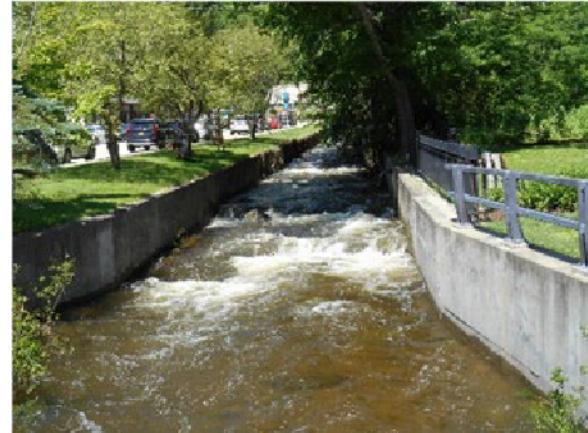




TOWN OF HAGUE 2026 COMPREHENSIVE PLAN UPDATE



Hague - A Unique Adirondack Town on Lake George

DECEMBER 2025 FINAL DRAFT

ACKNOWLEDGEMENTS

Advisory Committee

Bill Fritzky
Pat Hintze
Ginger Kuenzel
Josh Patchett
Chris Richards
Sally Delarm Rypkema
Alane Vogel

Planning Consultants

Tracey Clothier, AICP, CEP
Clothier Planning & Consulting



Tenee Rehm Cassacio, AIA
JMZ Architects and Planners, P.C.



Funding Partner

This project has been funded in part by a grant from the New York State Department of Environmental Conservation, Adirondack Park Community Smart Growth Program through appropriations from the New York State Environmental Protection Fund (EPF)



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Veteran's Park on Hague Brook

Executive Summary

Project Description

This project represents an update of the *Town of Hague 2017 Comprehensive Plan Update* which represented an update of Chapter 4 from the *Advancing Hague's 2020 Vision: Comprehensive Plan Update*. The 2025 planning effort will present demographic statistics from the 2020 census, identify a community vision, and advance strategies to address new priorities in the community.

The plan provides the foundation and support for potential future revisions to the zoning code and local regulations. Funds for this update were granted through the NYSDEC Smart Growth Communities Grant Program with matching funds provided by the Town of Hague.

The primary goal of this comprehensive plan is to seek a balance between the need to guide future growth with the need to preserve the characteristics that make a community unique and special for residents. It provides a vision for the future and a roadmap for how to achieve the vision. It provides essential guidance to the town boards for making decisions about future plans, projects and improvements.

A few key actions that the Town can undertake to make sure the implementation strategy is carried out include:

- a. Appoint a small group to serve as the 2025 Comprehensive Plan Implementation Committee. Assign a project manager that can organize a dedicated group of volunteers to steer the project's implementation, request material contributions, manage the grants, and keep the Town Board informed of potential grant opportunities.
- b. Establishing the 2025 Comprehensive Plan Update as a regular agenda item. The leader of the Comprehensive Plan Implementation Committee provides progress reports on a regular basis.
- c. Developing a special line item in the budget to meet needed the cash match requirements for grants.

A list of priority recommendations for the 2025 Comprehensive Plan Update is outlined below.

SIGNATURE PROJECT #1 OPPORTUNITY: Beachside Property Feasibility Study

Seek funds for a feasibility study to determine the strengths, weaknesses, risks, and overall potential for success to develop a *transformative* mixed-use development project that will offer a blend of features such as an inn, senior housing, small shops, an environmental education element, and public trails and a pavilion. The project is meant to be a new destination that has the potential to draw a substantial number of new visitors and grow the year-round business base.

Cost Estimate: \$25,000

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SIGNATURE PROJECT #2: Hague Historical Museum Expansion Feasibility Study Develop a feasibility study that explores expanding display space and the storage of local historical artifacts, photos and records for the Hague Historical Museum. Alternatives would include a constructing a dedicated building or providing an addition to the Community Center. Assign a committee to develop a long-term funding strategy and public support to accomplish this goal. Cost Estimate: Not estimated at this time
SIGNATURE PROJECT #3: Hague Visitor Center Redevelopment Rehabilitate or replace the existing visitor center with a new year-round building to serve as a space for greeting and informing visitors and new public handicapped accessible restrooms. Phase one would be to conduct an engineer's building assessment of the current Visitor Center to ascertain whether there is an opportunity to rehabilitate or redevelop the existing building in a cost-effective manner. Depending on the outcome of this assessment, move on to the next phase which would be to either develop plans to restructure the building or outline a plan for a replacement building. Cost Estimate: \$2,500 for a building assessment of the current building
SIGNATURE PROJECT #4: Town Highway Garage Renovation Modernize and update utilities in the existing town garage facility based on Cedarwood Engineering's Hague's Highway Garage Feasibility Assessment. Cost Estimate: \$150,000
SIGNATURE PROJECT #5: Conduct Housing Needs Assessment Collaborate with Warren County Planning to identify and respond to Hague's housing needs. Cost Estimate: No cost to the Town of Hague
SIGNATURE PROJECT #6: Update Zoning Code and Site Plan Review Regulations Appoint a committee to conduct a review and assessment of the zoning code, zoning map and site plan review regulations to identify the current issues with the zoning code and subdivision regulations. At a minimum, identify, evaluate, and correct regulatory barriers to commercial growth, strengthen site plan review procedures, strengthen enforcement measures for stormwater management and erosion control. Cost Estimate: \$75,000
SIGNATURE PROJECT #7: Hague Brook Long-term Management Strategy

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Conduct a study of the Hague Brook delta to determine natural techniques and strategies to stop further sedimentation from reaching Lake George. Also assess the need for dredging part of the delta to improve access to docks. Make application to NYSDOS to become a Local Waterfront Revitalization Program community to heighten eligibility for funding for stream and other improvement projects.

Cost Estimate: \$50,000

SIGNATURE PROJECT #8: Town Park Enhancements

Construct improvements as recommended in the 2022 Hague Town Park Master Plan.

Performance Stage: Construct a new covered performance pavilion located in the northeast corner of the park.

Picnic Grove: Develop in area adjacent to the new stage.

New Playground: Replace some playground pieces with modern ADA accessible play equipment.

Boat Launch Dredging: Remove excess lake bottom materials that are impeding boat movement at the launch.

Beach Improvements: Assess and develop strategies to control debris on the beach and maintain the quality of the swimming area.

Accessible Pathway Network: Construct ADA compliant walkways between the parking lot, visitor center, and the public docks.

Stormwater Improvements: Address flooding, stormwater, and erosion control issues throughout the park.

Lighting: Improve the electrical system and lighting along the public docks.

Expand Public Docks: Consider expanding public dock space.

Cost Estimate: \$135,000

Chapter 1 Introduction

1.1 Plan Overview

A comprehensive plan is a document prepared by a community to provide direction in making land use, development, and other long-range planning decisions. The primary goal of a comprehensive plan is to provide balance between the need to guide future growth with the need to preserve the characteristics that make a community unique and special for its residents. The Plan is both a vision for the future and a roadmap for how to achieve the vision. In addition, it provides guidance to the Town Board, Planning Board, and Zoning Board of Appeals for making decisions about future town plans, projects and improvements.

Hague adopted its first Comprehensive Plan in 2002. In 2017, the Town initiated and adopted a limited update (*Town of Hague 2017 Comprehensive Plan: Chapter 4*) electing to focus specifically on an update on the “Goals, Objectives and Recommendations” of the 2002 Plan. While some of the recommended goals and associated projects set forth in that plan have been achieved, others are still awaiting action. The pandemic years (2020-2023) hindered progress but there is a new enthusiasm to address local issues and re-examine current and future revitalization efforts.

The 2026 planning effort updates Chapter 4 from the 2017 Plan and advances recent opportunities to address new priorities in local economy and tourism, land use and zoning, housing, community services, infrastructure, recreation, parks and trails, historic and cultural resources, natural resources, and community sustainability and resilience.

Funds for this update were granted through the NYSNYSDEC Smart Growth Communities Grant Program with matching funds provided by the Town. A supplemental grant from the Glens Falls Foundation was fundamental in determining the location and layout for a new performance pavilion. In the Spring of 2024, the Town was invited by the Adirondack Park Agency to participate in its *Vision Adirondacks Initiative*. This no-cost service donated the time of a design intern to guide the Advisory Committee through the process of conceptual design for the new visitor center. This critical step helped define the way forward for the building’s use for both the public and Hague residents.

1.2 Contents of the Plan

The 2026 Comprehensive Plan Update is comprised of five chapters. Chapter 1 is the introduction to the plan and includes a summary of previous planning studies. Chapter 2 explains the public outreach efforts while Chapter 3 presents a summary of baseline conditions and the community’s vision for the future. Chapter 4 describes the setting and regional framework and outlines the opportunities and recommendations for each of the following topics:

- Local Economy
- Historic and Cultural Resources
- Community Buildings, Facilities and Services
- Public Infrastructure
- Local Housing

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- Land Use and Zoning
- Natural Resources and Environmental Protection
- Parks, Trails and Recreation

Chapter 5 describes how the Plan will be implemented and projects and initiatives potentially funded. The success of the projects depends on the will and commitment of the community to provide the momentum and human and financial resources to kick off the implementation process. The second part of the Action Plan is the active pursuit of appropriate grants and other resources to supplement local resources.

1.3 Previous Planning Efforts

The Town has initiated a number of planning initiatives and studies designed to respond to the issues in the community. Taken together, these plans provide the Town with a significant foundation for identifying actions that are feasible. In each case, there was broad public engagement in the planning process with residents and business owners identifying projects and providing input, which resulted in broad based support for implementation of these actions. Below is the list of local, county, and regional planning efforts and reports already undertaken by the Town of Hague that have helped to create strategic opportunities.

Local Plans

- Town of Hague Comprehensive Plan (2001)
- Hague Brook Restoration Project (2007)
- Town of Hague Stormwater Outfall Evaluation Report (2012)
- Advancing Hague's 2020 Vision: Comprehensive Plan Update- Chapter 4 (2017)
- Town of Hague Town Park Master Plan (2020)

Regional Plans

- The Plan for the Future of the Lake George Park (1987)
- Lake George, Planning for the Future (2001)
- Lake Champlain Watershed Water Quality Management Planning Roadside Erosion Assessment and Inventory (2012)
- Lake Champlain Non-Point Source Pollution Subwatershed Assessment and Management Plan (2018)
- Assessment of Economic Value of Clean Water in Lake George (2020)
- Upper Hudson River Watershed Revitalization Plan (2020)
- Assessment of the Economic Value of Clean Water in Lake George (2020)
- Forward Together Economic Resiliency Plan (2021)
- Building Balanced Communities for the North Country: A Comprehensive Housing Study and Strategy (2023)
- Watershed Action Plan for Lake George (LCLGRPB 2023)
- Warren County Hazard Mitigation Plan Update (2023)

Chapter 2 Public Participation

2.1 Plan Advisory Committee

The Town Board appointed an advisory committee to act as a steering committee for the planning process. The Advisory Committee met on a regular basis throughout the planning process and was responsible for providing comments on draft reports and other components of the consultant team's work. Committee members are liaisons to the community at large and will be responsible for sharing information about the Zoning Update with their neighbors and community networks. A total of ten Committee meetings were held during the planning process to review the Plan Update drafts and to organize and conduct community participation events.

2.2 Community Preference Survey

A questionnaire through Survey Monkey was distributed to all residents in November 2024. A public meeting followed in July 2025 to communicate the findings of the survey and to outline priority projects for the community. Based on feedback from the public, the Advisory Committee refined a list of community projects and initiatives that are feasible and transformative for Hague. The community survey addressed the following topics: economic development; infrastructure; transportation, parking and safety; community services, housing and community appearance; planning, land use and zoning; parks, trails and recreation; natural resources and environmental resilience; history and culture; and quality of life. Approximately 650 surveys were mailed to residents, business owners, and other stakeholders in Hague. A total of 248 surveys were returned representing a high return rate of 38%.

This summary represents feedback across multiple survey questions, revealing a community that values its natural assets, seeks balanced economic development, and desires practical improvements to enhance quality of life for all residents. A summary of the survey findings can be found below. The complete results of the survey are in the Appendix of this plan.

General findings concluded that Hague residents clearly value their community's natural beauty, lakefront access, and small-town atmosphere. However, they see significant challenges in economic vitality, infrastructure, and tax equity that threaten the long-term sustainability of the town. The community appears ready for thoughtful, balanced development that preserves Hague's character while creating more opportunities for businesses, year-round residents, and diverse recreational activities.

