than 300 square feet in the primary hamlet to that of a single-family home. Recent tourism trends suggest that tourists are demanding larger facilities with efficiencies. In addition, the Warren County Department of Tourism has noted that the Lake George region is competing with many international destinations for tourists. Therefore, in order that Hague can be competitive and offer state of the art accommodations, the Town should revise the tourist accommodations regulations to keep pace with changing tourism trends. The proposed revisions to these regulations are described in more detail in the appendices.

3.4.6 Education

The last major strategy includes more education for residents and Town employees. To ensure the success of the Town's land use program, there should be ongoing training opportunities for the zoning enforcement officer, Planning Board and the Zoning Board of Appeals. One way to reduce the enforcement burden of the zoning enforcement officer is to prevent violations from occurring in the first place. A wise town investment is the education of residents about local land use laws, especially with respect to shoreline regulations through pamphlets, newspaper articles, and

Chapter 4 Goals, Objectives, and Recommendations

Goals and objectives are formal statements of what Hague hopes to achieve over the life of the plan. Goals are broad policy statements, while objectives set out more specific achievement targets. Goals and objectives formalize the broad vision presented in the preceding chapter, and they provide policy framework for the next 10-15 years. In addition to those developed for the broad vision, goals and objectives have also been developed to address other specific issues raised elsewhere in this plan. Specific mechanisms for implementing the goals and objectives are provided. Attached to each recommendation is a responsible party/organization and a time frame under which the recommendation should be implemented. These time frames are either immediate, short, or long term. The goals and objectives are structured by general topic area to promote general legibility and continuity for the reader.

ECONOMIC DEVELOPMENT

Goals

Strengthen the economy through the attraction of new business.
Expand services and tourism mainly in the primary hamlet.

Objectives

- Promote the development of distinctive niche markets and services.
- Encourage Adirondack theme artist and craft-makers to locate in the Town.
- Bolster the tourism economy by celebrating and promoting the rich history, interpretive themes, and museums of the Town.
- Continue to promote the Town of Hague as a tourist destination.
- Provide adequate docking and trailer parking to encourage tourists to visit Hague by water-based travel.
- Participate in regional tourism initiatives.
- Better communicate economic development opportunities in the

Goals, Objectives & Recommendations

Town.

- Deliver the services of a grant writer to research and prepare grant applications for Town projects.
- Provide economic support to new businesses in the Town via small business loans.
- Ensure that Town residents have access to amenities on a year-round basis.
- Provide support for home-based businesses and telecommuting.
- Promote services that cater to the retirement and elderly population.
- Allow for larger tourist accommodations than are currently permitted.

Recommendations

- 1) Create incubators for Adirondack arts, crafts, antiques, books, and studios/galleries.

Time frame: Short

Responsibility: Citizen volunteers, Hague Chamber of Commerce, Town Board

First Step: Create Incubator Committee to explore ideas, find space and funding, create rules, etc.

Funding: U.S. Small Business Administration: various programs; Warren County Economic Development Corporation: Micro-Enterprise Program; Adirondack Economic Development Corporation: SBA Micro Loan Program & USDA Rural Development; Lake George Lake Champlain Regional Planning Board: Intermediary Relending Program & Revolving Loan Fund II

- 2) Better promote and expand the hours of the Hague Cartoon Museum and Clifton West Historical Museum.

Time frame: Long-term

Responsibility: Curators of the museums; Hague Enhancement Committee

First Step: Set up meeting with curatars to discuss the idea.

3) Expand upon the efforts of the Lake George/Lake Champlain Waterfront Revitalization Initiative and work with the Initiative to provide visitor information and interpretive facilities. Develop more interpretive displays and materials and expand the number of historical markers.

Time frame: Long term

Responsibility: Hague Historical Society; Hague Enhancement Committee;
Town Board

First Step: Appoint a Town Board Committee to interact with the Initiative on Hague's behalf.

4) Promote tourism in the off-season as well as throughout the summer months.

Time frame: Immediate

Responsibility: Hague Chamber of Commerce

First Step: Task the Chamber of Commerce with tourism enhancement and extension as a primary charge.

5) Explore the feasibility of expanding Town owned and operated docking facilities.

Time frame: Short

Responsibility: Planning Board; Town Board

First Step: Form a subcommittee and conduct a survey of potential property options.

6) Maintain an up-to-date database of vacant commercial properties in the Town to communicate to potential users

Time Frame: Short

Responsibility: Hague Chamber of Commerce

First Step: Task a subcommittee with conducting a survey and creating a list.

7) Investigate the applicability of Section 485-b of the NYS Real Property Tax Law to allow for property tax exemptions for improvements to business properties.

Time Frame: Immediate

Responsibility: Town Board, Town Assessor

First Step: Task the assessor with researching with researching the law and preparing a summary memo for the Town Board.

8) Promote the availability of small business loans available through the Warren County Homefront Development Corporation partnership and the Lake Champlain-Lake George Regional Planning Board.

Time Frame: Immediate

Responsibility: Citizen volunteers; Hague Chamber of Commerce

First Step: Task a member to research loan availability and prepare a summary memo.

9) Take steps to promote the Town of Hague, including hiring staff to promote Hague.

Time Frame: Short

Responsibility: Hague Enhancement Committee; Hague Chamber of Commerce

First Step: Prepare a job description.

10) Participate in regional tourism and heritage planning efforts such as the Lake Champlain/Lake George Waterfront Revitalization Initiative, the Champlain Trail and Champlain Canal Byways, as well as the proposed Lake George Scenic Byway.

Time Frame: Ongoing

Responsibility: Town Board; Citizen Volunteer

First Step: Appoint a committee to interact with these initiatives.

11) Conduct a Town-wide survey to learn what sorts of services retirees, second-homeowners and the elderly are demanding but are lacking in the Town. Communicate these business opportunities through the Chamber of Commerce and the Hague Chronicle.

Time Frame: Immediate

Responsibility: Planning Board; Hague Chamber of Commerce

12) Initiate discussion with the volunteer fire department to explore the future use possibilities of the old fire house in the primary hamlet.

Time Frame: Immediate

Responsibility: Town Board

First Step: Form a joint committee to initiate possibilities.

LAND USE AND ZONING

Goals

Regulate land use in a manner that protects the surrounding environment and the quality of residential housing while allowing commercial development in the primary hamlet.

Objectives

- Continue to enforce local codes and regulations.
- Educate Town residents and employees about applicable Town land use law, procedures, and local codes.
- Support the modernization of tourist facilities.
- Provide additional environmental protection in the land use development process.
- Encourage and regulate home occupations while protecting neighborhoods and the environment.
- Regulate telecommunication towers

Recommendations

13) Amend the zoning ordinance to provide regulations for home occupations.

Time Frame: Immediate

Responsibility: Planning Board; Town Board

First Step: Task a committee with drafting amendments.

14) Revise the tourist accommodations regulations of the zoning ordinance as described in the appendices.

Time Frame: Immediate

Responsibility: Planning Board

First Step: Task a Town Board Committee with drafting amendments.

15) Revise the zoning ordinance to regulate telecommunication towers. Such regulation should limit the visibility of towers above ridgelines and require co-location, where feasible.

Time Frame: Immediate

Responsibility: Town Board; Planning Board

First Step: Charge subcommittee with drafting revisions; obtain model ordinance.

ENVIRONMENTAL QUALITY AND NATURAL RESOURCES

Goals

Protect the environmental quality and natural resources of the town and surrounding region.

Objectives

- Require site plan review for new construction on slopes greater than 15%.
- Provide additional regulations along the shoreline, and stream banks and wetlands to promote environmental and aesthetic quality.

- Encourage redevelopment and development in areas that are minimally constrained by natural resources.
- Support region-wide efforts to improve water quality and conserve natural resources.

Recommendations

16) Amend the zoning ordinance to provide a waterfront overlay for year-round streams that would require setbacks, buffering and visual screening. Investigate a similar overlay for Lake George.

Time Frame: Immediate
 Responsibility: Town Board
 First Step: Task a committee with drafting amendments

17) Amend the zoning ordinance to provide steep slope regulations to preserve the aesthetic value of the mountains and hillsides, guard against property damage and personal injury, minimize the potential for erosion, soil failure and siltation, and conserve existing vegetation and woodlands.

Time Frame: Immediate
 Responsibility: Town Board; Planning Board
 First Step: Task a committee with drafting amendments.

18) Hold a Town-wide workshop for the Town of Hague to discuss the implications of the report "Lake George - Planning for the Next Century."

Time Frame: Short
 Responsibility: Planning Board; Town Board
 First Step: Contact preparers and arrange for a workshop

HOUSING

Goal

Provide a greater range of housing opportunities.

Objectives

- Improve access to funding for first-time homebuyers.
- Allow accessory apartments for immediate family members in both residential and commercial settings.

Recommendations

19) Communicate with Warren County about funding programs available for first-time homebuyers

Time Frame: Ongoing

Responsibility: Town Board

First Step: Appoint a member to research opportunities and prepare a summary.

TRANSPORTATION

Goals

Address the current and future parking shortages in the primary hamlet.
Address Route 9 safety issues.

Objectives

- Continue to provide free on-street parking within the primary hamlet.
- Provide additional off-street parking in the primary hamlet.

- Promote the use of commercial parking lots in the primary hamlet.

Recommendations

20) Work with the Ticonderoga School District to obtain title to the vacant lot in the primary hamlet next to the Wesleyan Church

Time Frame: Immediate

Responsibility: Town Board

First Step: Designate a member to negotiate with the School District.

21) Encourage the development and use of privately owned fee-based parking lots.

Time Frame: Ongoing

Responsibility: Hague Enhancement Committee; Planning Board

First Step: Publicize invitation to residents for such use.

22) Conserve the purchase of any suitable lots that become available for use as a parking lot, especially if they are located close to the intersection of State Route 8 and State Route 9

Time Frame: Long-term

Responsibility: Town Board

First Step: None Needed

Funding: NYS Office of Small Cities: Community Development Block Grant (Comprehensive)

23) Improve pedestrian facilities in the primary hamlet as per the proposed design guidelines to improve mobility between parking lots

Time Frame: Short

Responsibility: Planning Board

First Step: Seek funds and engage consultant to design comprehensive improvements to primary hamlet

Funding: NYS Office of Small Cities: Community Development Block Grant (Comprehensive)
New York State Urban Council: Downtown Development Initiative

24) Address safety issues on Route 9N approaching the Island Harbor Turn.

Time Frame: Short

Responsibility: Town Board

First Step: Initiate discussions with NYSDOT.

HISTORIC AND CULTURAL RESOURCES

Goals

Promote the historic and cultural resources in the Town of Hague and surrounding region and promote Hague as "Hague, an Adirondack Town on Lake George."

Objectives

- To give Hague a catching image in the minds of tourists and others, and to advertise the town as "Hague, an Adirondack Town on Lake George." (The Adirondack image is very meaningful as well as the location on Lake George.)
- Continue to develop festivals, fairs, craft shows and other event-based attractions to promote the history and arts of the community.
- Ensure that there are policies and procedures in place to manage, expand and enhance the Town's historical records.
- Continue to build the partnership between the Town of Hague and Silver Bay Association. Discuss with the Silver Bay Association its making available to the residents of the Town of Hague certain basic programs either free or at a reduced charge.