Top community concerns from the survey included:

Tax Issues

- School taxes identified as disproportionately high for Hague residents
- Many residents feel burdened by the Ticonderoga school district arrangement
- Concerns about tax impacts on affordability for families and seniors

Economic Vitality

- Limited retail options and essential services
- Lack of year-round businesses, particularly restaurants

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- Need for a more vibrant town center
- Desire for economic opportunities to attract younger residents and families
- Create a sustainable year-round economy
- Address seasonal fluctuations with year-round solutions
- Protect natural assets while enabling economic vitality

Infrastructure Needs

- Sewer system expansion is the highest municipal investment priority
- Safety concerns on Route 9N for pedestrians and cyclists
- Need for improved sidewalks and bike paths
- Boat docking facilities and waterfront access need enhancement
- Cell service and utility reliability concerns
- Develop comprehensive infrastructure plan including alternative transportation routes

Recreation and Community

- Desire for more diverse recreational facilities (pickleball courts, trails, etc.)
- Need for year-round gathering spaces and activities
- Better maintenance of beach and waterfront areas
- Division between seasonal and year-round residents
- Balance growth with environmental protection
- Foster a more diverse, multi-generational community
- Maintain small-town character while attracting necessary services

2.3 Community Workshops

The Town of Hague and the Comprehensive Plan Advisory Committee invited residents and stakeholders to participate in an initial public meeting to introduce the Town's Comprehensive Plan Update and invite feedback on the issues and vision for the community. The meeting on July 10, 2025 at the Hague Community Center attracted approximately 100 people. Supervisor Josh Patchette opened the session by welcoming attendees and introducing planning consultant Tracey Clothier and architect Emily Gasperetti.

Clothier presented an overview of the 2025 Comprehensive Plan Update, highlighting findings from this year's public survey and outlining the signature projects selected for inclusion in the plan. Gasperetti then shared several design concepts for a proposed Welcome Center intended to replace the current Visitor Center at Hague Town Park.

During the question-and-answer session that followed, residents focused primarily on the Welcome Center proposal and concerns about the beach and swimming area conditions. The feedback



July 19, 2025, Community Meeting

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was largely critical, with participants expressing that the town should prioritize initiatives more directly relevant to residents' needs rather than pursuing a new building. The meeting concluded with a poster session where attendees reviewed displays throughout the room and submitted written comments, which are summarized in the responses in Appendix B.

A second public meeting was held on November 12, 2025, with approximately 50 people attending. The presentation reviewed the planning process and announced the signature projects that are recommended in the plan.

The Town Board held a public hearing on the Comprehensive Plan 2026 Update on December 9, 2025.



Chapter 3 The Community Profile

3.1 Geography and Setting

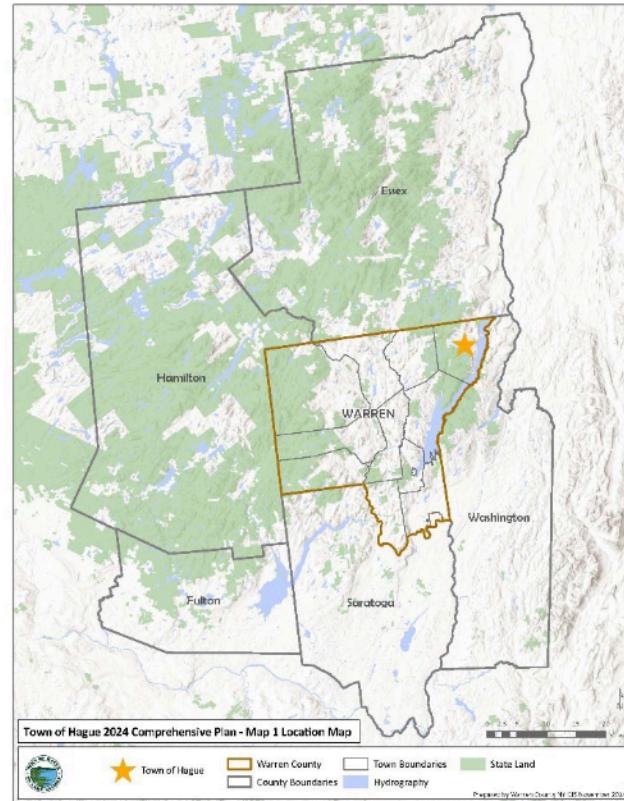
The Town of Hague is part of Warren County, bordered to the north by Essex County and Washington County on the east side of Lake George. The Town's northern boundary is the Town of Ticonderoga, in the west by the Town of Horicon, in the south by the Town of Bolton, and to the east by the Town of Putnam. It is about 45 miles north of the City of Glens Falls and 18 miles to the Adirondack Northway (I-87).

Hague is part of the Lake George watershed, occupying over 300 square miles of land and water resources, covering portions of Warren, Washington, and Essex counties. The watershed includes approximately 100 square miles of state-owned land, primarily forest preserve, 155 square miles of privately owned land, and 45 square miles of water surface. Eight other municipalities are located around the Lake including the Towns of Bolton, Dresden, Fort Ann, Lake George, Putnam, Queensbury, and Ticonderoga, and the Village of Lake George. With its spectacular natural resources and easy accessibility, Lake George is one of the premier vacation destinations in the Northeast, earning the designation of "Queen of the American Lakes."

3.2 Regional and Regulatory Framework

Adirondack Park Agency

The Adirondack Park Agency (APA) was created in 1971 by the New York State Legislature to develop long-range land use plans for both public and private lands within the boundary of the Adirondack Park. The task of land use management is a shared responsibility between the Agency and local government officials. The Local Government Services division at the Agency works with individual towns in the Adirondack Park to assist them in planning, zoning, and administering Agency approved local land use programs. The Town of Hague is one of 18 municipalities in the Adirondack Park with an approved Local Land Use Program. This program transfers the administration and enforcement of certain Agency authority over land use and development to a local government. The primary benefit is access to a coordinated permit system with local authority over shoreline restrictions.



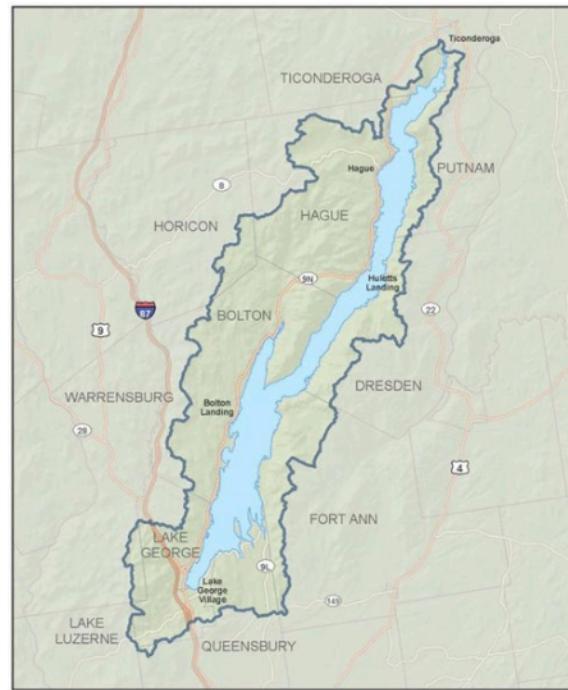
Map 1 Regional Location Map

Map 1 Regional Location Map
Town of Hague 2024 Comprehensive Plan - Map 1 Location Map
Prepared by Warren County MRC December 2021
Legend: ★ Town of Hague, Warren County, County Boundaries, Town Boundaries, Hydrography, State Land

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Lake George Park Commission

New York State established "Lake George Park" in 1961 thereby designating the lake and its land drainage basin as an area so distinctive in natural qualities and scenic beauty that it is deserving of special protection. The park consists of a spectacularly beautiful 300-square mile of land and water area lying within three counties and twelve municipalities. The Lake George Park Commission is charged by NYS to protect the natural resources of Lake George to the best of its ability, within its granted authorities. These authorities include oversight and permitting of all marinas, docks, moorings and tour boats on the lake, public safety through its Marine Patrol division, stormwater management from land development activities, invasive species prevention and management, and other activities.



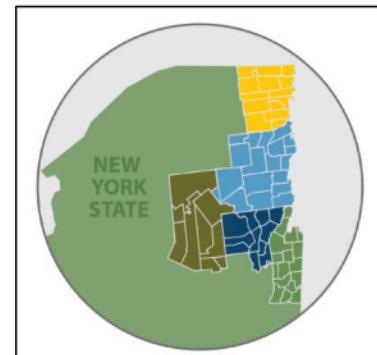
Lake George Park Boundary Map

Lake Champlain Lake George Regional Planning Board

The Lake Champlain - Lake George Regional Planning Board is a regional planning and development organization that represents five counties in Upstate New York – Warren, Washington, Hamilton, Essex, and Clinton. Their services are directed at aiding local efforts that promote sustained economic growth and essential community services and development projects for local municipal governments and the business community.

LCLGRPB assists municipalities in creating, implementing, and applying for funding for community planning initiatives including:

- Recreation and Amenities Planning
- Project Feasibility Studies
- Community Revitalization Programs
- Comprehensive Planning
- Community Resiliency



LCLGRPB Region Map

3.3 Demographic Profile

Population

The 2020 census reports a population of 633 people for the Town of Hague. The most recent estimated population of 627 was reported by the American Community Survey in 2023. Table 1 shows that peak population was reached in 1850 with 1,717 people. Over the next 50 years the Town lost 675 residents, thought to largely be due to the closing of the graphite mines. After the year 2000 the Town grew modestly to a peak of 886 in 2005 before experiencing a nearly 20-year decline to 627 in 2023, representing a loss of 259 people (29%) for this period.

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Table 1 Town of Hague Population 1850-2020								
1850	1900	1950	2000	2005	2010	2015	2020	2023
1,717	1,042	761	854	886	699	690	633	627*

Source: U.S. Census, CDRPC. *

Table 2 provides a comparison snapshot of 2020 Census statistics for the Town of Hague, Warren County and New York State. Some of the statistics that stand out are that Hague has a significantly higher median age than the county or state average. The median age of Hague's population is 62.4, compared to 49 for Warren County, and 40 for the state median age. The majority of the population (55%) is over the age of 60 compared to 32% in Warren County and 24% statewide. The median income for a household in Hague was slightly higher than Warren County and about the same as that in NYS. Per capita income levels are significantly higher than the county or state levels. Education levels for Hague residents is higher than either the county's or the state's.

Table 2 Local, County, State Demographic Comparison 2020			
	Hague	Warren County	New York State
Population	627	235,509	19,571,216
Median Age	62.4	48.6	40.2
Youths 9 and Under	1%	9%	11%
Youths 10-19	7%	10%	12%
Adults 20-39	12%	24%	27%
Adults 40-59	27%	25%	25%
Adults 60-79	45%	26%	20%
Adults over 80	10%	6%	4%
Persons Per Household	1.8	2.2	2.5
Median Household Income	\$83,333	\$78,239	\$84,578
Per Capita Income	\$57,170	\$46,191	\$49,520
Persons Below Poverty Line	11.8%	9.1%	13.7%
Median Value of Owner-occupied Housing	\$378,900	\$248,600	\$403,000
Educational Level: High School Grad or Higher	94.6%	91.9%	87.9%
Educational Level: Bachelor's Degree or Higher	42.6%	34.6%	39.6%
Veterans	12.6%	7.4%	3.9%

Source: Capital District Regional Planning Commission, 2023 American Housing Survey Census Reporter Profile

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Student Enrollment

Students in the Town of Hague have been attending the Ticonderoga Central School District since 1979 when Hague closed its school facility and annexed its 167 students to shift to Ticonderoga schools. 45 years later that number had dwindled to 35 students or dropped by 21%. At present, Hague taxpayers are responsible for more than 56 percent of the total Ticonderoga school tax levy. This imbalance is currently being debated by Hague residents.

Table 3 School District Enrollment Trends	
Year	Ticonderoga Central School District
1997-98	1,101
2003-04	1,075 (-26)
2005-06	992 (-83)
2010-11	862 (-130)
2019-20	682 (-180)
2021-22	688 (+6)
2022-23	696 (+8)
2023-24	717 (+21)

Source: NYSED and LCLGRPB

Enrollment trends as indicated in Table 3 show that the Ticonderoga district reported a high of 1,101 students in the 1997-98 school year (earliest data published). The number of school age children declined significantly to 696 students in 2022-23 representing a reduction of 405 students (nearly 37%) since the high of 1,101 in 1997-98. For comparison, New York State school enrollment dropped by 11% over the same period. The Ticonderoga district experienced a slight rise in student population after the 2021-2022 school year.



Craft Fair at Community Center

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3.4 The Community Vision

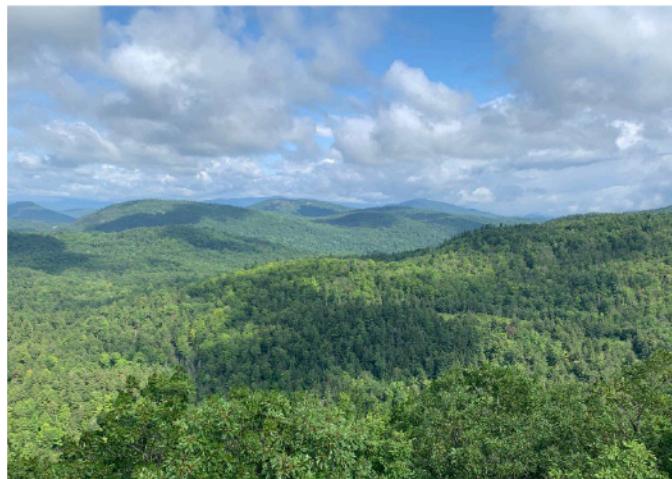
The Vision Statement describes the desired future state of the Town of Hague and provides a picture of what the community is working towards. The statement is a combination of existing conditions that the community wants to protect and aspirational elements that the community has not yet achieved but wishes to see expressed in its desired future state. The following narrative describes Hague's future vision for the community and serves as the foundation of the Plan's goals and recommendations.

Hague Vision Statement:

Hague is a thriving, year-round community that honors Lake George as our most precious asset while embracing sustainable growth that preserves our small-town character. We treasure the pristine waters, scenic shores, and irreplaceable beauty of places like Hague Town Park as we work to bridge the seasonal divide and create opportunities where neighbors of all seasons come together in a shared love of the lake.

Our vision encompasses a diverse, year-round economy with local businesses, restaurants, and services; strategic infrastructure improvements including sewer system expansion and safe pedestrian pathways; equitable school funding solutions that make Hague affordable for multi-generational families; and enhanced recreational facilities that serve all residents while protecting our natural environment.

We commit to collaborative decision-making that brings together every voice in our community, strategic investments that deliver lasting benefits, and creative solutions to challenges. We envision that in the near future Hague will be a place where families can afford to live year-round supported by family-based outdoor recreation opportunities, where visitors and residents safely enjoy our natural beauty through well-maintained facilities, where local businesses thrive in all seasons, and where our school funding reflects fairness and community priorities. We will balance environmental responsibility with progress, provide exceptional public waterfront access, and ensure that the special character and resilient nature of our lakeside community withstand for generations to come.



View from Swede Mountain Fire Tower

Chapter 4 Conditions, Opportunities and Recommendations

4.1 Local Economy

Background

The Town of Hague's long-term economic condition is dependent upon stabilizing the year-round population and growing the visitor base. Hague is isolated from the primary employment centers by a minimum one-hour commute. This leaves a narrow set of options for people in need of a steady job to support a family. The lack of job opportunities in general is resulting in the steady out-migration of young residents. At the same time the resident population is aging and there is a growing number of retirees. This dynamic is resulting in fewer people that can effectively maintain community services. Another condition that represents constraints to growth and development is the fact that about 65% of Hague's land base is owned by New York State and that there is only a small commercial area that supports businesses in the hamlet area. The vision for the local economy is therefore to:

- Increase lodging opportunities, year-round businesses, including year-round restaurants, retail options and essential services.
- Create a more vibrant center and support downtown beautification and functionality.
- Create more economic opportunities to attract younger residents and families.
- Encourage infill development in the hamlet area.

To offset constraints and stabilize, and even grow the population, the community will need to significantly improve telecommunication services, incentivize entrepreneurial businesses, expand the outdoor recreational economy, and identify and market vacant and underutilized commercial properties.



Hague Business District



Hague Market

Supporting NYS Smart Growth Principles:

- Support main streets in villages, hamlets and town centers including streetscapes, bicycle, transit and pedestrian access.
- Encourage mixed use and adaptive reuse of underutilized buildings and sites.
- Promote and support tourism with a focus on recreation, ecological and heritage-based tourism and educational opportunities, including historic and cultural resources, festivals and interpretive systems.

SIGNATURE PROJECT OPPORTUNITY: Beachside Property Feasibility Study

Seek funds for a feasibility study to determine the strengths, weaknesses, risks, and overall potential for success to develop a *transformative* mixed-use development project that will offer a blend of features such as an inn, senior housing, small shops, and public trails and pavilion. The project is meant to be a new destination that has the potential to draw a substantial number of new visitors and grow the year-round business base.

Cost Estimate: \$25,000

Other Priority Actions and Recommendations

Implementation Committee

The Town Board should assign a committee of residents that will meet to implement the recommendations of this plan and report its progress to the Town Board on a regular basis. Tasks should include pursuing businesses that will provide Hague with a well-rounded mix of retail, restaurants and services, and maintaining an up-to-date database of vacant commercial properties.

Hamlet Growth and Enhancement Plan

- **Parking Assessment Study:** Develop a parking plan to accommodate vehicles and boat trailers of day and overnight users. Identify potential town-owned or private properties that may have an interest in providing a fee-based parking lot or leasing or selling the land to the Town.
- **Develop a Hamlet Signage Plan:** Prepare a detailed signage plan that addresses welcoming, wayfinding, regulatory, interpretive, and parking signage needs.
- **Streetscape Improvements:** Address accessibility, aesthetics, and functionality for the year-round pedestrian experience. Improve lighting, plantings, trees, benches, bike racks, and green spaces.
- **Hamlet Study:** Participate in the *Thriving Hamlets Study*, a Warren County initiative that identifies the potential for expanding development in all the hamlets in Warren County by evaluating the amount of buildable land, infrastructure constraints, and identifying environmental issues.
- **Community Building Needs and Opportunity Assessment:** Conduct an inventory and analysis of existing conditions of vacant or underutilized commercial and residential properties and vacant lands in the hamlet.

Signature Events

Provide adequate support for key signature events that have a high impact on the local economy and have the capacity to be supported by volunteers in the community.

4.2 Historic and Cultural Resources

Background

Hague's historic resources are extremely important to residents and represent an important link in the Lake George heritage tourism story. Hague is a designated "Waypoint Community" on the Lakes to Locks Scenic Byway which represents the areas that connect New York's historic waters of Lake Champlain and Lake George with the Champlain Canal and Hudson River to the south and the Chamby Canal to the Richelieu and St. Lawrence Rivers of Quebec to the north. Waypoint Communities serve as a "hub" for surrounding towns, hamlets, and countryside. They serve as the connection between travelers and their destination. The key feature of Waypoint Communities is their ability to "meet and greet" the visitor. The Hague Visitor Center has historically filled this role.

The Town played a small but noteworthy role in both the French & Indian War and the Revolutionary War. Remarkable events include a major French and Indian War battle at Sabbath Day Point in 1758. The founding of the Silver Bay Association in the late 1800s, a graphite mining boom the once booming town of Graphite in the late 19th century, and the popularization of motorboat racing in the early 20th century were other events that shaped Hague.

Physical resources include the Hague Baptist Church which is the only building in the community on the National Register of Historic Places. The Clifton F. West Memorial Room in the Hague Community Center is where Hague's historical collections are kept. This museum, also known as the Hague Historical Museum, is maintained by the Hague Historical Society. One of its key features is a large illustrated 2-set poster series with a timeline called *Hague Through History 1750-2000*. The Hague Historical Museum is constrained by a limited space in the Community Center. To grow and better serve the public, the museum requires additional space for exhibits and the preservation and storing of records and resources. Table 4 shows the location of eight historic markers strategically placed throughout the community.

#1	Battles at Sabbath Day Point
#2	Arcady
#3	Hague Heritage Cemetery
#4	Hague Steamboat Landing
#5	Garfield's Hotel & Tavern
#6	Annual Outboard Marathons
#7	Hague Central School
#8	Graphite



Table 4 Town Historic Markers

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Supporting NYS Smart Growth Principles:

- Preserve Hague's historic and cultural attributes and accentuate these unique features as opportunities for economic stability and growth.
- Encourage the preservation of existing buildings that have their historical detail intact and are important to the community.
- Promote the historic and cultural resources in the Town of Hague and surrounding region.

SIGNATURE PROJECT: Hague Historical Museum Expansion Feasibility Study

Develop a feasibility study that explores expanding display space and the storage of local historical artifacts, photos and records for the Hague Historical Museum. Alternatives would include a constructing a dedicated building or providing an addition to the Community Center. Assign a committee to develop a long-term funding strategy and public support to accomplish this goal.

Cost Estimate: Not estimated at this time

Other Priority Actions and Recommendations

250th Anniversary Town Role

Seek and promote an active role for the Town in the celebration in the 250th anniversary of the founding of the United States in 2026.

Cultural Events

Continue to develop festivals, fairs, craft shows and other event-based attractions to promote the history and arts of the community.

Marketing Tools

Develop an online and paper brochure that effectively communicates the historic and cultural story of the Town of Hague.



Grace Memorial Church



Reenactment at Lakeside

4.3 Community Buildings, Facilities and Services

Background

The Town has two primary public buildings that directly serve residents and visitors. The *Hague Community Center* serves as the town hall, meeting room, court room, museum, and emergency center. While the Community Center has received upgrades on the building's exterior, there are other improvements needed in the interior and the outside grounds that will enhance the use and enjoyment of the facility for all residents. A detailed assessment is needed to ascertain the type, extent and costs of the improvements.

The *Hague Visitor Center* is a small building located at the Hague Town Park on Lake George. It serves as a space to greet and inform visitors of local resources for accommodations, restaurants, and recreational resources. The public restrooms provide an important service for travelers passing through, and those using the boat launch, playground and beach. The Town desires to replace the current visitor center with a new building in the same location. The visitor center would be a space for greeting visitors and providing local and regional information including trail maps, and information about lodging, campgrounds, and recreation venues. To introduce visitors to the Town itself, the space will also contain educational exhibits about the area's history.

Over the last several years, the proposed project evolved from concept to schematic plan. Public support has not been strong enough to move this project forward in its current form and there is no solid financing strategy. Current plans are to conduct an engineer's assessment of the existing building to see if there are any alternatives to renovating or replacing the entire building while still meeting the goal of the project.

Supporting NYS Smart Growth Principles:

- Protect and improve the Town's community facilities and services. Continue to make these buildings more resilient to flooding and climate change impacts.
- Continue to explore recruitment strategies for fire and emergency volunteer professionals.

SIGNATURE PROJECT: Hague Visitor Center Redevelopment

Rehabilitate or replace the existing Visitor Center with a new year-round building to serve as a space for greeting and informing visitors and new public handicapped accessible restrooms. Phase one would be to conduct an engineer's building assessment of the current Visitor Center to ascertain whether there is an opportunity to rehabilitate or redevelop the existing building in a cost-effective manner. Depending on the outcome of this assessment, move on to the next phase which would be to either develop plans to restructure the building or outline a plan for a replacement building.

Cost Estimate: \$2,500 for a building assessment of the current building

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Other Priority Actions and Recommendations

Hague Community Center Improvements

Conduct a series of the following improvements that will enhance the use and enjoyment of the facility for all residents:

- **Prepare a Grounds Master Plan:** Develop a plan that addresses the general layout of the parking lot and green space around the Hague Community Center. Consider adding pickleball courts, making improvements to the basketball court, reorganizing the parking lot, and creating a pocket park adjacent to Hague Brook.
- **Upgrade the Building's Interior:** increase the capacity of the kitchen to accommodate a wider variety of community events and its ability to be able to respond to provide emergency food and shelter to residents.
- **Construct an Addition to the Community Center:** Develop a feasibility study for the development of an addition on the west side of the building to potentially accommodate a historical museum, community library/reading room, storage and records vault.



Hague Community Center



Hague Visitor Center



Hague Brook

4.4 Public Infrastructure

Background

There is no municipal water service in Hague. Residents either have access to well water or draw water out of Lake George. The Town has investigated developing a municipal water supply service throughout the primary hamlet area and has found this initiative to be infeasible due to cost inefficiencies. The Town has municipal sewer services and two sewer districts. The Hague Wastewater Treatment Plant is located on Dodd Hill Road and managed by a Sewer Asset Management Committee, comprising town officials and employees as well as representatives from the public. The Town is presently exploring the potential of expanding the district to the south along State Route 9N.



Hague Sewer District Map

Hague's wastewater treatment system meets current demand and operates optimally, sustainably and cost-effectively. However, the system is aging, and improvements will require substantial grant funds or substantial increases in sewer fees. Obtaining grant funding for these projects is challenging for the town due to the relatively high median income of residents within the two sewer districts. Many of these issues were identified in 2022 when the Town completed the *Town of Hague Sewer Inflow and Infiltration Study* through a NYSNYSDEC Engineering Planning Grant Program. In 2024, the Town of Hague was awarded a \$48,500 grant from the Wastewater Infrastructure Engineering Planning grants program state to evaluate the feasibility of creating a third sewer district. The goal of the project is to extend its sewer service along the shore of Lake George thereby reducing nutrient loading.