Note: See "Economic Development-Recommendations" concerning the Town museums and interpretation of historic and natural resources. Obtain a qualified person to be in charge of such museums and resources.

Recommendations

25) Seek grant funding from New York State Archives under the Local Government Records Management Improvement Fund for "Archival Records" for preservation, management, and storage of these records. Consider engaging the person who writes the Warren County grant requests for this purpose.

Time Frame: Short
 Responsibility: Historical Society; Town Board
 First Step: Create and task subcommittee; obtain grant guidelines

26) Convene a joint meeting between the Silver Bay Association and the Town of Hague on an annual basis to discuss issues of mutual interest.

Time Frame: Immediate
 Responsibility: Town Board; Silver Bay Association
 First Step: Convene a meeting

27) Continue the summer concert series in the Hague Town Park

Time Frame: Short
 Responsibility: Citizen Volunteers
 First Step: None Needed

28) Explore (i) an enriched year-round recreation program--possibly with the Silver Bay Association; (ii) a study center and resource library equipped with (supervised) internet access; (iii) volunteer tutors, etc.

Time Frame: Short
 Responsibility: Volunteer Committee of Town residents
 First Step: Town Board to contact prospective members, publicize formation of committee and call an organizational meeting at which a chairperson will be elected.

COMMUNITY FACILITIES & SERVICES

Goal

Protect and improve the Town's community facilities and services.

Objectives

- Increase the volunteer membership in the Hague Fire Department.
- Develop a walking trail along State Route 9N.
- Promote and expand snowmobile trails.
- Ensure public safety.

Recommendations

29) Actively recruit members for its volunteer fire department and consider developing monetary incentives for individuals to do so through the Length of Service Awards Program authorized by New York State General Municipal Law.

Time Frame: Short
Responsibility: Town Board, Hague Fire Department
First Step: Investigate program and decide whether to participate

30) Designate a subcommittee of the Planning Board with resident volunteers to investigate the feasibility of developing a pedestrian pathway along State Route 9N from the primary hamlet to Tongue Mountain. In addition, identify and publish other presently available routes for walking in the Town of Hague.

Time Frame: Short
Responsibility: Planning Board Subcommittee
First Step: Appoint subcommittee and determine the route and cost of a path.

Funding: NYS Office of Parks, Recreation and Historic Preservation: Recreational Trails Program; NYS Department of Transportation: Transportation Enhancements Program

31) Identify existing snowmobile trails in the Town of Hague and put together a plan for their useage and maintenance and for developing linkages with region-wide trails.

Time Frame: Short
 Responsibility: Town Promotion Committee, Hague on Lake George Sno-Goers
 First Step: Implement a committee to implement the goal.
 Funding: NYS Office of Parks, Recreation and Historic Preservation: Recreational Trails Program if not in conflict with the Wilderness Act.

32) Investigate options to improve public safety, including increased State Police and/or County Sherrif coverage, hiring a Town Constable or creating a Town police department.

Time Frame: Short
 Responsibility: Town Board
 First Step: Form a committee to investigate issues and initiate discussions with law enforcement agencies.

33) Consider a Web Site for the Town of Hague which will list meetings and other activites scheduled for hte Town of Hague.

Time Frame: Sort
 Responsibility: Town Board; Citizen Volunteer
 First Step: Town Board should find a citizen volunteer.

INFRASTRUCTURE

Goal

Provide the necessary infrastructure to promote economic development, environmental quality, and human health.

Objectives

- Provide municipal wastewater and water supply services.
- Provide cable TV/cable internet service in the Town.
- Explore with a cellular provider the enhancement of cellular service in the Town of Hague.

Recommendations

34) Form sewer district No. 1 and provide wastewater treatment to this district.

Time Frame:	Immediate
Responsibility:	Town Board
First Step:	Form District

35) Investigate the feasibility of constructing small group wastewater treatment systems to service groups of homes with failing or substandard systems.

Time Frame:	Long term
Responsibility:	Volunteer citizens; Town Board
First Step:	Organize and conduct a wastewater treatment survey

36) Investigate municipal water supply service to the primary hamlet by forming a Water district and seeking grant funding to implement this project.

Time Frame:	Immediate
Responsibility:	Town Board
First Step:	Seek Funding

Funding: Environmental Facilities Corporation; Financial Assistance to Business Water Program; Department of Health; Drinking Water Revolving Fund

37) Initiate discussions with Time Warner to provide cable TV/internet service in Town.

Time Frame: Immediate
Responsibility: Town Board
First Step: Designate a member to negotiate with Time Warner

COMMUNITY APPEARANCE

Goal

Improve the appearance and functionality of the primary hamlet and the general appearance of the Town.

Objectives

- Prepare and implement streetscape guidelines, including provisions for the avoidance of lighting pollution, for State Route 8 in the primary hamlet.
- Hold an annual Town-wide clean-up day.
- Support the efforts of community organizations to beautify the Town.
- Eliminate junk vehicles and junk yards.
- Improve the appearance of the sand pit at the south end of Town.
- Install and maintain safe outdoor lighting at the Community Center.

Recommendations

38) Investigate funding opportunities to obtain professional services to prepare streetscape design guidelines for the primary hamlet.

Time Frame: Immediate
 Responsibility: Citizen volunteers; Planning Board; Town Board
 First Step: Investigate funding opportunities.
 Funding: NYS Small Cities Office: Community Development Block Grant (Comprehensive)

39) Investigate funding opportunities to implement the recommendations of streetscape design guidelines prepared for the Town.

Time Frame: Short
 Responsibility: Citizen Volunteers; Planning Board; Town Board
 First Step: Investigate funding opportunities.
 Funding: NYS Small Cities Office: Community Development Block Grant (Comprehensive)

40) Continue to engage the cooperation of the Chamber of Commerce, Carillon Garden Club, American Legion, Kiwanis Club and Rotary Club in the beautification of the primary hamlet.

Time Frame: Ongoing
 Responsibility: Town Board
 First Step: None Needed

41) Develop and enact a local law to control junk vehicles and junk yards.

Time Frame: Immediate
 Responsibility: Town Board
 First Step: Draft Local Law

42) Hold an annual clean-up day such that the Town transfer station will accept large household items at no cost. Steps should be taken to ensure that this service is available only to Town residents.

Time Frame: Short
Responsibility: Town Board
First Step: Appoint a committee to plan the clean-up day.

43) Improve the appearance of the sand pit by screening it and/or considering an alternate use for the pit.

Time Frame: Short
Responsibility: Town Board
First Step: Develop screening plans

**Appendix A
Parking Study**

**Parking Study
Primary Hamlet - Town of Hague**

Purpose

To determine the relationship between parking demand and parking supply in the Town of Hague's primary hamlet.

Method

This parking study consisted of two parts: 1) a parking inventory and 2) an estimate of parking demand based upon land use. To determine the amount of available parking, both public and commercial parking areas in the primary hamlet of the Town of Hague were inventoried on November 29, 2000. Parking demand was estimated based upon land uses in the primary hamlet and corresponding "Off-Street Parking Requirements," as defined by the American Planning Association¹. Off-street parking requirements are based upon square footage of a building, number of seats, or some other relevant measurement. Parking spaces associated with tourist accommodations were not included in the study because it was assumed that there were enough parking spaces to accommodate maximum occupancy and that these spaces were generally not available for public parking.

Results

Table 1. Parking Supply and Demand in the Primary Hamlet of Hague.

Name of Business	Parking Requirement	Building footprint or other Measurement	No. of Spaces Required	No. of Available Spaces
Community Center	4 spaces per 1,000 s.f	10,658 s.f.	43	47
Catholic Church	1 space per 5 seats	189 seats	38	34
Wesleyan Church	1 space per 5 seats	110 seats	22	0
Hairstylist (home-based)	1 space per 300 s.f.	64 s.f.	1	0

¹ American Planning Association. Off-Street Parking Requirements. Planning Advisory Service Report Number 432. Edited by David Bergman.

Name of Business	Parking Requirement	Building footprint or other Measurement	No. of Spaces Required	No. of Available Spaces
Taxidermy	1 space per 300 ft.	1,398/2	3	5
Stull Realty	1 space per 400 s.f.	1,398/2	2	
Cartoon Museum	1 space per 1,000 s.f.	2,139	3	5
Hague Baptist Church	1 space per 5 seats	125 seats	25	26
Post Office	4 spaces per 1,000 s.f.	2,818	12	4
Hague Market	1 space per 250 s.f.	3,302	14	
Alison Craig Realty	1 space per 400 s.f.	4191/2	6	0
Lakeside Wine and Liquors	1 space per 400 s.f.	4,191/2	6	0
Bagel Store	1 space per 250 s.f.	1,496	6	0
Town Park	1 space per 5 l.f. 1 space per 500 s.f. 8 spaces per acre	150 l.f. 800 s.f. 1.9 acres	48	29
American Legion	4 spaces per 1,000 s.f.	1,101	5	0
Lakeshore Garage	1 space per service bay	1 service bay	1	13
Islandview Café & Antique	1 space per 150 s.f. And 1 space per 300 s.f.	2490.5 s.f.	14	8
School District Lot				20
On-street Parking (from Post Office to Bagel Store)				19
Total			249	210

Conclusion

As Table 1 demonstrates, there is a shortfall of 39 parking spaces when available parking is compared to parking demand. This shortfall is concentrated at the Town Beach and the lower part of the Hamlet where commercial uses are most concentrated. This shortfall could be negated if public parking were permitted in the school district-owned parking lot and in church parking lots during non-worship times. Together, these aforementioned lots provide 80 parking spaces. Public parking in the church lots is not likely to create a shortage of parking since religious observances generally occur at times when other land uses are not in operation or are not at peak demand. Currently, however, the church parking lots and the school district-owned parking lot are not available for public parking.

Other parking-related issues that should be considered by the Town are: parking and circulation of oversized vehicles such as RV's and boat trailers, the ability to provide a safe pedestrian environment in and around parking lots, appearance of parking lots, and effectively communicating the availability of public parking.

Appendix B
Tourist Accommodation Regulation
Recommendations

**Tourist Accommodation Regulations
Recommended Amendments to ~160-55**

1. Simplify the definition of 'Tourist Accommodation' as per the Town of Bolton
2. Allow 15% lot coverage, inclusive of accessory structures but exclusive of parking and driveways
3. Overall density not to exceed that allowed under the existing ordinance, i.e., 10 units per minimum sized lot.
4. Kitchens do not matter with respect to the density or definition of what constitutes a unit.
5. These regulations should apply only to the primary and secondary hamlet.
6. As an alternative, a landowner may calculate density under the existing rules.
7. The calculation of land area to which the 15% lot coverage applies includes all land; it does not discount so-called unbuildable land.
8. The rule applies to both existing and new development.