The Town of Hague participates in the Lake George Park Commission's Septic System Inspection Program that

requires all properties that have septic systems within 500 feet from the lake shoreline and 100 feet from all DEC regulated streams flowing into Lake George to be inspected once every five years.

Ongoing efforts to effectively manage stormwater runoff continue to be successful throughout the Town of Hague. The Town is part of the successful Lake George Salt Reduction Initiative coordinated by The FUND for Lake George. The Town earned the Sustainable Winter Management (SWiM[®]) Program certification for reducing the use of road salt and its runoff into Lake George and other waterways while maintaining safe driving conditions. Many recommendations in the 2007 *Hague Brook Restoration Project* and 2012 *Town of Hague Stormwater Outfall Evaluation Report* prepared by the Warren County Soil & Water Conservation District continue to be implemented.

The physical isolation of the Town makes the availability of wireless and cable television services challenging. While cable is nearly available townwide, services for cellular, internet and Wi-Fi are

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scattered and intermittent. The lack of modern high speed telecommunication services will continue to discourage new people from moving into Hague, young residents from staying, and new businesses that rely on strong internet services from opening.

Supporting NYS Smart Growth Principles:

- Support main streets in villages, hamlets and town centers including streetscapes, bicycle, transit and pedestrian access.
- Ensure environmental resource protection including watersheds, habitat, and wetland protection.

SIGNATURE PROJECT: Town Highway Garage Renovation

Modernize and update utilities in the existing town garage facility based on Hague's Highway Garage Feasibility Assessment currently underway.

Cost Estimate: \$150,000

Other Priority Actions and Recommendations

Capital Improvement and Long-term Funding Strategy

Create a capital improvement and funding strategy to upgrade all infrastructure facilities to include public sewer, wastewater management, power, and telecommunications. Include an assessment of stormwater infrastructure capacity, identify flood prone areas, and avoid development in those areas.

Wastewater Treatment Plant Upgrades

Apply for funding for upgrades as recommended in the Engineering Planning Grant that is presently underway.

Stormwater Resiliency Upgrades

Actively participate in Warren County's *Climate Smart Communities* grant that will inventory and assess all town-owned culverts in high-risk areas. The resulting study would help position Hague for future funding of proposed improvements.

Actively participate in Warren County Soil & Water Conservation District's *Rural Roads Grant* issued through the Champlain Basin program. This program will cover roadside improvements that will result in bank stabilization and erosion control.

Partner with the Lake George Association to maintain the three stormwater detention ponds along Hague Brook.

Townwide Telecommunication Services Assessment and Upgrades

Assign a committee to research and update the existing inventory of available telecommunication services. Utilize mapping resources through the APA that indicates existing towers and gaps in coverage. Work with the NY Broadband Program and local utilities to identify ways to improve the underserved areas.

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Emergency and Fire Services Sustainability Plan

The Town is monitoring Warren County's initiative to adopt a systematic and coordinated approach to the delivery of affordable and efficient fire and EMS services to all municipalities in the county. Some municipalities (not Hague) have established EMS taxing districts and have had experienced the unintended consequence of placing neighboring departments in competition with one another for staff members. On the town level, Hague can seek funds through the NYS Local Government Efficiency grant program and investigate the use of incentives for sharing resources with adjacent communities, provide flexible training hours and accessibility, integrating fire and emergency medical courses into high schools and BOCES, and subsidizing health care or insurance related benefits.



Hague Conservation Club



Hague Volunteer Fire Department

4.5 Local Housing

Background

Housing choices are limited in Hague for both young singles and families, and mature residents who seek to downsize into smaller homes or apartments. There are also increasing situations where housing needs must transition to accommodate multi-generations in the same unit or on the same lot. The Warren County Housing Needs Study (2023) identifies that there is a housing program known as *Missing Middle Housing* that will provide solutions to housing challenges such as affordability, accessibility, and walkability making them attractive to both younger people and seniors.

The Town of Hague is a certified “Pro-Housing Community” through NYS Homes and Community Renewal. The Town intends to leverage this advantage by increasing the availability of affordable housing, especially middle-income housing units, improving the quality of the aging housing stock, and addressing the changing housing needs of the community.

Warren County requires that all Short-Term Rentals (STRs) be registered, and all are required to pay a four percent occupancy tax fee on all overnight stays. The Town of Hague adopted a Short-Term Rental Local Law in 2024 that contains additional regulatory restrictions. The Town is currently responding to a lawsuit that is challenging the effectiveness of the law and whether revisions are required to meet with the intent of the law.

Warren County Planning reports that there are impacts of the STR demand on the housing markets, and housing shortages and affordability issues. An increase in STRs results in a decrease in available housing units from some other market segment, including second home buyers who are unable to compete, may look elsewhere in the housing stock or to a neighboring geographic area, which could then contribute to an increase in competition between them and a different market segment including potential full-time residents. A rise in STRs, however, has the potential to increase the total amount of tourism to a destination, which would then require an increase in the workforce who would also then require housing. Positive effects include an increase in sales taxes and the ability of homeowners to have an additional income source.

Supporting NYS Smart Growth Principles:

- Address the current and future housing needs in the community.
- Increase the supply and diversity of all housing types.
- Identify opportunities for the development of additional residential and mixed-use rental units.

SIGNATURE PROJECT: Conduct Housing Needs Assessment

Collaborate with Warren County Planning to identify and respond to Hague’s housing needs.

Cost Estimate: No cost to the Town of Hague

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Other Priority Actions and Recommendations

Pro-Housing Community Program

As a certified “Pro-Housing Community” through NYS Homes and Community Renewal, the Town will investigate the next feasible steps in the process.

Preserve the Existing Housing Stock

- Leverage and expand existing first-time homebuyer assistance programs.
- Pursue funding through the NYS Homes and Community Renewal (NYS HCR)/Housing Trust Fund Corporation (HTFC) annual programming.
- Expand critical repairs services, weatherization program for existing structures.

Housing Rehabilitation

- Preserve existing housing stock by investigating new sources of funding to support local housing improvement and development efforts. Partner with local housing organizations to provide home repair, mobile home replacement, and rehabilitation programs to prevent homes from falling into major disrepair.
- Apply for a Community Development Block Grant (CDBG) to establish a Housing Rehabilitation Program. Pair the CDBG program with Affordable Housing Corporation or HOME funds if an assessment identifies sufficient need.

Develop a Working Relationship with Adirondack Community Land Trust

- Establish partnerships with regional housing organizations such as the North Country Rural Development Coalition and Adirondack Community Housing Trust.
- Identify potential land parcels that could support a housing project.
- Utilize housing trust to provide gap/below market financing for fully affordable/workforce housing projects.

Establish a Portfolio of Small Housing Sites

- Identify areas as potential target zones for site redevelopment.
- Collaborate with developers to access state and federal funds for housing rehabilitation such as the Main Street program, CDBG and HOME funds.
- Explore the availability of obtaining matching funds from Warren County housing funds.

Continue to Regulate the Impacts of STRs

- Develop a monitoring system to enforce STR rules and regulations.
- Consider capping STRs at a predetermined share of the housing stock.
- Reinvest proceeds from occupancy taxes collected from STRS into other programs.
- Partner with ADK Action as they pilot an incentive program for STR conversion to long-term housing unit or seasonal temporary workforce housing unit.
- Participate in a regional pilot program with Adirondack Roots, AdkAction and LivingADK that offers owners of short-term rentals a stipend to convert their properties to long-term rentals to help alleviate the region’s persistent housing shortage.

4.6 Land Use and Zoning

Background

The Town of Hague is regulated by a Zoning Code and Subdivision Regulations. The review for certain projects is required from the Adirondack Park Agency. The Town is dedicated to strengthening the relationship between land use practices and environmental quality. The Boards require in-depth review of applications, careful evaluation of variances, and educational workshops for board members and residents. There are several concerning trends however that need to be addressed. One is the property conversion from commercial to residential use which may result in the permanent loss of businesses. Another issue is the replacement of lake front camps and cottages with larger homes that disturb more land, take up more greenspace, and change the essential character of the Town. The distribution of land uses and where they fall within local zoning are displayed as Land Use Map (Map 2) and Zoning Map (Map 3) and are provided at the end of this chapter.

The Town intends to implement the following principles:

- Regulate land use in a manner that promotes commercial development in the primary hamlet and protects the surrounding environment and quality of existing residential housing;
- Address additional land use tools designed to encourage businesses development in the hamlet;
- Conserve natural areas by limiting site disturbance, minimizing impervious surfaces, and mimicking the natural hydrology;
- Implement pollution prevention; and
- Promote multi-functionality and connectivity.

Supporting NYS Smart Growth Principles:

- Encourage mixed use and adaptive reuse of underutilized buildings and sites.
- Ensure environmental resource protection including watersheds, habitat, and wetland protection.
- Protect and manage open space, farmland, working forests and scenic resources.
- Build local capacity to engage in collaborative, public, stakeholder-driven planning processes.

SIGNATURE PROJECT: Update Zoning Code and Site Plan Review Regulations

Appoint a committee to conduct a review and assessment of the zoning code, zoning map and site plan review regulations to identify the current issues with the zoning code and subdivision regulations. At a minimum, identify, evaluate, and correct regulatory barriers to commercial growth, strengthen site plan review procedures, strengthen enforcement measures for stormwater management and erosion control.

Cost Estimate: \$75,000

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Other Priority Actions and Recommendations

Develop Planning Process Checklists

Create a Citizens Guide to Land Use, Planning and Development. This would serve as not only informational but also as a checklist that explains the permitting process to applicants in the preparation planning board and zoning board applications.

Board Training

Allocate annual funding for mandated NYS training for all members of the Board of Trustees, Planning Board and Zoning Board of Appeals.

Shoreland Overlay District

Consider adoption of a waterfront overlay district for Lake George and streams that would provide supplemental regulations for land clearing, shoreline disturbance, buffers and other means to provide a greater level of protection for Lake George.

Low Impact Design (LID)

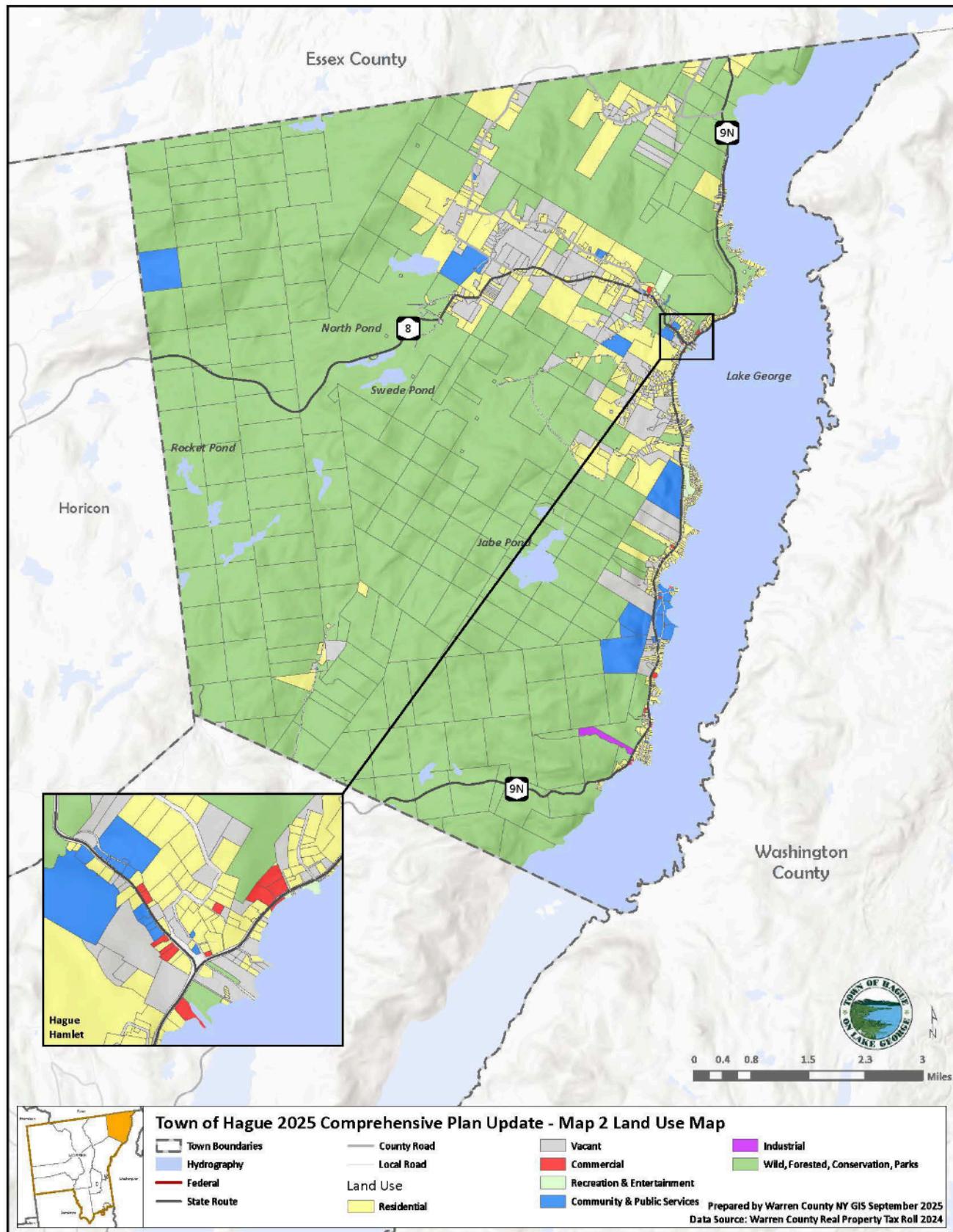
Consider making the Town of Hague the first Low Impact Design community in the Lake George watershed. Codify LID language into the Hague Zoning Code.