Appendix C
Issues Summary

Town of Hague Comprehensive Plan Issues Summary

List of Interviewees/Public Meetings

1. Public Meeting (August 15)
2. Public Meeting (August 16)
3. Alison Craig
4. APA, Jim Hotaling
5. Art Hatfield
6. Carol Warren
7. Craig Merrill
8. Dave Swanson
9. Dot Henry
10. George Ianson
11. John Barber
12. Judy Foster
13. Ken Engler
14. LGPC, Tom Wardell
15. Lou Megow
16. Mark Johnson
17. Mark Martucci
18. Mary Lou Doulin
19. Nancy Herrigan
20. Nancy Trombley
21. Peter Mitchell
22. Sal Santonella
23. Skip Hourighan
24. Tina King
25. Warren County Planning Department, Wayne Lamothe

Comprehensive Planning Process

- The process for achieving development needs to be well-managed
- The community's interests are not well represented by the Comprehensive Planning Committee

Assets

NATURAL SETTING

- Lake
- Mountains
- Natural beauty
- Good water
- Hague Brook

- Clean air
- Climate
- Landscape
- Wildlife
- Adirondack character
- Hillside is intact
- Recycling, environmental quality

QUIET SETTING; SCALE OF DEVELOPMENT

- Small size, community
- No high rises
- Not overdeveloped
- Not much traffic
- Little commercial development
- Sense of community
- Quiet and peaceful
- Sleepy rural Town
- Charming
- Tranquil
- Great place to retire
- Safe; no crime
- No need for traffic lights
- Community appearance and pride
- Residential character
- No change in the last 60 years

COMMUNITY SERVICES

- Availability of Moses Hospital
- Fire/EMS services
- Firehouse
- Community involvement
- Transfer station
- Silver Bay Association
- Recreation facilities
- Town park
- Northern LG Yacht Club
- Beach
- The Hague Chronicle
- School system
- Civic pride
- Roads
- Cartoon museum
- West museum

- Churches
- Trails
- Hague market
- Post office – personal touch
- Senior citizen group
- Plantings/flowers
- Commercial center
- X-mas party
- Service clubs
- Arts and festivals
- Motels and lodging
- Road crew
- Local businesses
- Summer people – tax base
- Fiscal self-sufficiency
- Low taxes

OTHER

- Quality of life
- Variety of people
- Sense of community
- Very active senior group
- Level of volunteerism
- Historical roots

Problems

DIVISIONS

- Division between winter/summer communities
- Need to accept diversity of opinion
- Communication between Town and everyone else needs to be improved
- There is a division between natives and newcomers

ENVIRONMENTAL

- Hague delta
- Lack of water quality
- Uncontrolled septic systems
- Lack of cooperation between municipalities along the Lake
- Character of shoreline being lost
- Removal of vegetation in Town – tree cutting
- Exotic species

ECONOMIC

- High school taxes
- Lack of economic diversity
- Lack of opportunities for young people
- Labor shortage
- Lack of restaurants
- Lack of bars
- Unfair valuation of seasonal vs. year round homes
- Ineffectiveness of Chamber of Commerce
- Taxpayer dollars should not be used to support the Chamber of Commerce
- Lack of encouragement for business growth and therefore lack of jobs
- Lack of affordable housing

APPEARANCE

- Junk cars/dumps
- Unsightly properties and buildings
- Wildflowers should be encouraged to grow along roadways

TRANSPORTATION

- Parking
- Pedestrian/bikeway
- Speeding on Routes 9N/8
- Lack of senior transportation
- Truck traffic
- Highway maintenance

SERVICES

- No cell phone service
- Poor electric service
- Deteriorated community water system
- Poor fire department radio communication
- No sewers
- Youth/teen – lack of recreational activities
- Poor medical resources

TOWN

- Planning Board
- Lack of zoning enforcement
- No building inspector

OTHER

- Personal watercraft
- Unplanned growth
- Apathy

- Isolation

What Should Hague Be Like in 20 Years?

ASPECTS TO KEEP THE SAME

- The same as it is now
- Preserve lot size in downtown
- Density consistent throughout hamlet
- Not like Lake George Village, Bolton Landing, or Ti
- Continued financial stability without tax increase
- Controlled economic growth
- Hague should not lose its personal touch

MORE ECONOMIC DEVELOPMENT/SERVICES

- Economic viability
- Enlarge the hamlet
- More services – restaurants, gas stations
- No chain retail
- Quaint shops
- Small scale growth that is attractive
- Pedestrian shopping area
- Even distribution of ages in the community
- Moderate increase in services but, primarily, a bedroom community
- Hague like it was 35 years ago (hotels, restaurants, stores, ice cream, 2 grocery stores, bus stations, bowling alley, gas stations, drug store, hardware)
- Light industry
- More employment for all ages

ENVIRONMENTAL

- Maintain wildlife
- Lake water quality
- Hague Brook water a model for NYS
- Maintain natural beauty
- Jet ski restrictions

SERVICES

- Sewers
- Ample parking
- Consolidated municipal services
- Restricted commercial zoning
- Continued fiscal health
- Downtown rehabilitation
- Movie theatre

- Wireless technology to come to Hague
- Community trash collection
- Firehouse for youth

TRANSPORTATION

- Size regulations for tractor-trailers

HOUSING

- Zoning for middle income people on existing roads

APPEARANCE

- Street lights
- Clean-up of unsightly properties
- Adirondack architectural theme
- Brick pavers - sidewalk

RECREATION

- Skating rink
- Enforce boating regulations
- Organized youth center

OTHER

- More community togetherness
- Well planned growth and development

Economic Development

- Slow, controlled economic development
- Retirees and second homeowners are providing jobs (service industries)
- Homeowners are the second largest employer in the Town
- The Town has been unfriendly toward the business community
- TOURISM
- Tourist season is short and consequently struggles to make enough income during this period
- Need to find a way to extend the tourist season
- Tourism in the winter is related to ice fishing, ice diving, and cross-country skiing
- The Town needs to become more tourism friendly
- Economic development needs to focus on tourism
- Tourism brings jobs – the Dockside restaurant employed 50 employees

- Tourists are arriving with their pocketbooks open; there is no sense sending them elsewhere
- Festivals such as the Hague Hoax Fest, and the antique show should be encouraged

LIGHT INDUSTRY

- Light industry should be defined
- Green industry is needed
- Because of the topography and isolation it will be difficult to develop light industry

NEED FOR LOCAL AMENITIES

- Concentrate on needs of year-round residents
- It is a hardship to residents not to have any local amenities
- There is no gathering place in the community such as a diner, bar, or restaurant

DESIRABLE CHARACTERISTICS OF NEW DEVELOPMENT

- Don't let Hague become Lake George Village or Bolton Landing
- Development as in Lake George Village will not happen in Hague. The commercial zoning is simply not present
- Complementary compatible businesses – change is inevitable
- Need to look at Essex on Lake Champlain in terms of the amount of commercial development that is desirable and tasteful
- Focus development
- Encourage crafts, potters, artisans, and 2-3 restaurants
- Should encourage back-up telephone and computer businesses
- Should have an expensive and inexpensive restaurant
- New development should be non-intrusive
- Development that keeps youth here
- Telecommuting and home based businesses should be supported
- Limit size, scale of development
- There should be no bars or nightclubs
- Development in harmony with natural resource characteristics and lake quality

JOBS FOR YOUTH

- Currently there is an out-migration of educated youth. They may come back in their 40's and 50's
- Help Hague youth find jobs regionally
- Hague doesn't have jobs that provide a living wage

KEEP AS IS

- The reason tourists come to Hague now is because of existing community character – small, quiet, no hustle and bustle
- There is not a lot of opportunity for more businesses in the Town.
- Seasonal residential housing is a benefit because of the income brought to the Town and because there is very little demand for services year-round. Continue to be a bedroom community.
- There is a strong tax base from seasonal residents, why is there a need for increased commercial development?

MECHANISMS

- There are not enough active participants in the Chamber of Commerce to implement initiatives
- The regulatory approvals process is too burdensome. The process needs to be streamlined
- Cooperation with Ti should be encouraged
- Need to encourage businesses through incentives
- Improve community appearance

Land Use & Hamlet

SIZE OF HAMLET

- Need to balance the needs of the residential and business community
- Expand the hamlet
- Keep the hamlet the same size
- There is no need to increase the size of the hamlet; the same can be accomplished through a special use permit

LOT SIZES/DENSITY IN THE HAMLET

- Reduce lot sizes of the hamlet;
- Lot sizes should be reduced in the hamlet from 20,000 to 2,500 to 4,000
- Keep lot sizes the same
- If the density were changed in the vicinity of Overbrook Rd., there would be traffic impacts on an already congested part of town
- Nonconforming lots in hamlet are extensive
- If want to attract small boutiques, then need smaller lot size (20,000 to large)

ZONING ORDINANCE

- There is an underground tourist accommodations system. These businesses are operating illegally without the proper permits.
- Currently, the rules are the same for the primary and secondary hamlet. They should be different

- The zoning ordinance is not well thought out – very reactionary.
- The zoning ordinance should not be overly restrictive so as not to allow sundecks
- Tourist accommodations should be allowed to modernize. Need to revisit the lot coverage vs. sq.ft. requirements for tourist accommodations
- The zoning ordinance should provide consistency on limitations of size of tourist accommodations unit size
- The zoning ordinance should reflect resources such as wetlands and scenic vistas. These resources should be flagged in the land use approval process and brought to the Planning Board's attention
- The zoning map should show both local and agency zones
- Currently the Town does not regulate docks. However, the LGPC's limitation of a 14 ft. dock causes boats to sink. Boats are forced to dock with the stern out
- Will the development of home occupations break through the APA's regional "threshold"?

Environmental Quality and Natural Resources

- At minimum preserve, and optimally, improve
- Intermunicipal cooperation is needed on lake issues
- Need to consider how fragile the lake ecosystem is
- What is the carrying capacity of the lake?
- Water quality needs to be improved
- If the quality of lake declines, this will hurt property values.
- Need to consider other tributaries
- Need to address the delta problem
- Erosion and sedimentation is a concern
- Communities need to be proactive as to how they manage road salt and non-point source pollution
- Hillside/ridgeline development is an issue
- Development on steep slopes is a problem and needs to be regulated
- Other agencies are not enforcing tree removal regulations
- Light pollution is a concern
- Screening along lakeshore needs to be addressed
- Power wash for boats is needed to combat exotic species
- More development will increase impervious surfaces
- Local control of stormwater management ordinance
- Need to be aware of the unintended impacts of water and sewer upon development and the environment as a result of increased density
- The new sewer system will take pressure off the environment
- Are the former sewer calculations based upon current lot sizes? If lot sizes were reduced would there be a detrimental impact on the

environment? Is the sewage treatment plant sized to accept a greater amount of waste brought on by an increase in density?

- There has been no focus on limiting the use of water by tourist accommodations
- Ducks are a problem
- Better enforcement of local codes is needed

Historic and Cultural

- Get the “monster” back
- Support the West museum
- Increase the size of the museum
- There needs to be a plan for passing historic materials on from the current Town historian
- Need to put the history that Mr. West knows on tape
- Need for a library
- Interpretation of area’s history
- Intermunicipal cooperation for historical interpretation
- The Wednesday night concert series in the summer is an asset
- The cartoon museum in Hague is an asset

Housing

- What is the demand for affordable housing?
- Need for affordable housing
- Must consider location and accessibility when considering affordable housing
- How ensure that low to middle income will get these smaller lots?
- Need to rezone some parts of the town for smaller lots to make more affordable
- Water and sewer service should be expanded to PRDs to keep these areas more affordable
- There is a lack of waterfront property
- There has been a trend toward larger, more elaborate homes. It is impossible to build the old cottages under today’s building code
- The old firehouse could be turned into an apartment unit
- There is a shortage of rental housing
- There is a shortage of adequate starter housing

Transportation

PUBLIC TRANSIT

- The density for a bus does not exist
- Consider a shuttle
- Transportation for youth is needed
- There should be an after-school activity bus
- Keep late bus – cost issue
- Consider a Town Van/Shuttle – multi-use (youth/seniors)
- The Town should offer a once a week trip to Glens Falls for seniors and others who do not have personal vehicles

ROUTE 9N

- There should be a pull off on 9N so that people can stop to look at the lake. Cars are already doing this, but it is currently unsafe conditions.
- Shoulder width should be increased on 9N
- Need a 9N bikeway
- 9N should have a lane devoted to bike and pedestrian traffic
- Traffic on 9N needs to be slowed down
- The speed limit on 9N is too low
- Why are there ditches on Route 9N – these are not needed
- Can anything be done to reduce deer roadkill on 9N?

PEDESTRIAN AMENITIES

- Pedestrian walkways are needed
- More sidewalks are needed
- A boardwalk, similar to Lake George, would be an asset

PARKING

- Parking is a problem
- A public parking lot should be developed behind the community center
- It is foolish to restrict parking to residents

OTHER

- There is currently traffic congestion in the downtown area in the summer. Tourism would only exacerbate this problem.
- There needs to be better maintenance and ploughing of roads in the winter.
- Commercial trucks should not be going through Hague – they can go up to Exit 26

Infrastructure

STORMWATER MANAGEMENT

- The LGPC currently administers the stormwater management regulations. However, the Town has the option of administering this in the future
- The Town needs to work with DOT on stormwater management. In the past, DOT has offered to pay the Town to maintain stormwater structures

SEPTIC SYSTEMS

- The LGPC needs to be more flexible in how they apply septic regulations. If a older, non-conforming septic system is willingly being replaced by an owner, there should be more flexibility given to required dimensions

OTHER INFRASTRUCTURE NEEDS

- Water, sewer and garbage service needs to be the Town's priority
 - Plan sewer system for future expansion
 - Infrastructure needs to be created to support development
 - Bury the utilities
 - Expand cell phone network
 - Consider future water needs if the lake water is not feasible.
 - Need better telephone service
 - Power outages in Hague are a fact of life
 - Expanded cable and internet service is needed
- Lack of water supply for fire protection

Facilities and Services

TOWN PARK

- Great Town park
- The Town should consider enlarging the park and public access to the waterfront
- The park needs more amenities: bandstand, pavilion, ice skating, brick walks, basketball, volleyball, storage shed.
- The metal pier at the Town Park scratches boats – needs rubber bumpers
- The Town Park's septic field is under pavement- this problem should be corrected
- Public access to beach is ok if parking is resolved
- Lack of municipal bathrooms

RECREATION AND CULTURAL OPPORTUNITIES

- More activities are needed for youth in the summer
- Tap into resources at Silver Bay Association
- Cultural facilities are limited but are appropriate for the size of the Town
- The old town hall could be developed as a museum/interpretive center
- Town should explore the regulation of use of personal watercraft
- Snowmobile trails should be extended into Hague. There should be more access points.
- Snowmobile trails should be developed as they are in Old Forge

SCHOOL SYSTEM

- The loss of the school in Hague has resulted in a lost sense of identity
- Good schools in Ti – taxes to high
- Many graduates of the schools in Ti are college bound. The same cannot be said for when the schools were in Hague.
- An afterschool program is needed
- There needs to be better communication between the Town Board and the School District

FIRE AND RESCUE

- Good fire and rescue service
- Need to increase volunteers in the fire department

TRANSFER STATION

- Town should only provide trash pick-up if it becomes economically feasible
- Town should have another free garbage day for non-routine garbage. However, this day needs to be better managed than in previous years.
- The transfer station should start collecting other plastics besides #1 and #2
- The transfer station should have a building to drop off furniture that is re-usable – charitable donation. If the large items that are dropped off are not in good enough condition to be re-used, a fee should be paid
- Every landowners should be allowed to deposit X cubic feet of large refuse per year. This waste should accepted on any day.

OTHER

- In terms of services, residents don't get much for their tax dollar. No Town water and sewer, and many roads are not ploughed

Community Appearance

TIDY UP

- Need a community clean-up effort
- Encourage young people to participate in clean-up activities
- Transfer station should accept junk
- Junk cars a problem. Enforce junk car regulation
- Need to look at other uses for the sand pit – this is an entranceway, yet an eyesore. Use the sand pit as a recycling center?
- A few unsightly privately owned properties need to be cleaned up

AMENITIES NEEDED

- Need to decorate and dress-up the downtown
- Grant monies should be sought for improving community appearance
- The flowers, benches and trail system have improved the appearance of the Town
- The banners are attractive, but too small

LAND USE APPROVALS

- Need to encourage tasteful and attractive development
- The Town should offer assistance with architectural design
- Should maintain a small, quaint atmosphere
- Should not adopt the honky tonk appearance of LG
- Simple architectural guidelines should be used to encourage aspects such as earth tones, downward lighting

Town Staffing

- Town staff and Board members should be encouraged to participate in training opportunities
- The Town attorney should be present at all Board meetings (including the ZBA)

Appendix D
Length of Service Awards Program

MEMORANDUM

To: Hague Comprehensive Planning Committee

From: Stuart Mesinger; Jane Marshall

Date: March 2, 2001

Re: Incentives for Fire and Rescue Departments

Job #: 90035.00

Service Award Program

One type of incentive that can be used to retain and recruit volunteers to the fire department is the "Service Award Program."

Article 11-A of the New York State General Municipal Law authorizes service award programs. The purpose of the program is the retention and recruitment of volunteers. Only political subdivisions can establish service award programs. A referendum by the political subdivision is required. Note that if a fire department services two municipalities, each political subdivision must seek the approval of their voters to establish a service award program or the political subdivisions may make an inter-municipal agreement to jointly sponsor such a program.

What do firefighters get?

The service award program provides a financial benefit to active firefighters starting at a minimum of age 55. There are two "retirement plan" options: 1) defined contribution plan, and 2) defined benefit plan. In a defined contribution plan, the amount the volunteer receives after his years of service is not pre-determined, but is calculated based upon the amount the district contributes annually. In the defined benefit plan, the amount the volunteer receives after his years of service is a pre-determined amount.

What do firefighters have to do to be eligible?

Only active volunteer firefighters that are 18 years of age and that have completed one year of firefighting service are eligible. An active volunteer firefighter must be

subject to call for whatever duties are assigned and the volunteer must perform firefighting functions. A point system is established to provide rewards for service such as participation in training courses, drills, sleep-in or stand-by, holding an elected or appointed position, department responses, and attendance at meetings.

Where does the benefits funds come from?

The municipality must pass a referendum that X amount from property taxes be allocated to the firefighter retirement program. The additional amount that the property owner would pay in property taxes depends on the level of benefit that the community wants to provide to the firefighters. The amount allocated is as little or as much as the community wants to put into the retirement program.

How effective is the program?

Fire departments that have used the program have noted that the service award program is more effective at retaining older firefighters. The program is not as effective at recruiting younger volunteers. Young firefighters have difficulty in seeing how the program will benefit them in the short term. Programs that would provide college tuition are not yet authorized through legislation.

Useful Contacts

- Jerry Clark – Office of Fire Prevention and Control – (518) 474-6746
- Jack Brennan – Albany Fire Coordinator – (518)-463-5338
- Jim Olmstead – Walton Fire District – (607)-865-5645

CHAPTER 5B

Service Award Program

Introduction

Authority

Public Policy Behind the Service Award Programs

Effect of Service Awards on the V.F.B.L. and other State Pension Programs

Fire Protection Districts

Definitions

Active Volunteer Firefighter

Defined Benefit Plan

Defined Contribution Plan

Entitlement Age

Year of Fire Fighting Service

Establishing the Service Award Program

 Mandatory Referendum

 Program Not Mandatory

Requirements of the Service Award Programs

 Service Requirement

 Right to Percentage of Award

 Point System

Credit for Prior Service

Volunteer's Right to Appeal

Payment of Benefits

Military Leave

Assets Held in Trust

Types of Service Awards

 Defined Contribution Plan

 Commencement of Benefits

 Optional Disability Benefit

 Optional Death Benefit

 Defined Benefit Plan

 Engagement of an Actuary

 Optional Disability Benefit

 Optional Death Benefit

Program Administration

Company's Responsibility to Maintain Accurate Records

Taxation of Service Awards

INTRODUCTION

AUTHORITY

Article 11-A of the New York State General Municipal Law controls service awards programs. The board of fire commissioners has the authority to appropriate the money needed annually to fund the service award programs. The payment required annually to fund service awards is exempt from the spending limit of the fire district, to the extent that such funding has been authorized in the mandatory referendum establishing the program.

PUBLIC POLICY BEHIND THE SERVICE AWARD PROGRAMS

Only political subdivisions can establish service award programs and fire districts are political subdivisions. The service award program does not cover any service benefit program established by the fire company or fire department. The purpose of the service awards is the retention and recruitment of volunteers for the benefit of the voters within the fire district.

Because of this public policy, former volunteer members are not allowed to participate in service awards programs.¹ Active life retired members, or life retired members are not eligible to participate in a Service Award Program. Membership is only open to active volunteer fire fighters.

EFFECT OF SERVICE AWARDS ON THE V.F.B.L. AND OTHER STATE PENSION PROGRAMS

Benefits received from the fire district, pursuant to a service award program, shall not be considered in determining the benefits to be paid under the volunteer firefighters' benefit law to volunteer firefighters.² In fact, if the voters' district chooses and the voters approve, the benefit under the service awards program can be used to augment disability and/or death benefits provided for by the New York State Volunteer Firemen's Benefits Law.

Receipt of a service award, however, shall not be considered as membership in any pension or retirement system of the state or any political subdivision.³ Service awards are intended to provide benefits to volunteer firefighters of incorporated fire companies or those who are not otherwise provided benefits by political subdivisions.

¹ Opinion of the State Comptroller 94-25

² Volunteer Firemen's Benefit Law Section 22 (2)

³ General Municipal Law, Article 11 A

FIRE PROTECTION DISTRICTS

The law governing service awards authorizes political subdivisions, which contract with incorporated fire companies or departments for fire protection, to provide service award programs for those companies or departments providing the protection with the political subdivision.⁴ If the fire company or department services two municipalities, each political subdivision must seek the approval of their voters to establish a service award program⁵ or the political subdivisions may make an inter-municipal agreement⁶ to jointly sponsor such a program.⁷

DEFINITIONS

Article 11-A of the General Municipal Law sets out a series of definitions that explain the service award programs. These definitions⁸ are crucial to the implementation, understanding and explanation of the service awards programs.

ACTIVE VOLUNTEER FIREFIGHTER

An "active volunteer firefighter" is an active volunteer firefighter, who is actually and faithfully performing service on behalf of a fire district, fire company or fire department, by protecting life and property from fire or other emergency, accident or calamity.