Promote New Housing Unit Construction

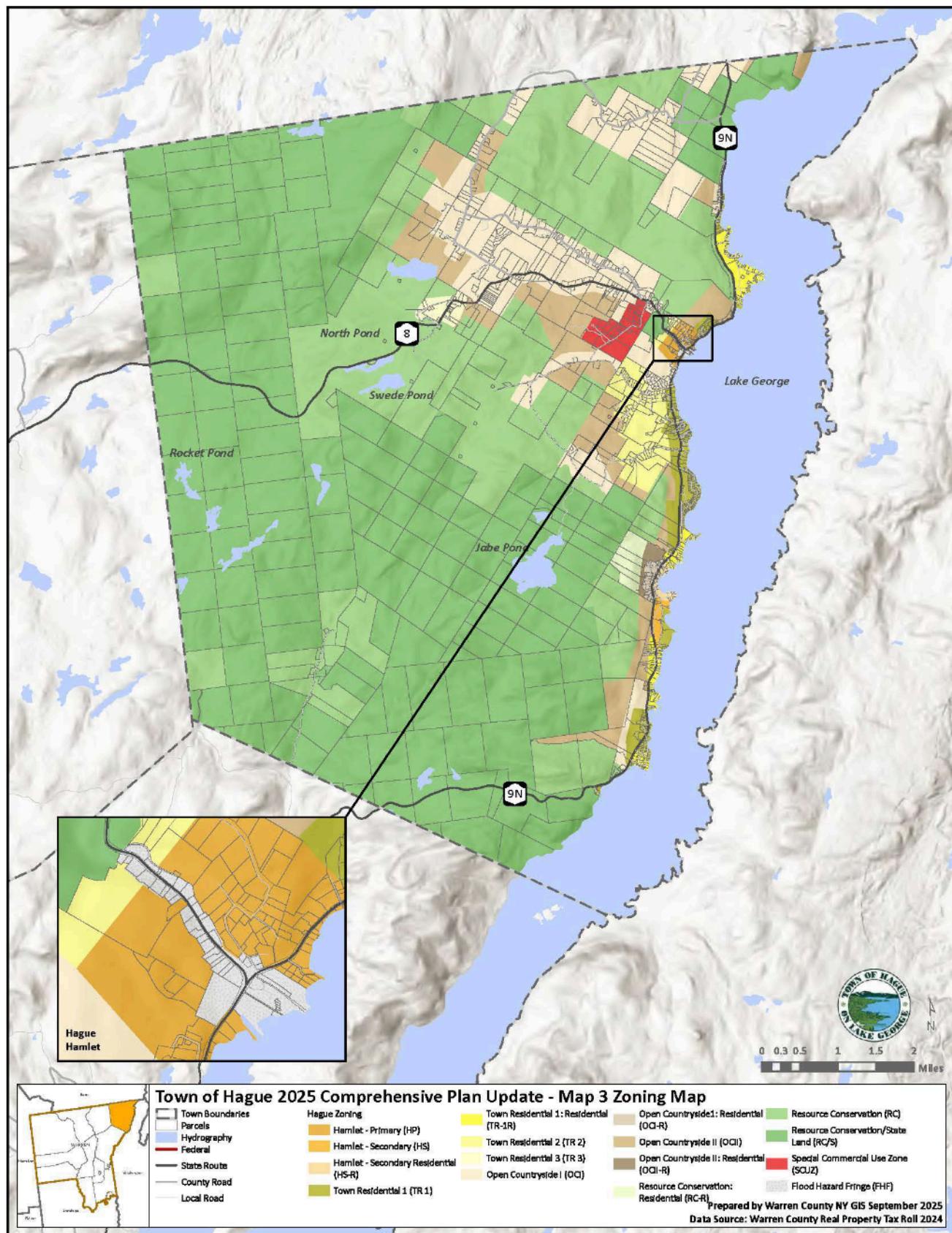
Work with the APA on the utility and feasibility of revising the code to encourage new low to moderate housing in the community where density allows. Consider the following:

- Streamline development process and provide consistent, predictable, and transparent application process for development review.
- Allow density bonuses for fully affordable and/or workforce housing projects.
- Permit Accessory Dwelling Units (ADUs) when used for year-round occupancy or when home is owner-occupied.
- Promote missing middle housing such as duplexes, townhomes, and cottage courts.
- Permit modular home construction/permanent tiny house villages.

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4.7 Natural Resources and Environmental Protection

Background

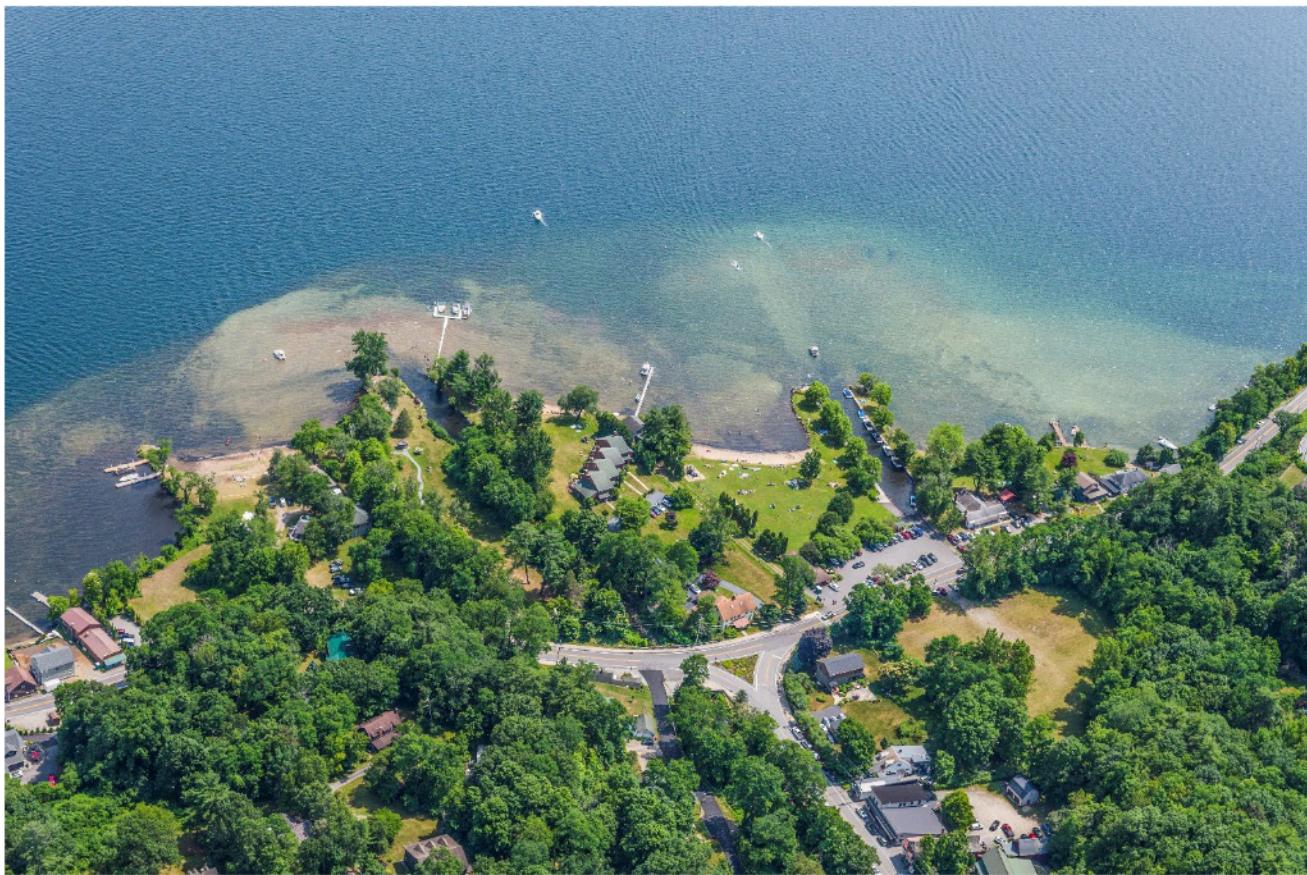
Lake George is the centerpiece of the community. Its water quality is classified as AA Special, suitable for drinking. Hague Brook is the primary stream that flows into Lake George. Hague Brook is also classified as AA Special and is one of the largest tributaries to Lake George supporting a robust population of brook trout and rainbow trout. It exhibits a steep, primarily forested watershed, but also maintains a network of roads and developed properties. Over the years, Hague Brook has experienced issues with excessive erosion and sedimentation, creating a large delta at its outlet into Lake George. Erosion and sedimentation have caused both water quality degradation and fish habitat issues in Hague Brook and Lake George.

The Town has been highly active in the field of natural resource protection. Over the years, it has commissioned several reports on the condition of Hague Brook. In 2002, the Town of Hague received a \$361,500 grant from the NYS Department of Environmental Conservation to evaluate the Hague Brook delta and designated the Warren County Soil and Water Conservation District as the manager for this project. Subsequently, the Hague Brook Delta Dredging Plan completed by Warren County Soil and Water Conservation District (WCSWCD) for Lake George Association (2009).

The Hague Brook Restoration Project was completed in 2007 and included several special restorative projects. The Town of Hague Stormwater Outfall Evaluation Report was prepared in 2012 by the Warren County Soil and Water Conservation District for the Town of Hague and the Lake George Park Commission. This project permitted the Town to fully examine their roadway infrastructure in relation to stormwater issues and their impacts. This assessment resulted in the determination of stormwater retrofit opportunities in high priority areas. Findings indicated that most of the town roads in Hague are in relatively good shape in regard to water quality protection, erosion and sediment control. There are several cost-effective projects that the Town of Hague can undertake to improve stormwater runoff to Lake George. NYSDOT addressed the buildup of sediment in Hague Brook at the intersection of Route 9N and 8.

Additional details about Hague Brook are found below from an excerpt from the Watershed Action Plan for Lake George (LCLGRP 2023). It also illustrates the Hague Brook Drainage Basin. The aerial photo was taken in June 2025 and is provided courtesy of Carl Heilman. It shows the extent of the Hague Brook delta.

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Hague Brook Drainage Basin

Location: Town of Hague

Area: 6,837 Acres, 10.70 square miles

378 Tax Parcels, 137 single family, year-round residences

The Hague Brook drainage basin encompasses approximately 11 square miles on the western side of Lake George in the Town of Hague. Development includes low density residential uses within the upland area, with denser development concentrated along the shoreline in the hamlet of Hague. Impervious surfaces cover less than one percent of this drainage basin. The headwaters of Hague Brook originate at the summit of Boston Mountain, approximately 2,200 feet above mean sea level. Hague Brook, a five mile long stream, is one of the major tributaries of Lake George and is characterized by steep slopes, fast flowing currents, and high-volume flows following rain events.

A delta has formed at its confluence and is considered one of the largest and most rapidly expanding in the whole watershed.

The following initiatives have been undertaken to improve water quality within this drainage basin:

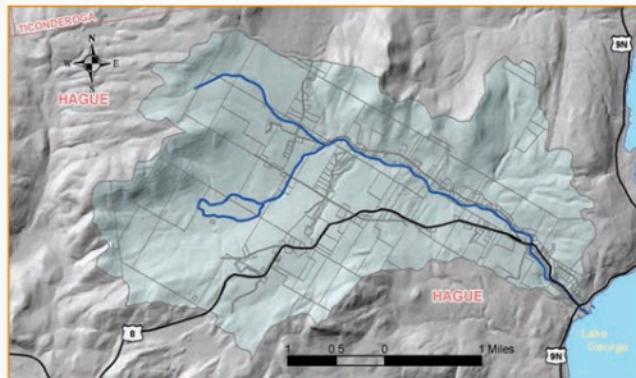
■ **The growth of the ever-expanding shoreline delta** has been documented over several decades. A study commissioned by the Town and managed by the Lake George Association concluded that sedimentation within this drainage basin originated from three principal sources: (1) stream bank erosion; (2) winter de-icing and traction materials applied to local roads; and (3) soil loss from three major stream bank erosion failures. The study was financed through a \$30,000 grant from the EPF LWRP, with matching funds provided by the Lake George Association. As a result of the study, a

comprehensive stream corridor plan and detailed project designs were prepared to address these issues.