An active volunteer firefighter must meet two tests to qualify for service awards:

- 1) the volunteer must be subject to call for whatever duties are assigned, and
- 2) the volunteer must perform firefighting functions.⁹

A volunteer firefighter who serves as a paid employee of a political subdivision within New York State may not earn credit under a service award program for responding to fire alarms during regularly assigned work periods. Regularly assigned work periods are those times an individual ordinarily is scheduled to be at work.¹⁰

A participant in a service award program convicted of arson in any degree, however, shall not be eligible to receive benefits of a service award program, and shall forfeit his rights to the service award program.¹¹

4 General Municipal Law Section 216-a

5 General Municipal Law Section 216-a(2)

6 General Municipal Law Section 5-G

7 General Municipal Law Section 216-a(3)

8 General Municipal Law Section 215

9 General Municipal Law section 215(11), Opinion of the State Comptroller 94-33

10 Opinion of the State Comptroller 93-16

11 General Municipal Law section 217(c)(iv)(A), 1995

DEFINED BENEFIT PLAN

A service award program that provides a "defined benefit plan" provides to eligible volunteer firefighters, a benefit that is definitely determinable under the program without reference to the amount contributed to the program on the participant's behalf. The amount contributed is without reference to any and all income, expenses, gains, losses or forfeitures of other participants under the program. In a defined benefit plan the amount the volunteer receives after his years of service is a pre-determined amount. The amount contributed by the district annually may vary in order to meet the obligation of the pre-determined benefit amount.

DEFINED CONTRIBUTION PLAN

A service award program that provides a "defined contribution plan" provides to eligible volunteer firefighters a benefit as the result of definite and determinable contributions under the program. The amount contributed also is without reference to any and all income, expenses, gains, losses or forfeitures of other participants under the program. In a defined contribution plan, the amount the volunteer receives after his years of service is not pre-determined, but is calculated based upon the amount the district contributes annually.

ENTITLEMENT AGE

"Entitlement age" means the age at which a program participant is entitled to begin receiving an unreduced service award. In no event shall the entitlement age under a program be earlier than age 55 nor later than the age at which the participant can receive an unreduced benefit under social security. No service award program shall provide for the payment of benefits before age 55 except in the case of death or disability.

YEAR OF FIRE FIGHTING SERVICE

A "year of fire fighting service" means a twelve month period during which an active volunteer firefighter participates in the fire service and satisfies the minimum requirements of participation established by the fire district, which requirements shall be applied on a consistent and uniform basis. The program may provide for a period shorter than the twelve-month period. For example, if the program so provides, a firefighter appointed to a position in a fire department during the month of May could receive one year's credit towards service award programs.

Under the service award program, a board of fire commissioners may limit eligibility for benefits to one-year active service.¹²

¹² *In the Matter of Frederick J. Annibale, Sr. v. Francis X. DeBobes*, 606 NYS 2d, 306, 200 A.D. 2d 569 (1994)

ESTABLISHING THE SERVICE AWARD PROGRAM

In order to establish a service award program, at least three of the five fire district commissioners must vote in favor of holding a mandatory referendum to determine whether the board of fire commissioners should establish a service award program for the volunteer firefighters of the fire district.¹³ Despite the apparent conflict of interest,¹⁴ members of the board of fire commissioners who are volunteers may vote upon submitting a service award program to the voters. The commissioners should disclose their conflict of interest to the full board prior to voting.

MANDATORY REFERENDUM

The mandatory referendum must state the type of plan selected, either a defined contribution program or a defined benefit plan. The referendum must also state the estimated annual cost of the service award program, including the estimated annual administration fee, the projected monthly award to be paid to eligible volunteer firefighters and the estimated annual cost per covered participant. The referendum must also state whether the service award program will provide death benefits and disability benefits in addition to those benefits payable under the V.F.B.L. to firefighters who are killed or become disabled in the line of duty.

Once a service award program is established, it is the obligation of the governing board to raise revenues to fund the program. A service award program may be abolished or amended in the same manner it was created.¹⁵

SERVICE AWARD PROGRAMS ARE NOT MANDATORY

No fire district is required to provide a service award program for the benefit of its active volunteer firefighters.

REQUIREMENTS OF THE SERVICE AWARD PROGRAM

All service award programs must meet the three requirements: the service requirement, the percentage award and the point system.

¹³ General Municipal Law Section 216

¹⁴ Opinion of the State Comptroller 91-70

¹⁵ Opinion of the State Comptroller 94-32

THE SERVICE REQUIREMENT

The participant must be an active volunteer firefighter, have reached the age of 18 years and have completed at least one year of firefighting service. The Board of Fire Commissioners may impose a younger age or shorter length of service requirements for participation in the service award program.

RIGHT TO PERCENTAGE OF AWARD

A participant shall have a nonforfeitable right to a percentage of a service award that is not less than the percentage determined under the following table:

<u>Years of firefighting service</u>	<u>Nonforfeitable percentage</u>
Less than 5 years	0
5 or more years	100

However, upon attainment of the entitlement age under the program, a participant shall have a 100% nonforfeitable right to the service award without regard to the years of firefighting service.

A Board of Fire Commissioners may establish a percentage table that provides a faster rate of becoming nonforfeitable.

If there is a forfeiture of a participant's service award, such amount shall be used to reduce contributions for other service award program participants but cannot be used to increase benefits for other participants.

THE POINT SYSTEM

A year of firefighting service shall be credited under a service award program for each calendar year after establishment of the program in which an active volunteer firefighter accumulates at least 50 points. The Board of Fire Commissioners must adopt a system for granting points. Such system shall provide that points shall be granted for activities designated by the Board of Fire Commissioners, which activities shall be selected from the following:

- 1) Training courses - 25 points maximum
 - a) courses under 20 hours duration - 1 point per hour, with a maximum of 5 points
 - b) courses of 20 - 45 hours duration - 1 point per hour for each hour over the first 20 hours, with a maximum of 10 points
 - c) courses over 45 hours duration - 15 points per course.

- 2) Drills - 20 points maximum. 1 point per two hour drill.
- 3) Sleep-in or stand-by - 20 points maximum
 - a) sleep-in - 1 point each full night
 - b) stand-by - 1 point for each stand-by which must last for 4 hours.
- 4) Holding an elected or appointed position - 25 points maximum. Elected or appointed position is defined as line officers and President, Vice President, Treasurer and Secretary of a fire company or department.
 - a) to earn points, there must be completion of a one-year term;
 - b) an active volunteer firefighter elected to serve as a delegate to a firefighters' convention shall be eligible to receive 1 point per meeting; and
 - c) a fire commissioner who is also an active volunteer firefighter may not receive points toward service awards for attending regularly called meetings of the board of fire commissioners.¹⁶
- 5) Attendance at meetings - 20 points maximum
 - a) attendance at any official meetings of the volunteer fire company -1 point per meeting.
 - b) a firefighter may only receive credit for a fire company committee meeting if the meeting is a duly authorized meeting of the entire membership or an official meeting of the volunteer fire company. Attending committee meetings does not qualify, nor does attending emergency rescue, first aid, fire, police or executive board meetings. These meetings are not official meetings.¹⁷
- 6) Participation in department responses - 25 points for responding on the minimum number of calls, as follows:
 - a) if the company responds to up to 500 calls annually, other than ambulance calls, the firefighter must respond to at least 10%.
 - b) if the company responds to between 500 and 1,000 calls annually, other than ambulance calls, the firefighter must respond to at least 7.5%.

¹⁶ Opinion of the State Comptroller 95-9

¹⁷ Opinion of the State Comptroller 94-25

- c) if the company responds to between 1,000 and 1,500 calls annually, other than ambulance calls, the firefighter must respond to at least 5%.
 - d) if the company responds to between 1,500 and over, the firefighter must respond to at least 2.5%.
 - e) if a member of an emergency rescue and first aid squad (ambulance), the firefighter must respond to the same percentage of calls as 1, 2, 3 and 4 above.
- 7) Miscellaneous activities - maximum 15 points. Participation in inspections and other activities covered by the volunteer firefighters' benefit law and not otherwise listed - 1 point per activity.

The Board of Fire Commissioners may designate a reduced number of the activities specified above as activities for which points may be earned.

- 8) In addition to the foregoing list of activities, five points shall be granted for each full month that a volunteer firefighter is totally or temporarily disabled while providing services in the line of duty. Such disability shall be certified by the Workers' Compensation Board or other authority approved by the program sponsor.¹⁸

CREDIT FOR PRIOR SERVICE

The service award program may provide for crediting of up to 5 years of active firefighting service for such period prior to the establishment of such program. Up to a maximum of 5 years of active firefighting service per participant may be credited but only if authorized in the mandatory referendum establishing the program.

In order to provide credit for service prior to the establishment of the service award program, the Board of Fire Commissioners must review the attendance records of the firefighters to determine eligible years in accordance with the standards adopted by the Board of Fire Commissioners. Approval for such prior service shall require certification by the President, Secretary and Chief. Credit for prior service can be received from more than one volunteer fire department.

VOLUNTEER'S RIGHT TO APPEAL

An active volunteer firefighter whose name does not appear on the approved certified list or who is denied credit for service prior to the establishment of the service award program shall have

¹⁸ Since the language of General Municipal Law section 217(c)(viii) states that the firefighter shall receive five points for each full month of disability, it is unclear as to whether points can be awarded to a volunteer firefighter who is disabled for a period that is less than a full month. Since the points system set forth in section 217(c)(viii) details the minimum requirements, the *Fire District Officers' Guide* suggests that awarding one point for every seven days of disability for a time period of less than a full month would be appropriate. In this case this should be clearly set forth in the referendum for the voters to approve.

the right to appeal within 30 days of the posting of the list or within 30 days of denial of past service credit. The appeal has to be in writing and mailed to the Secretary of the Board of Fire Commissioners. The Board of Fire Commissioners shall investigate the appeal and their decision is subject to appropriate judicial review.

PAYMENT OF BENEFITS

The service award program may designate that benefits may be paid in the form of a lump sum, a life annuity with or without survivor benefits, period certain annuities, or any other form provided under the program.

MILITARY LEAVE

A participant who enters military service on a full-time basis shall be considered on military leave. During such period of military leave, not to exceed 4 years, the participant shall receive active volunteer firefighter service credit of 50 points for each full year, prorated for service of less than a year.

ASSETS HELD IN TRUST

All program assets shall be held in trust for the exclusive purpose of providing benefits to participants and their beneficiaries and/or for the purpose of defraying the reasonable expenses of the operation and administration of the program. The trust must be set up so that participation by an active volunteer firefighter in the service award program does not result in taxable income to such volunteer firefighter.

TYPES OF SERVICE AWARDS

There are two methods of establishing a service award program. One is a defined contribution plan and the other is a defined benefit plan.

DEFINED CONTRIBUTION PLAN

The defined contribution plan is subject to minimum and maximum contribution requirements. The minimum contribution for a participating active volunteer firefighter shall be \$120 per year. The maximum contribution shall be \$480 per year. The maximum number of years for which a participating active volunteer firefighter may receive a contribution shall be 40 years.

The benefit payable to an active volunteer firefighter entitled to a benefit under the defined contribution plan shall be the resulting amount from a defined annual contribution made by the fire district less necessary administrative costs and shall include interest and/or other earnings resulting from investment of the annual contribution.

COMMENCEMENT OF BENEFITS

Benefits shall commence when the participating active volunteer firefighter reaches entitlement age or at the time permanent total disability is established.

In cases of total, permanent disability, as certified by the Workers' Compensation Board or other competent authority, the active volunteer firefighter is entitled to receive the benefits regardless of age or length of service.

OPTIONAL DISABILITY BENEFIT

The Board of Fire Commissioners, at their option, may also provide an additional disability benefit for any active volunteer firefighter who becomes disabled while in the line of duty, as defined in the Volunteer Firefighters' Benefit Law. This additional disability benefit shall be an amount equal to an amount stated in the referendum under which the program was established and payable to the disabled volunteer firefighter for life. The Board of Fire Commissioners shall provide the plan annually with the additional funds necessary to accommodate this additional benefit.