■ **An integral part of the stream corridor plan was the replacement of the Route 8 bridge**, which was undertaken by the Department of Transportation. The project incorporated several erosion control techniques to manage highway runoff, including enlargement of a sediment trap, installation of a raised shoulder to direct runoff away from the creek to a re-graded area with improved filtration, scour protection improvements around the bridge, and vegetative plantings.

■ **An Environmental Protection Fund Water Quality grant of \$361,500** from the Department of Environmental Conservation was awarded to the Town for implementation of several other improvements identified in the stream corridor plan. This effort exemplifies the team concept

advocated by the Conference, involving partnerships which provide engineering, soil science, stream rehabilitation, and project management expertise. Specific components of this project include: stream bank stabilization measures within Hague Commons; stream restoration and stabilization along Overbrook Road; stabilization in areas previously characterized by extreme sloughing and bank failure; repair and replacement of 500 feet of retaining wall along the stream corridor within the hamlet; and repair and replacement of bridge abutments and retaining walls to prevent further stream bank erosion and to stabilize the bridge superstructure. The project is being managed by the Warren County Soil and Water Conservation District, with assistance from the Lake George Association, the Lake George Waterkeeper, the Town's Highway Department, and the Warren County Department of Public Works.



Hague Brook Drainage Basin

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Other significant environmental threats in the community include terrestrial and aquatic invasive species management. An aquatic invasive species protection program has been active at the Town Boat Launch since 2016. All motorboats entering Lake George must be inspected and cleaned, if necessary, before launch. The town, in partnership with the Lake George Land Conservancy, also annually monitors and manages the spread of the terrestrial invasive plant known as knotweed through a combination of chemical and manual controls.

Natural Resources and topography are presented in Map 4 at the end of this section.

The Town supports the following principles in environmental protection:

- Mitigate development impacts on natural resources to the greatest extent possible;
- Continue collaborating with local and regional environmental agencies;
- Continue to incorporate green infrastructure practices to strengthen resiliency to climate change throughout the community; and
- Continue to implement initiatives to reduce road salt on all roads.

Supporting NYS Smart Growth Principles:

- Ensure environmental resource protection including watersheds, habitat, and wetland protection.
- Protect and manage open space, farmland, working forests and scenic resources.
- Conserve and protect natural resources.
- Prepare for the present and future impacts of climate change.
- Assess and address vulnerable, stressed or impacted lands and facilities.
- Reduce greenhouse gas emissions as feasible.
- Increase the number of trees throughout the hamlet.
- Protect the environmental quality and natural resources of the town and surrounding region.

SIGNATURE PROJECT: Hague Brook Long-term Management Strategy

Conduct a study of the Hague Brook delta to determine natural and mechanical techniques and strategies to stop further sedimentation from reaching Lake George. Also assess the need for dredging part of the delta to improve access to the public docks and launch. Make application to NYSDOS to become a Local Waterfront Revitalization Program community to heighten eligibility for funding for stream and other improvement projects.

Cost Estimate: \$50,000

Other Priority Actions and Recommendations

Stormwater Resiliency Upgrades

Participate with Warren County's Climate Smart Communities grant that will take inventory and assess town-owned culverts in high-risk areas in 2026. This work will implement the findings in the 2017 Town of Hague Stormwater Outfall Evaluation Report to remediate stormwater issues along Hague Brook.

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Implement Roadside Stabilization Improvements

Participate in Warren County Soil & Water Conservation District's Rural Roads grant issued through the Champlain Basin program which covers roadside improvements.

Flood Risk Assessment

Conduct an assessment that identifies community vulnerabilities to buildings, infrastructure and natural areas that are prone to flooding after large storm events. Assess the need for and cost of culvert and other stormwater infrastructure improvements.

Climate Smart Community

Consider taking advantage of the benefits of becoming a registered NYS "Climate Smart Community" which offers grants and technical assistance to address the impacts from flooding.

Facilities Energy Efficiency Assessment

Evaluate the Town's public buildings and public infrastructure for energy efficiency. Explore the benefits of participating in NYSERDA's Clean Energy Community Program to bring long-term energy savings to the community.

Invasive Species Control Plan

Update the invasive species management plan that identifies and provides recommendations to manage the spread of terrestrial invasive species. Continue to partner with the Lake George Land Conservancy to implement management techniques and by actively participating in watershed and Adirondack Park cooperative programs.

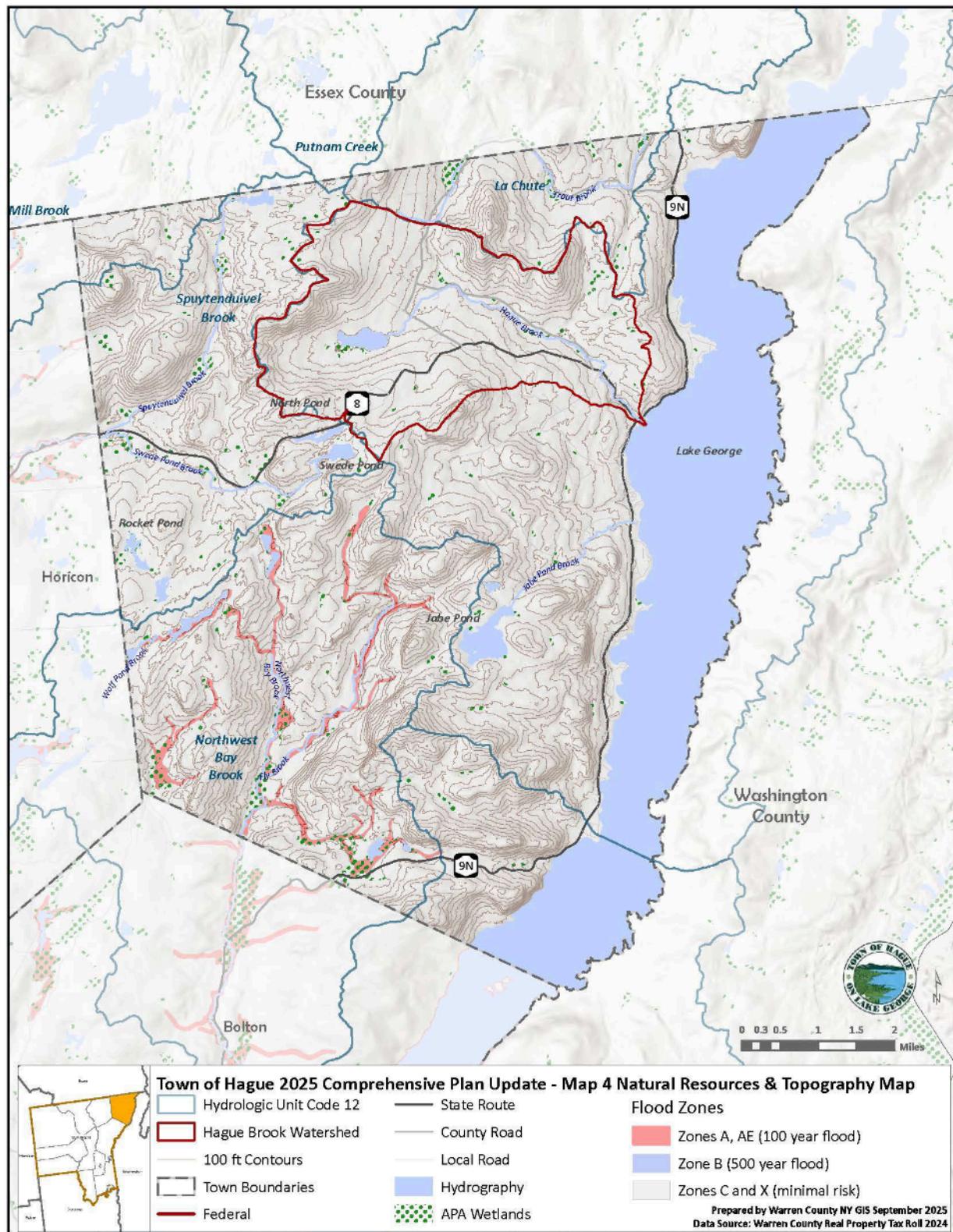
Salt Reduction

Continue to work with the Lake George Association to fully evaluate recorded data about salt usage this winter and explore ways to further reduce salt usage.

Boat Launch Dredge Plan

Conduct an assessment of the water depth issues at the Town Boat Launch. Work with the APA on obtaining the proper wetland permits.

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4.8 Parks, Trails and Recreation

Background

Outdoor recreation assets in Hague include the Hague Town Park and Beach, Town Boat Launch and public docks, the Steamboat Dock, Peggy's Point, Terzian Woodlot Preserve, and Hague Brook Fishing Access, Jabe Pond, and several state trail systems that connect to the Pharaoh Lake Wilderness Area and the Tongue Mountain Range in the Lake George Wild Forest.

There are seven commercial businesses that cater directly to outdoor recreation. These include marinas that rent boats, boat dealers, boat restoration services, and fishing guides. The Northern Lake George Yacht Club offers sailing classes to young people in the community, while additional recreational services such as summer camp for young residents are available at the Silver Bay YMCA Conference Center. A key development strategy for the town is to continue to improve existing resources and develop new capital projects that improve outdoor recreation for residents and visitors. Map 5 illustrates the locations for all the trails and recreation areas in the community.

The Town's vision for recreation is to:

- Meet the present and future recreational needs of the community by developing new recreational resources that encourage the growth of young families;
- Pursue opportunities for new recreational opportunities on the Lake George waterfront that may arise in the future;
- Improve, connect and promote trails;
- Improve the safety and overall experience for pedestrians and bicyclists; and
- Expand and improve parks and recreation resources in the Town of Hague.



Hague Public Dock



Swede Mountain Fire Tower

Supporting NYS Smart Growth Principles:

- Improve waterfront access and facilities.
- Enhance recreation sites and public access in parks, trails, and greenways.
- Protect and manage open space, farmland, working forests and scenic resources.
- Promote and support tourism with a focus on recreation, ecological and heritage-based tourism and educational opportunities, including historic and cultural resources, festivals and interpretive systems.

SIGNATURE PROJECT: Town Park Enhancements

Construct improvements as recommended in the 2022 *Hague Town Park Master Plan*.

Performance Stage: Construct a new covered performance pavilion located in the northeast corner of the park.

Picnic Grove: Develop in area adjacent to the new stage.

New Playground: Replace some playground pieces with modern ADA accessible play equipment.

Boat Launch Dredging: Remove excess lake bottom materials that are impeding boat movement at the launch.

Beach Improvements: Assess and develop strategies to control debris on the beach and maintain the quality of the swimming area.

Accessible Pathway Network: Construct ADA compliant walkways between the parking lot, visitor center, and the public docks.

Stormwater Improvements: Address flooding, stormwater, and erosion control issues throughout the park.

Lighting: Improve the electrical system and lighting along the public docks.

Expand Public Docks: Consider expanding public dock space.

Cost Estimate: \$135,000

Other Priority Actions and Recommendations

Trail Gap and Connectivity Plan

- **Trails Committee:** Appoint a committee to direct the development of an interconnected multi-use year-round trail system.
- **Town Trail System:** Establish a continuous, safe bike and pedestrian trail designed for different user groups with a range of abilities. Develop and promote a system of easy to intermediate hiking areas and pedestrian pathways that are inter-linked and connected to the regional hiking, biking, and snowmobile trail network. Create a comprehensive online and paper resource of trails and recreation areas. Build on existing snowmobile and cycling routes, water trails and local hiking trails.
- **Adirondack Trail Town:** Review and consider adopting the guidelines to become a certified "Adirondack Trail Town."
- **Trail Challenge Program:** Collaborate and coordinate with neighboring municipalities, organizations, and agencies to develop a new visitor trail challenge program.
- **Geocaching:** Expand the existing regional geocaching program.
- **Snowmobile Trails:** Work with Hague Snow Goers to identify existing snowmobile trails, gaps in the system, and trail links to Lake George, Silver Bay, Ticonderoga, and the greater region.
- **Cross-country Skiing:** Investigate areas where cross-country ski trails could be established.
- **Silver Bay Trails:** Pursue agreements with Silver Bay Association for public use of the trail system that connects to the Watch Island Club and Jabe Pond trails.
- **Rogers Rock Summit Trail:** Request NYSDEC through the UMP update process to restore formal public use of the existing trail to the summit of Rogers Rock.