In addition, the program shall provide that, in the event of the death of an active volunteer firefighter who has a right to a nonforfeitable percentage of retirement income, the designated beneficiaries of such active volunteer firefighter shall be entitled to receive death benefits under the service award plan. Such benefits shall be equal to the amount of benefits earned by the active volunteer firefighter under the plan at the date of death.

OPTIONAL DEATH BENEFIT

The Board of Fire Commissioners, at their option, may also provide an additional death benefit for any active volunteer firefighter who dies in the line of duty, as defined in the Volunteer Firefighters' Benefit Law. The amount of such death benefit shall be stated in the referendum under which the program was established.

DEFINED BENEFIT PLAN

The alternative to the defined contribution plan is the defined benefit plan. The defined benefit plan is subject to minimum and maximum retirement benefit requirements. Each participating active volunteer firefighter shall be entitled to a minimum service award benefit of \$5 per month for each year of firefighting service completed after satisfying the program's eligibility requirement and after establishment of the program. The maximum benefit amount payable to a participating active volunteer firefighter entitled to a benefit shall be determined on the basis of an actuarial valuation. The valuation shall take into account the age, and such other factors as the actuary deems appropriate, of the eligible participating active volunteer firefighters and the amount of financing available per active covered volunteer firefighter. The maximum service award shall be a monthly

payment, payable for life, that does not exceed \$20 for each year of firefighting service credited under the program to a maximum of 40 years of firefighting service.

No benefit payments, under a defined benefit plan, may be made until the 10th anniversary of the establishment of the program. A program may provide for additional benefit payments after the 10th anniversary to reflect the fact that the payment of benefits could not commence until that date.

However, if the mandatory referendum establishing the program authorizes benefits prior to the 10th anniversary, then the program may provide for such payments beginning at an earlier date.

ENGAGEMENT OF AN ACTUARY

The Board of Fire Commissioners shall engage the services of an actuary for the purpose of determining the annual amount required to be contributed to a service award program. Such amount shall be determined based on the interest and mortality tables and other appropriate assumptions and methods selected by the actuary. The sum so determined shall be appropriated annually by the fire district.

OPTIONAL DISABILITY BENEFIT

As with the defined contribution plan, at the discretion of the Board of Fire Commissioners, if the active volunteer firefighter becomes totally and permanently disabled as a result of injuries received in the line of duty, an additional disability benefit may be authorized. Such additional benefits shall be equal to the amount of additional benefits that the firefighter would have been entitled to had he continued to earn years of firefighting service through his entitlement age at the rate of benefits being provided at the time of disability. Such additional benefits must be authorized in the mandatory referendum establishing the program.

The service award program may provide that in the event of the death of an active volunteer firefighter, who has a right to a nonforfeitable percentage of retirement income, his or her designated beneficiaries shall be entitled to receive death benefits under the program. Such benefits shall be equal to the amount of benefits earned by the active volunteer firefighter at the date of death. Payment may be made in a lump sum or a percentage of the retirement benefits otherwise payable.

OPTIONAL DEATH BENEFIT

At the option of the Board of Fire Commissioners, if the active volunteer firefighter dies in the line of duty, additional death benefits may be provided.

Such additional benefits must be authorized in the mandatory referendum establishing the program.

PROGRAM ADMINISTRATION

In administering the program, whether it is the defined benefit plan or the defined contribution plan, the Board of Fire Commissioners must provide each active volunteer firefighter who participates in the plan with a summary of the program's provisions, including the program's provisions relating to the participation requirements, the rate at which a nonforfeitable interest in program benefits increases and the program's service award formula. This summary must be provided to each participant within 6 months from the date participation begins. In the event of material modifications to the plan, each participant shall receive a summary, in writing, of such material modification within 6 months of the date it becomes effective.

The Board of Fire Commissioners must engage the services of an actuary for the purpose of determining the annual amount required to be contributed to a service award program, and the sum so determined shall be appropriated annually by the fire district.

The program shall be administered in accordance with standards and procedures established by the fire district.

COMPANY'S RESPONSIBILITY TO MAINTAIN ACCURATE RECORDS

It shall be the responsibility of each participating volunteer fire company to maintain all required forms and records prescribed by the fire district.

Each volunteer fire company shall furnish to the fire district a list of all volunteer members, certified under oath, and shall identify those volunteer members who have qualified for credit for the previous year. Such list shall be submitted annually to the board of fire commissioners by March 31st. A volunteer firefighter may request that his or her name be deleted as a participant.

The Board of Fire Commissioners shall review the list and approve the final annual Fire Certification. The approved list of certified members shall then be returned to each company and posted for at least 30 days for review by the members.

TAXATION OF SERVICE AWARDS

A service award program established after 1996 is an Internal Revenue Service approved deferred compensation program if it meets the following criteria;

- 1) the participants are bona fide volunteers performing firefighting and prevention services, emergency medical services, or ambulance service, and
- 2) the total amount of the service award earned by the firefighter for one year does not exceed \$3,000.00, and
- 3) an annual determination must be made as to whether the plan meets these requirements.¹⁹

If the plan meets these requirements, the amount received by the program participant is not taxable until the participant receives the benefit, and not when the sponsor funds the program.²⁰

¹⁹ *Service Award Program Bulletin*, September 1996, Penflex, Inc.

²⁰ 26 U.S.C. Section 457

(This page intentionally left blank.)

GENERAL MUNICIPAL LAW

be liable or accountable in any way or on account of any act or omission on the part of any officer or member of such forces or of any such employee while so engaged or for or on account of the operation, maintenance or use of any apparatus, equipment, materials or supplies in connection therewith, nor shall any sheriff be held liable or accountable in any way for or on account of any act or omission on the part of any of his deputies within or without the county of their appointment where such deputies are under the command of an officer other than himself.

Section 209-i. Emergency service by volunteer firemen.

1. Whenever a volunteer fireman is within this state, but outside the area regularly served by the fire company or fire department of which he is a member and has knowledge of a fire or other emergency at or near the place where he is for the time being, such volunteer fireman may report to the officer in command of the paid or volunteer fire company or paid or volunteer fire department, or in command of one of the paid or volunteer fire companies or one of the paid or volunteer fire departments, engaged in the handling of any such fire or other emergency and, on an individual basis offer his services to assist such fire company or fire department. After his services are so accepted, the volunteer fireman shall then be entitled to all the powers, rights, privileges and immunities granted by law to volunteer firemen during the time such services are rendered, in the same manner and to the same extent as if he were a volunteer member of the fire company or fire department which he is assisting, including benefits under the volunteer firefighters' benefit law. Any such commanding officer shall have the power, in his discretion, to so accept the services of a volunteer fireman unless the legislative body of the city or the village, the board of fire commissioners or other governing board of the fire district, or the town board of the town in relation to (a) the fire companies serving the territory outside villages and fire districts or (b) a town fire department, as the case may be, by resolution heretofore or hereafter adopted, has forbidden the acceptance of any such services pursuant to this section. Any such resolution shall continue in effect until amended or repealed by the adoption of a subsequent resolution. The officer in charge of any fire company or fire department shall be notified promptly of the adoption of any such resolution and of any amendment or repeal thereof.

1a. A volunteer firefighter who, because of his residence or usual occupation, is regularly in the area served by a volunteer fire company or department of which he is not a member may nevertheless volunteer his services on an on-going basis to the officer in command thereof to assist such fire company or fire department for the purpose of assisting such company or department's general or emergency ambulance services, or for the purpose of assisting such fire company or fire department at a fire or other emergency scene.

GENERAL MUNICIPAL LAW

After his services are so accepted, the volunteer firefighter shall then be entitled to all powers, rights, privileges and immunities granted by law to volunteer firefighters during the time such services are rendered, in the same manner and to the same extent as if he were a volunteer member of the fire company or fire department which he is assisting, including benefits under the volunteer firefighters' benefit law. Any such commanding officer when authorized by the legislative body of the city or the village, the board of fire commissioners or other governing board of the fire district, or the town board of the town in relation to (a) the fire companies serving territory outside villages and fire districts or (b) a town fire department, as the case may be, shall have power, in his discretion, to so accept the services of a volunteer firefighter.

2. The municipal corporation or fire district which would be liable for the negligence of any volunteer members of the fire company or fire department which has accepted the services of the volunteer fireman pursuant to this section shall be liable for the negligence of such volunteer fireman while acting, after such acceptance and during the time such services were rendered, in the discharge of his duties as a volunteer fireman in the same manner and to the same extent as if he were a volunteer member of the fire company or fire department which he assisted. If the fire company or fire department which has so accepted the services of a volunteer fireman pursuant to this section is a paid fire company or paid fire department, such paid fire company or paid fire department shall, for the purpose of this subdivision and section two hundred five-b of this chapter, be deemed to be a "duly organized volunteer fire company" within the meaning of such section two hundred five-b.

3. As used in this section, the term "volunteer fireman" means a "volunteer fireman" as such term is defined in section three of the volunteer firemen's benefit law; the term "area regularly served" means the home area of the volunteer fireman as described in subdivision one, two, three, four or five of section thirty of the volunteer firemen's benefit law, and in addition, any other area served pursuant to a contract for fire protection and the terms "fire company" and "fire department" shall include emergency rescue and first aid squads or other squads or units of a fire company or fire department.

Section 209-j. Mutual aid programs in counties.

The board of supervisors in any county may appropriate and expend such sums as it may deem necessary and proper for the establishment and maintenance of a county mutual aid plan in cases of fire and other emergencies in which the services of firemen would be used and may prescribe the method of auditing or approving expenditures under any such appropriation. Expenses incurred by any city, town, village or fire district participating in such mutual aid plan shall be a lawful municipal or fire district charge to be paid in the same manner as other like charges.

REAL PROPERTY LAW

district purposes, provided the rent under any such lease does not exceed the amount of carrying, maintenance and depreciation charges, shall be exempt from taxation and exempt from special ad valorem levies and special assessments to the extent provided in section four hundred ninety of this chapter. In the event that not all of the real property shall be used and occupied for such purposes then exemption of the portion not so used shall be limited to the exemption provided in subdivision one of this section.

3. The term "public purpose", as used in this section, shall mean land and buildings, or portions thereof, used for:

- (a) housing, storage, repair and testing of fire department vehicles and of equipment, appliances, devices, tools, protective clothing, uniforms and supplies,
- (b) receipt and dispatch of alarms,
- (c) training, drills and instruction,
- (d) generators, lockers, showers, custodial quarters,
- (e) offices, company meetings, ready room,
- (f) social and recreational use, other than for income producing

or business purposes, of both the firemen and residents of the city, town, village or fire district in which the real property is located.

Section 466. Volunteer firemen and fire companies in villages.

Upon the adoption of a proposition therefor by the qualified voters of a village, the real property owned by a volunteer member of the village fire department and the real property owned by any volunteer fire company in the village shall be exempt from taxation for village purposes to the extent of five hundred dollars in addition to any other exemption authorized by law.

Section 468. Fire patrol and salvage corps.

Real property owned by a corporation organized to maintain a fire patrol and salvage corps for the public benefit, which property is used exclusively for housing or storing property used exclusively for the purpose of such fire patrol and salvage corps, shall be exempt from taxation, provided such property is used and such service rendered indiscriminately and without charge for the public benefit; provided, however, that if a portion only of the real property of such a corporation is so used, such portion shall be exempt from taxation and the remaining portion shall be subject to taxation.

161(a)

GENERAL MUNICIPAL LAW

the governing board such status. Such written disclosure shall be part of and set forth in the official record of the proceedings of such governing board.

Section 217. General requirements of a service award program.

No volunteer fire department, volunteer fire company, fire district, fire protection district, village, town or city, shall be required under this article to provide service award benefits for its active volunteer firefighters. Any service awards provided to an active volunteer firefighter under this article shall be governed by the provisions of section two hundred eighteen in the case of defined contribution plans, section two hundred nineteen in the case of

GENERAL MUNICIPAL LAW

defined benefit plans and in either case by the provisions of sections two hundred fourteen, two hundred fifteen, two hundred sixteen and two hundred nineteen-a of this article. No service award program may be provided under this article unless the following requirements are met:

(a) An active volunteer firefighter must be eligible to participate in any service award program provided under this article if the active volunteer firefighter has reached the age of eighteen and has completed at least one year of firefighting service. The sponsor of the service award program may impose younger age or shorter length of service requirements for participation in the service award program.

(b) A participant shall have a nonforfeitable right to a percentage of a service award that is not less than the percentage determined under the following table:

Years of Firefighting Service	Nonforfeitable Percentage
Less than 5	0
5 or more	100

Notwithstanding the preceding table, a participant shall have a one hundred percent nonforfeitable right to his service award upon his attainment of the entitlement age under the program. Each sponsor may establish a percentage table that provides for a faster rate of becoming nonforfeitable. Any amounts attributable to forfeiture of a participant's service award shall be used to reduce contributions for other service award program participants and shall not in any case be used to increase benefits for other participants. The preceding shall not preclude amendment of a service award program to provide for an increase in benefits.

(c) A year of firefighting service shall be credited under a service award program for each calendar year after establishment of the program in which an active volunteer firefighter accumulates at least fifty points. Points shall be granted in accordance with a system adopted by the program sponsor. Such system shall provide that points shall be granted for activities designated by the program sponsor, which activities shall be selected from the following:

- (i) Training courses—twenty-five points maximum.
 - (A) Courses under twenty hours duration—one point per hour, with a maximum of five points.
 - (B) Courses of twenty to forty-five hours duration—one point per hour for each hour over initial twenty hours, with a maximum of ten points.
 - (C) Courses over forty-five hours duration—fifteen points per course.
- (ii) Drills—twenty points maximum. One point per drill (minimum two hour drill).
- (iii) Sleep-in or stand-by—twenty points maximum.
 - (A) Sleep-in—one point each full night.

GENERAL MUNICIPAL LAW

(B) Stand-by—one point each. A stand-by is defined as line of duty activity of the volunteer fire company, lasting for four hours, not falling under one of the other categories.

(iv) Elected or appointed position (see definition)—twenty-five points maximum.

(A) Completion of one year term in an elected or appointed position.

(B) An active volunteer firefighter elected to serve as a delegate to a firefighters' convention shall also be eligible to receive one point per meeting.

(v) Attendance at meetings—twenty points maximum.
Attendance at any official meetings of the volunteer fire company—one point per meeting.

(vi) Participation in department responses—twenty-five points for responding on the minimum number of calls, as outlined below:

(A) Total number of calls volunteer fire company responds to annually other than emergency rescue and first aid squad calls (ambulance calls)	0 to 500	500 to 1000	1000 to 1500	1500 and up
--	----------------	-------------------	--------------------	-------------------

Minimum number of calls volunteer firefighter must run annually in order to receive twenty-five points credit	10%	7.5%	5%	2.5%
---	-----	------	----	------

(B) Total number of calls emergency rescue and first aid squad (ambulance)	0 to 500	500 to 1000	1000 to 1500	1500 and up
--	----------------	-------------------	--------------------	-------------------

Minimum number of calls volunteer firefighter must run annually in order to receive twenty-five points credit	10%	7.5%	5%	2.5%
---	-----	------	----	------

(vii) Miscellaneous activities—maximum fifteen points. Participation in inspections and other activities covered by the volunteer firefighters' benefit law and not otherwise listed—one point per activity.

The program sponsor may designate less than all the activities specified in the foregoing list as activities for which points may be earned.

(viii) In the event that any active volunteer firefighter is either totally and temporarily disabled, or partially and permanently disabled, as certified by the workers' compensation board or other competent authority approved by the sponsor of the service award

GENERAL MUNICIPAL LAW

program, and the disability occurs during the course of service as a volunteer, while actively engaged in providing line of duty services, as defined in subdivision one of section five of the volunteer firefighters' benefit law, the firefighter shall receive five points for each full month of such disability.

(d) An active volunteer firefighter's service award program may provide for the crediting of years of active firefighting service for periods prior to the establishment of such program to a maximum of five years of active firefighting service per participant but only to the extent authorized pursuant to section two hundred sixteen of this article.

GENERAL MUNICIPAL LAW

(e) In order to provide credit for service prior to the establishment of the service award program, each sponsor shall review its prior membership rosters to determine the number of years credit for each participant who is entitled to credit. In making the analysis, the standards for active service set forth in subdivision (c) of this section and adopted by the sponsor shall be used. Approval for such prior service shall require certification by the president, secretary and chief of the volunteer fire company. In the event an active volunteer firefighter requests credit for service in more than one volunteer fire company, each such company shall provide a certification for the appropriate number of years.

(f) In computing credit for those active volunteer firefighters who also serve as paid employees within a political subdivision of the state, credit shall not be given for activities performed during the individual's regularly assigned work periods.

(g) An active volunteer firefighter whose name does not appear on the approved certified list or who is denied credit for service prior to the establishment of the service award program shall have the right to appeal within thirty days of posting of the list or within thirty days of denial of past service credit. The appeal shall be in writing and mailed to the clerk or secretary of the governing board of such political subdivision, which shall investigate the appeal. The decision of the authorities in control of each volunteer fire company shall be subject to appropriate judicial review.

(h) An active volunteer firefighters' service award program may designate that benefits thereunder may be paid in the form of a lump sum, a life annuity with or without survivor benefits, period certain annuities, or any other form provided under the program. All forms of benefit payments shall be actuarially equivalent to each other. The sponsor may limit the forms of benefit payment under a service award program or impose conditions concerning the availability of such benefits. Nothing in this subdivision shall require a sponsor of a service award program to purchase annuity contracts from an insurance company.

(i) A participant whose volunteer fire service is interrupted by full-time extended obligatory military service or by a single voluntary enlistment not to exceed four years in the armed forces of the United States shall be considered on military leave. During such period of military leave, the participant shall receive active volunteer service credit of fifty points for each full year, prorated for service of less than a year.

(j) All program assets shall be held in trust for the exclusive purpose of providing benefits to participants and their beneficiaries or for the purpose of defraying the reasonable expenses of the operation and administration of the program. If the service award program and the related trust are not tax qualified within the meaning of sections 401 and 501 of the Internal Revenue Code of 1954 (68A Stat 3, 26 U.S.C. 401 and 501), the trust referred to in this subdivi-

GENERAL MUNICIPAL LAW

sion may provide that the assets held thereunder may be subject to the claims of general creditors, if any, of the sponsor or may contain such other terms and provisions as are necessary to insure that the participation by an active volunteer firefighter in the service award program does not result in taxable income to such volunteer firefighter under any provision of the Internal Revenue Code of 1986, as amended.

(k) Every fiduciary of a service award program will be required to act solely in the interest of the program's participants and beneficiaries: Subject only to the provisions of the program document, a fiduciary may accept, hold, invest in and retain any investment if purchased or retained in the exercise of the degree of judgment and care, under the circumstances then prevailing, which persons of prudence and intelligence exercise in the management of their own affairs, not in regard to speculation, but in regard to permanent disposition of their funds, considering the probable income to be derived therefrom as well as the probable safety of their capital.

(l) No service award provided under the program may be assigned or alienated except to provide for the legally obligated support of minor children or spouse.

Section 218. Requirements and benefits under a defined contribution plan service award program.

(a) An active volunteer firefighter's service award program that is defined contribution plan shall be subject to minimum and maximum contribution requirements as set forth in subdivision (b) of this section. In determining whether such minimum and maximum contribution requirements have been satisfied, all benefits provided under all service award programs instituted by a sponsor shall be considered as one program.

(b) The minimum and maximum contribution requirements for a service award program that is a defined contribution plan shall be as follows. The minimum contribution for a participating active volunteer firefighter shall be one hundred twenty dollars per year. The maximum contribution for a participating active volunteer firefighter shall be four hundred eighty dollars per year. The maximum number of years for which a participating active volunteer firefighter may receive a contribution shall be forty years.

(c) The benefit payable to a participating active volunteer firefighter entitled to a benefit under a defined contribution plan shall be the resulting amount from a defined annual contribution made by the sponsor less necessary administrative costs and shall include interest and/or other earnings resulting from investment of the annual contribution. Benefits shall be available and commence when the participating volunteer firefighter reaches entitlement age or at the time permanent total disability is established.

(d) In the event that any active volunteer firefighter becomes disabled and in the event that the disability prevents the active volunteer firefighter from pursuing such volunteer's normal occupation

GENERAL MUNICIPAL LAW

and if the disability is total and of a permanent nature as certified by the workers' compensation board or other competent authority approved by the sponsor of the service award program, the volunteer firefighter is entitled to receive the benefits described in this section, regardless of age or length of service. Such benefits shall begin on the first day of the first month following the establishment of such disability.

At the option of the sponsor of the service award program, the sponsor may provide an additional disability benefit in the event that any active volunteer firefighter becomes disabled during the course of service as a volunteer while actively engaged in providing a line of duty services, as defined in subdivision one of section five of the volunteer firefighters' benefit law. The additional disability benefit shall be an amount equal to an amount stated in the referendum under which the program was established or amended and payable to the disabled firefighter monthly for life. The plan sponsor shall provide the plan annually with the additional funds necessary to accommodate this additional disability benefit or the sponsor may purchase an annuity or make other provisions to effectuate the additional disability benefit.

(e) A volunteer firefighter's retirement income plan shall provide that, in the event of the death of an active volunteer firefighter who has a right to a nonforfeitable percentage of retirement income pursuant to subdivision (b) of this section, the designated beneficiaries of such active volunteer firefighter (or his estate if no beneficiary is so designated) shall be entitled to receive death benefits under the service award plan. Such benefits shall be equal to the amount of benefits earned by the volunteer firefighter under the plan at the date of death.

At the option of the sponsor of the services award program, if the active volunteer firefighter dies during the course of service as a volunteer while actively engaged in providing line of duty services, as defined in subdivision one of section five of the volunteer firefighters' benefit law, additional death benefits may be provided by the sponsor. The amount of such death benefits shall be stated in the referendum under which the program was established or amended. In the event of the death of an active volunteer firefighter during the course of service as a volunteer while actively engaged in providing line of duty services, as defined in subdivision one of section five of the volunteer firefighters' benefit law, such death benefit amount shall be paid by the sponsor to the plan for distribution to the beneficiary or the estate if no beneficiary is designated.

Section 219. Requirements and benefits under a defined benefit plan service award program.