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- **Hague Brook Public Access:** Request NYSDEC to repair Hague Brook Trail at the Hague Brook Public Access site.

Steamboat Dock Improvements

Engage a structural engineer to assess the condition of the seawall between the entrance road to the Steamboat Dock and Lake George. Depending on the outcome of the assessment, develop a repair or rebuild plan. Add identification signage, improve existing sidewalk between the Town Park and Steamboat Dock, and consider adding additional public dock space.



Steamboat Dock



Hague Town Park and Beach

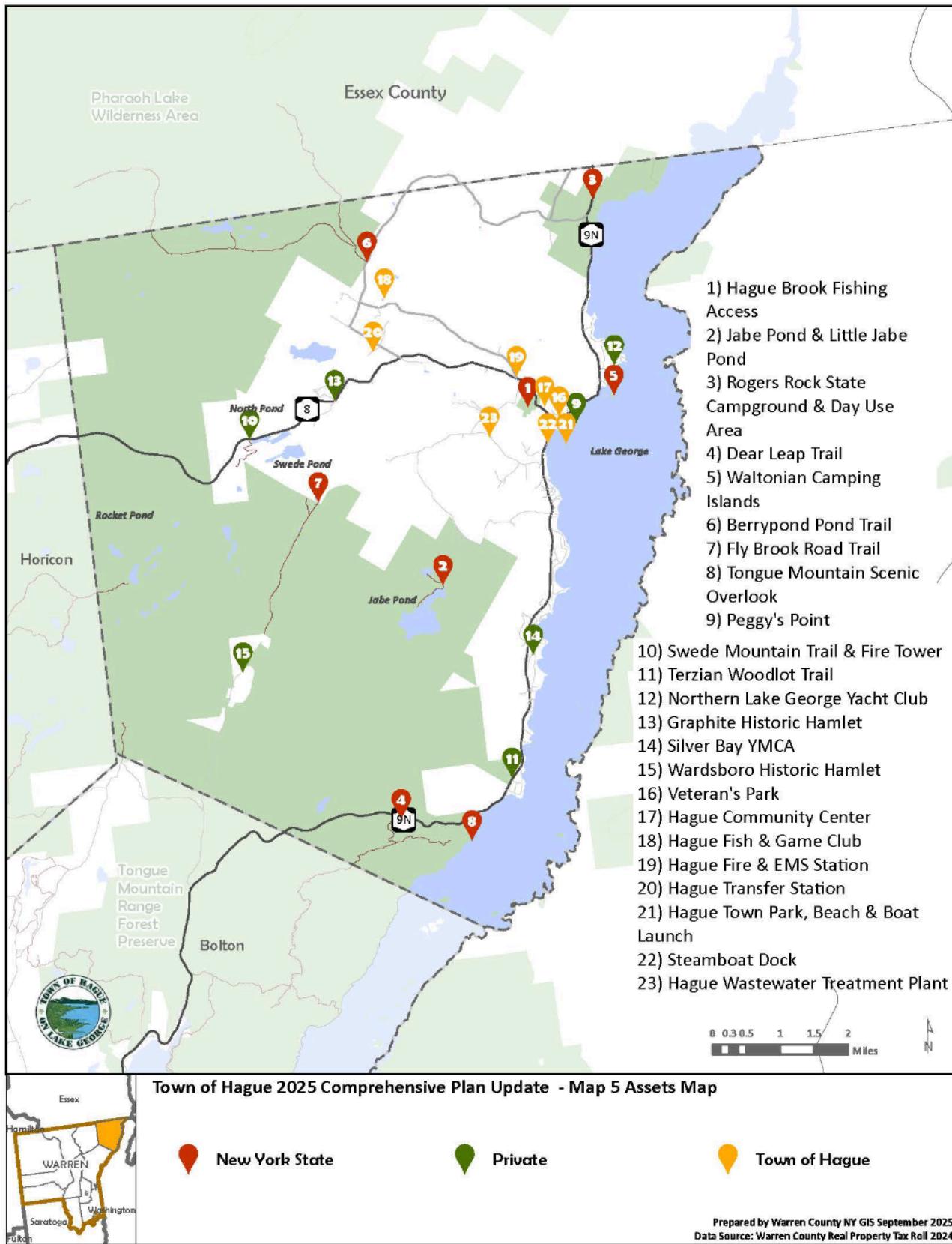


Jabe Pond



Dockside Landing Marina

Town of Hague 2026 Comprehensive Plan Update



Chapter 5 The Action Plan

5.1 Implementing the Comprehensive Plan

Implementation is comprised of two components. The first involves the will and commitment of the community to provide the human and financial resources to kick off the implementation process. The second is the active pursuit of appropriate grants and other resources to supplement local resources. A recommended approach to funding is to develop a thoughtful strategy that focuses on one or two feasible projects to complete in the first few years. These are typically projects described as “low hanging fruit” where there is strong support within the community and reliable funding sources are available. As the community successfully completes an initial project, momentum will build and generate additional excitement from residents and support from new and future partners.

A few key recommendations to make sure the implementation strategy is carried out include:

- The Town Board appoints a small group to serve as the 2025 Comprehensive Plan Implementation Committee. A project manager will organize a dedicated group of volunteers to steer the project’s implementation, request material contributions, manage the grants, and keep the Town Board informed of potential grant opportunities.
- The Town Board establishes the 2025 Comprehensive Plan Update as an agenda item. The leader of the Implementation Committee provides progress reports on a regular basis.
- The Town Board develops a special line item in the budget to meet needed cash match requirements for grants.

With limited time and resources, it’s critical to take a step back and develop a proper grant-seeking strategy. Here are five reasons why a funding strategy will work and avoid the Comprehensive Plan Update “sitting on a shelf”:

- ***It helps you plan.*** When you have a bird’s eye view of your grants you can better allocate your resources and maximize your time.
- ***It helps you prioritize.*** A grant strategy will ensure you stay on track throughout the year.
- ***It helps you identify gaps in funding.*** When you see gaps in your grant strategy, you can identify new funding opportunities that can fill the gap.
- ***It helps you anticipate programming.*** You will have a clear idea of what you can accomplish and the grants you need to make it a reality.
- ***It helps you be more efficient.*** You can be strategic about what opportunities to pursue given the resource constraints. You’ll be able to allocate your resources more wisely with a clear strategy.

5.2 Town Funding Strategy

Table 5 presents a listing of the grant applications and programs that the Town of Hague is presently pursuing and their status as of November 2025. The Town is tentatively planning to apply for a NY Forward Grant in 2026. This \$4.5million competitive grant program will assist in the implementation of the signature transformative projects that are recommended actions in this plan.

Town of Hague 2026 Comprehensive Plan Update

Table 4 Active Town Grant Programs
NYS NYSDEC 2026 Adirondack Smart Growth Grant Project: Hague Town Park Enhancements: Performance Stage, Replacement of Select Playground Equipment, Boat Launch Dredging Plan, Beach and Swimming Area Improvements, Pedestrian Circulation and Accessibility Improvements, Stormwater Improvements, Dock Lighting Replacements Grant Request: \$125,000. Local Match: Town contributing \$10,000 for extra grant points Status: Grant filed on October 1, 2025. Awards are expected in December 2025
NYS DOS Office of Planning, Development & Community Infrastructure LWRP Grant Project: Development of a Hague Local Waterfront Revitalization Program Grant Request: \$90,000 Local Match: \$22,500 (25%) Total Cost: \$112,500 Status: Grant filed on July 31, 2025. Awards expected in December 2025
NYS NYSDEC Water Quality Improvement Project (WQIP) Grants Project: Conduct a study of the Hague Brook delta to determine natural techniques and strategies to stop further sedimentation from reaching Lake George Grant Request: \$50,000 Status: Grant application filed on July 31, 2025. Awards are expected in December 2025
Warren County Occupancy Tax Project: Construction of a new performance pavilion Grant Request: \$175,000 Status: Grant application filed September 2025. Awards expected in January 2026

Other Grant Programs Underway

Warren County Climate Smart Communities Grant

Hague will partner in Warren County's Climate Smart Communities grant that will inventory and assess town-owned culverts in high-risk areas throughout the county. The resulting study would help position Hague for future funding.

Warren County Soil & Water Conservation District's Rural Roads Grant

A current grant issued through the Champlain Basin program is inventorying and assessing municipally owned roadside culverts in Hague's high-risk areas. The resulting study would help position towns for future funding and help kick start a more strategic culvert replacement and upgrade program.

Hague Brook In Waterbody Controls for Nutrients Planning

Warren County is filing a NYSDEC Non-Point Source Grant that will conduct a study to inform dredging options to remove sediment that has formed where Hague Brook drains to Lake George. The study will help implement practices to reduce phosphorus and sediment in Lake George.

Thriving Hamlets Study

This initiative through the Warren County Planning Department will assess buildable land, infrastructure, and environmental constraints to identify the potential development opportunities in all hamlets in Warren County.

LIST OF APPENDICES

- Appendix A Community Survey Summary**
- Appendix B Public Meeting Summary**
- Appendix C Visitor Center Concepts**
- Appendix D List of Funding Opportunities**

Appendix A
Community Survey Summary

Town of Hague Community Survey Summary: April 6, 2025

GENERAL SUMMARY OF SURVEY RESULTS

The Town of Hague is working with the community to update the 2017 Comprehensive Plan.

Town of Hague Community Survey: Summary of 248 Responses

This summary represents feedback from approximately 200 respondents across multiple survey questions, revealing a community that values its natural assets, seeks balanced economic development, and desires practical improvements to enhance quality of life for all residents.

Key Places to Protect and Preserve

- Lake George and waterfront areas are overwhelmingly the most valued community assets
- Hague Beach and Town Park considered community "gems" needing regular maintenance
- Peggy's Point consistently highlighted as a special place needing protection
- Boat launch and docks important for resident and visitor lake access
- Natural areas including Hague Brook, wetlands, trails, and forested areas
- Historic and community buildings including the Hague Market, Fire Department, and historic structures

Top Community Concerns

1. Tax Issues
 - School taxes identified as disproportionately high
 - Many residents feel burdened by the Ticonderoga school district arrangement
 - Concerns about tax impacts on affordability for families and seniors
2. Economic Vitality
 - Lack of year-round businesses, particularly restaurants
 - Limited retail options and essential services
 - Need for a more vibrant town center
 - Desire for economic opportunities to attract younger residents and families
3. Infrastructure Needs
 - Sewer system expansion is the highest municipal investment priority
 - Safety concerns about Route 9N for pedestrians and cyclists
 - Need for improved sidewalks and bike paths
 - Boat docking facilities and waterfront access need enhancement
 - Cell service and utility reliability concerns
4. Recreation and Community
 - Desire for more diverse recreational facilities (pickleball courts, trails, etc.)
 - Need for year-round gathering spaces and activities
 - Better maintenance of beach and waterfront areas
 - Division between seasonal and year-round residents

Desired Municipal Investments

1. Infrastructure Improvements
 - Expanded sewer service (particularly to lakefront properties)
 - Improved pedestrian and bicycle facilities
 - Better maintenance of public facilities
 - Highway Department/Town Shed improvements
2. Economic Development Support
 - Tax incentives for new businesses
 - Support for restaurants and year-round businesses
 - Downtown revitalization efforts
 - Strategies to attract younger families

3. Recreational Enhancements
 - Beach and waterfront improvements
 - Expanded boat docking facilities
 - Trail development and maintenance
 - Sports courts and facilities updates
4. Essential Services
 - Improved EMS/ambulance services
 - Medical care access
 - Better communication systems
 - Transportation options, especially for seniors

Resident Suggestions for Improvement

1. Government Operations
 - More consistent code enforcement
 - Better communication with residents
 - Increased transparency
 - Inclusive governance involving both seasonal and year-round residents
2. Community Development
 - Balance growth with preservation of town character
 - Support for small businesses, especially in town center
 - Programs to attract younger families
 - Address affordable housing needs
3. Transportation and Safety
 - Creative solutions for pedestrian and cyclist safety on Route 9N
 - Alternative trail systems connecting key community areas
 - Better maintenance of road shoulders
 - Improved crosswalks and signage
4. Environmental Protection
 - Lake water quality protection
 - Hague Brook delta cleanup
 - Responsible development practices
 - Preservation of natural areas

ACTUAL SURVEY RESULTS SUMMARIZED

Q1: Please rate Hague as a community on each of the items listed below:

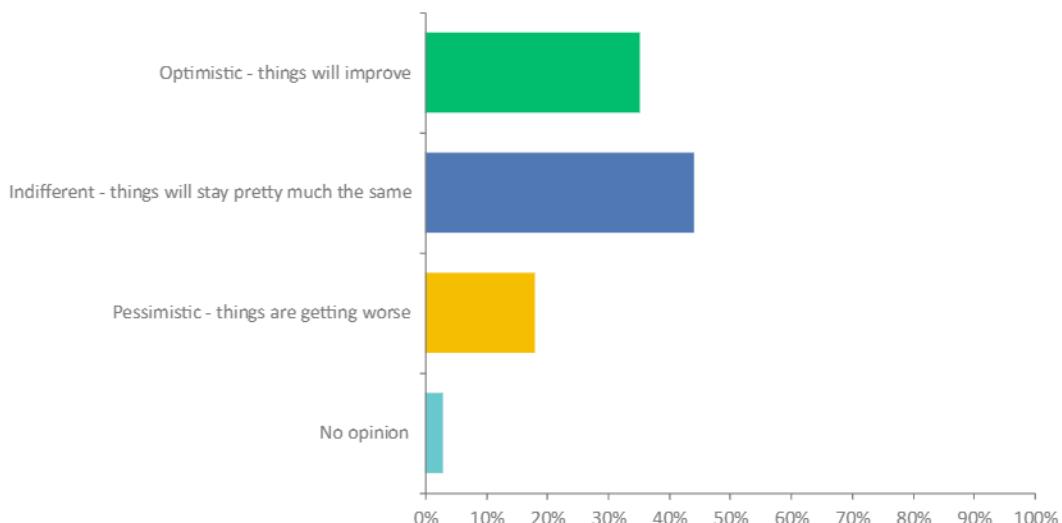
Answered: 246 Skipped: 2



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Q2: Thinking broadly, how do you feel about the future of the Hague over the next five to ten years?