(a) An active volunteer firefighters service award program that is a defined benefit plan shall be subject to minimum and maximum retirement benefit requirements as set forth in subdivision (b) of this section. In determining whether such minimum and maximum

GENERAL MUNICIPAL LAW

benefit requirements have been satisfied, all benefits provided under all service award programs instituted by a sponsor shall be considered as one program.

(b) The minimum and maximum retirement benefit requirements for a service award program that is a defined benefit plan shall be defined as follows. Each participating active volunteer firefighter shall be entitled to a minimum service award benefit of five dollars per month for each year of firefighting service completed after satisfying the program's eligibility requirement and after establishment of the program. The maximum benefit amount payable to a participating active volunteer firefighter entitled to a benefit shall be determined on the basis of an actuarial valuation. The valuation shall take into account the age, and such other factors as the actuary deems appropriate, of the eligible participating active volunteer firefighters and the amount of available financing available per active covered volunteer firefighter. The maximum service award under a service award program shall be a monthly payment, payable for life, that does not exceed an amount equal to twenty dollars for each year of firefighting service credited under the terms of the program to a maximum of forty years of firefighting service.

(c) No benefit payments may be made under any service award program that is a defined benefit plan until the tenth anniversary of the establishment of the service award program. The foregoing sentence shall not preclude a service award program from providing for additional benefit payments after the tenth anniversary of the establishment of the service award program to reflect the fact that the payment of benefits could not commence until that date.

Notwithstanding the preceding paragraph, if a program sponsor has been authorized pursuant to section two hundred sixteen of this article to provide benefits prior to the tenth anniversary of the establishment of the service award program, it may provide for the payment of service awards from the date of establishment of the service award program or from such other date as is set forth in the authorization.

(d) The governing board shall engage the services of an actuary for the purpose of determining the annual amount required to be contributed to a service award program authorized under the provisions of this article, which amounts shall be based on the interest and mortality tables or other appropriate assumptions and methods selected by actuary. The sum so determined shall be appropriated annually by the political subdivision.

(e) In the event that any active volunteer firefighter becomes disabled and in the event that the disability prevents the active volunteer firefighter from pursuing such volunteer's normal occupation and if the disability is total and of a permanent nature as certified by the workers' compensation board or other competent authority as approved by the program sponsor, the volunteer firefighter is entitled to receive the benefits described in this section, regardless of

GENERAL MUNICIPAL LAW

age or length of service. Such benefits shall begin on the first day of the first month following the establishment of such disability.

At the option of the sponsor of the service award program, if the active volunteer firefighter becomes disabled during the course of service as a volunteer while actively engaged in providing line of duty services as defined in subdivision one of section five of the volunteer firefighters' benefit law, an additional disability benefit may be authorized. Additional disability benefit shall be equal to the amount of additional benefits that the volunteer firefighter would have been entitled to had he continued to earn years of firefighting service through his entitlement age if the rate of benefits being provided under the service award program at the time of disability continued to be provided through the entitlement age.

(f) A volunteer firefighter's retirement income plan may provide that, in the event of the death of an active volunteer firefighter who has a right to a nonforfeitable percentage of retirement income pursuant to subdivision (b) of this section, the designated beneficiaries of such active volunteer firefighter (or his estate if no beneficiary is so designated) shall be entitled to receive death benefits under the service award plan. Such death benefits shall be payable in the form of a lump sum amount designated by the sponsor as payable at death or a percentage of the retirement benefits otherwise payable. Such benefits shall be equal to the amount of benefits earned by the volunteer firefighter under the plan at the date of death.

At the option of the sponsor of the service award program, if the active volunteer firefighter dies during the course of service as a volunteer while actively engaged in providing line of duty services, as defined in subdivision one of section five of the volunteer firefighters' benefit law, additional death benefits may be provided.

Section 219-a. Administration, reporting and disclosure.

1. The sponsor or the designated program administrator shall provide each active volunteer firefighter who participates in a service award program maintained under this article with a summary of the program's provisions, including the program's provisions relating to the participation requirements, the rate at which a nonforfeitable interest in program benefits increases and the program's service awards formula. This summary shall be provided to each service award program participant within six months from the date the program participation commences. In addition, any material modification to such program provisions shall be communicated in writing to each participant within six months after the later of the date modification is adopted or the date it is effective. A copy of this program, the summary of the program, and documents related to the funding or investment of the assets of the program and of any contracts or agreements with service providers to the program shall be made available for inspection or copying by a program participant or beneficiary at the sponsor's main office.

GENERAL MUNICIPAL LAW

2. (a) The governing board shall engage the services of an actuary for the purpose of determining the annual amount required to be contributed to a service award program, authorized under the provisions of this article, which amounts shall be based on the interest and mortality tables or other appropriate assumptions and methods selected by the actuary. The sum so determined shall be appropriated annually by the political subdivision.

(b) This program shall be administered by such political subdivisions in accordance with standards and procedures established by them. Payment shall be made when certified by such political subdivisions.

(c) It shall be the responsibility of each participating volunteer fire company to maintain all required records on forms prescribed by the governing board of such political subdivision of the state.

(d) Each volunteer fire company shall furnish to the governing board of such political subdivision a list of all volunteer members, certified under oath, and shall identify those volunteer members who have qualified for credit under the award program for the previous year. Such list shall be submitted annually by March thirty-first. Notwithstanding the provisions of this paragraph a volunteer firefighter may request that his name be deleted from said list as a "participant" in said "defined benefit plan" or "defined contribution plan". Such request for deletion shall be in writing and shall remain effective until withdrawn in the same manner.

(e) The governing board of each such political subdivision shall review the list of each volunteer fire company and approve the final annual certification. The approved list of certified members shall then be returned to each company and posted for at least thirty days for review by members.

ARTICLE 14-G—INTERLOCAL AGREEMENTS WITH GOVERNMENTAL UNITS OF OTHER STATES

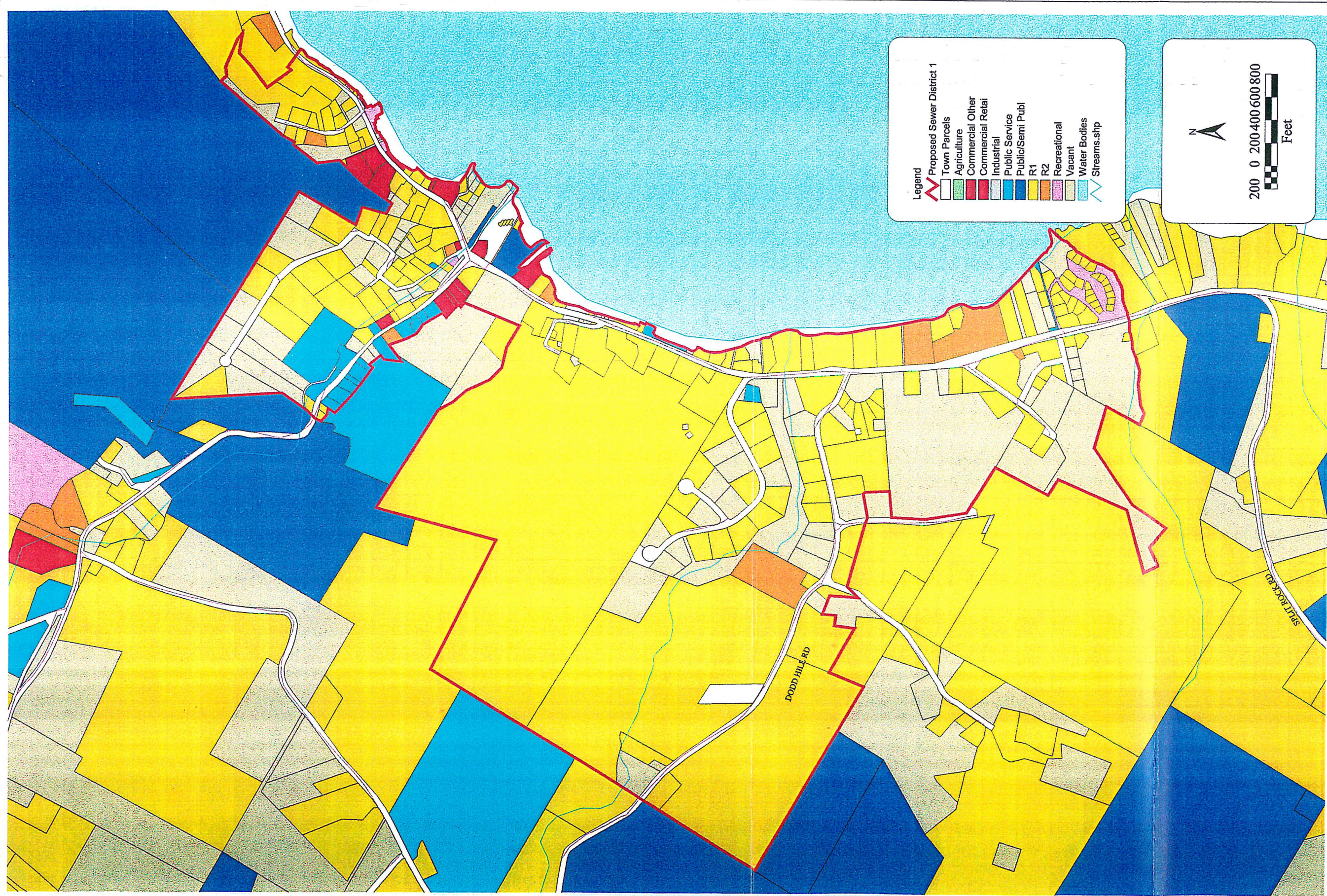
- Section
- 460 Purpose.
- 461 Definitions.
- 462 Interlocal agreements authorized.

Section 460. Purpose.

It is the purpose of this article to permit local government units to make most efficient use of their powers by enabling them to cooperate with the governmental units of other states on a basis of mutual advantage and thereby to provide services and facilities in a manner that will accord best with geographic, economic, population and other factors influencing the needs and development of local communities.

Section 461. Definitions.

As used or referred to in this article, unless a different meaning clearly appears from the context,



- Legend**
- Proposed Sewer District 1
 - Town Parcels
 - Agriculture
 - Commercial Other
 - Commercial Retail
 - Industrial
 - Public Service
 - Public/Semi Publi
 - R1
 - R2
 - Recreational
 - Vacant
 - Water Bodies
 - Streams.shp

N

200 0 200 400 600 800

Feet



CHAZEN ENGINEERING & LAND SURVEYING CO., P.C.

Dutchess County Office: 3179
 New Paltz, New York 12561
 Phone: (914) 454-3980

Orange County Office: 283 Route 17K
 Newburgh, New York 12550
 Phone: (914) 367-1133

Capital District Office: 407 Route 9, Bldg. 2
 Clifton Park, New York 12065
 Phone: (518) 371-4929

North County Office: 110 Glen Street
 Glens Falls, New York 12031
 Phone: (518) 812-4513

Data Source: All source data provided by Warren County Department of Planning and Urban Development.

This map is a product of the Chazen Companies. It should be used for reference purposes only. Reasonable efforts have been made to ensure the accuracy of this map. The Chazen Companies expressly disclaims any responsibilities or liabilities from the use of this map for any purpose other than its intended use.

Town Of Hague
 Proposed Sewer District 1
 Landuse Classification

Warren County, New York

Created by: Michael Perry
 Date: October 9, 2000
 Scale:
 Project No.: 90035

MAP 13