Answered: 245 Skipped: 3



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Q3: Please identify any special places in the community that need long term protection or preservation

Based on the 166 responses to question. The survey shows a strong community attachment to the lake and public spaces, with particular emphasis on maintaining environmental quality while balancing the need for economic vitality and essential services. Many responses reflect concern about maintaining the town's character while addressing infrastructure needs.

Top Areas of Concern

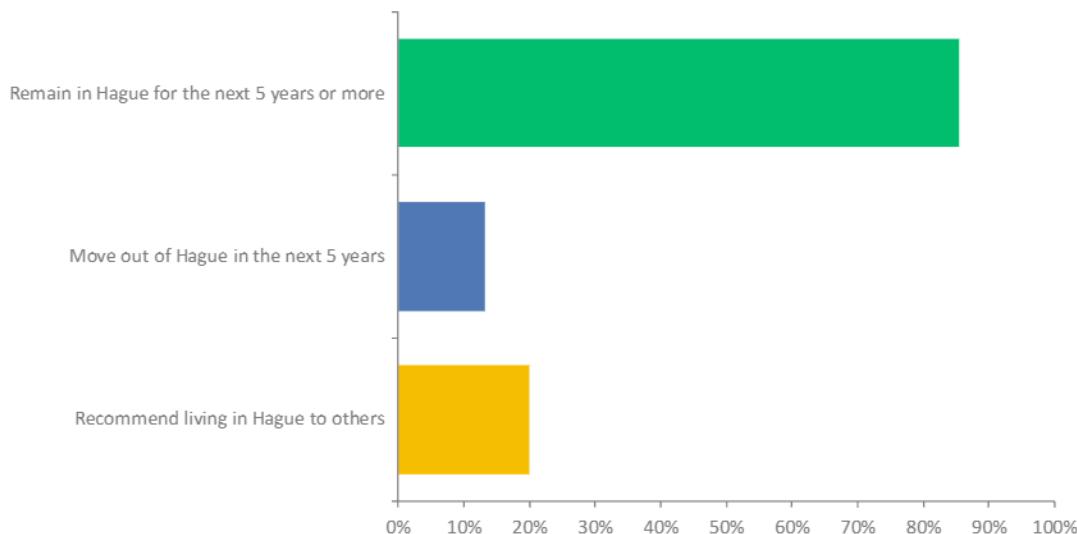
1. **The Lake and Waterfront** (mentioned in ~70 responses)
 - o Lake George was the most frequently cited area needing protection
 - o Specific concern for water quality and shoreline preservation
 - o Several mentions of preventing erosion and managing invasive species
2. **Hague Beach and Town Park** (~40 mentions)
 - o Many residents consider this a community "gem"
 - o Concerns about cleanliness and maintenance
 - o Several mentions of debris and silt from Hague Brook affecting the beach
3. **Peggy's Point** (~15 mentions)
 - o Described as a "gem" of the community
 - o Concerns about preservation and maintenance
4. **Boat Launch and Docks** (~15 mentions)
 - o Access concerns for residents
 - o Maintenance issues (one mention that "boat launch entry is too shallow")
5. **Natural Areas and Recreation**
 - o Hague Brook and its wetlands (~10 mentions)
 - o Jabe's Pond and hiking trails
 - o Rogers Rock Campground
 - o Forest land and wildlife habitats
6. **Local Businesses and Town Center**
 - o The Hague Market (~5 mentions)
 - o Firehouse/Firehouse Restaurant
 - o Concerns about lack of year-round businesses
 - o Requests for retail revitalization
7. **Historic and Community Buildings**
 - o Town Cemetery maintenance
 - o Highway Department Building (needs repair)
 - o Community Center
 - o Silver Bay YMCA

Other Notable Concerns

- **Development Issues:** Several comments about limiting variances for large homes and preventing over-development
- **Affordability:** Mentions of high taxes and need for affordable/low-income housing
- **Essential Services:** Fire Department, EMS, and public infrastructure
- **Community Character:** Preserving the quiet, small-town feel unlike more developed areas

Q4: Please indicate how likely or unlikely you are to do each of the following:

Answered: 226 Skipped: 22



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Q5: "If you could change one thing about Hague, what would it be?"

The responses reveal a community concerned with balancing economic vitality and essential services while maintaining Hague's character. There's a strong desire for more year-round amenities that would serve both permanent residents and seasonal visitors, with restaurants being the most frequently mentioned need. School tax reform appears to be a unifying concern across various demographic groups in the community. The feedback suggests that residents want Hague to be more self-sufficient with basic services while still maintaining its distinct identity from more developed areas like Bolton Landing. Based on the 186 responses to this question, there are several clear priorities that emerge from the community:

Top Desired Changes

1. **More Year-Round Businesses** (mentioned in ~70 responses)
 - Restaurants were overwhelmingly the most requested business type (50+ mentions)
 - Grocery/market services that operate year-round (15+ mentions)
 - General desire for a more vibrant downtown with diverse shops
2. **Tax Concerns** (~40 mentions)
 - School taxes were specifically cited as too high in many responses
 - Many residents feel the tax burden is disproportionate to services received
 - Several mentioned the inequity of Hague's contribution to Ticonderoga schools
 - One resident noted paying "\$19,200 per year" with "\$13.4k in school" taxes
3. **Community Services and Infrastructure**
 - Medical services/urgent care access (10+ mentions)
 - Better EMS/ambulance services (mentioned as needing to be 24/7)
 - Transportation services, especially for seniors
 - Sidewalks on Route 9N for pedestrian safety
 - Improved cell service and utilities

4. Community Cohesion

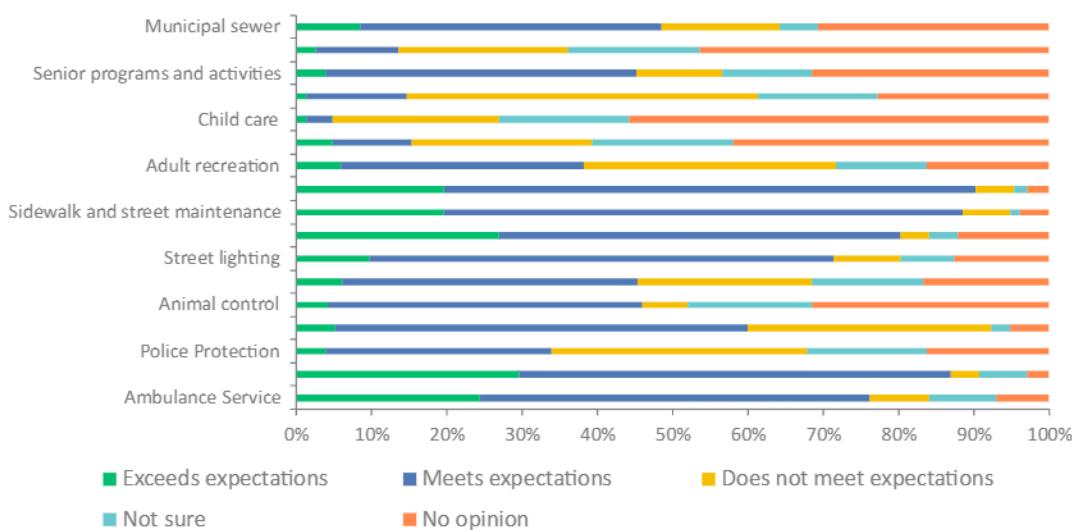
- Reducing division between "summer people" and year-round residents
- More community events and gathering spaces
- Addressing perceived negativity in town politics
- More opportunities for younger families to afford living in the area

5. Improved Access and Amenities

- Extended hours for town facilities (boat launch, transfer station)
- More parking at beach and launch areas
- Better lake access and maintenance of waterfront areas
- More public docking

Q6: Please rate each of the following services offered by the Town:

Answered: 243 Skipped: 5



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Q7: Please identify what municipal investment would have the greatest impact on the Town.

Many of the suggested investments align closely with the "changes" mentioned in Q5, particularly around supporting year-round businesses and creating a more vibrant community space in the town center. The recurring mentions of the Darrin parking lot acquisition suggest this is viewed as a critical piece of infrastructure for community events and town vitality.

Based on the 140 responses to the question, the following responses are summarized.

Top Investment Priorities

1. Infrastructure Improvements (~45 mentions)

- Sewer System Expansion (20+ mentions) - Particularly extending to Silver Bay, Route 9N, and lakefront properties
- Utilities Improvements - Several mentions of burying power lines to reduce outages

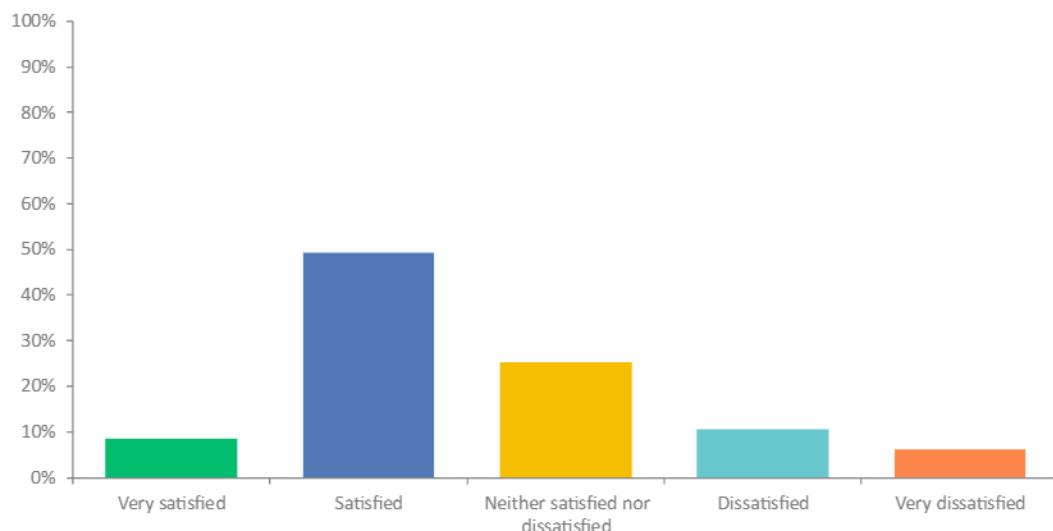
- Highway Department/Town Shed (10+ mentions) - Many respondents noted the need for improvements
- Town Park/Beach Facilities - Including a new town building at the park, playground renovations
- 2. **Business Development** (~25 mentions)
 - Tax incentives/breaks for new businesses
 - Support programs for restaurants and year-round businesses
 - "Pilot program to encourage new business"
 - Downtown revitalization efforts
- 3. **Transportation and Accessibility** (~20 mentions)
 - Parking - Particularly acquiring the Darrin parking lot across from the beach (multiple mentions)
 - Sidewalks on Route 9N - For pedestrian safety
 - Bike/pedestrian paths - Including "off 9N pedestrian/bike route"
 - Transportation services for seniors and medical appointments
- 4. **Recreational Amenities** (~15 mentions)
 - Public Docking - Expanded boat docking facilities
 - Dog Park (mentioned several times)
 - Year-round activities - Similar to the summer concert series
 - Youth/family activities
- 5. **Essential Services** (~10 mentions)
 - EMS/Ambulance Services - Including creating an EMS district
 - Fire Department support
 - Medical services/urgent care

Other Notable Mentions

- School Tax Reform - Multiple respondents suggesting legal efforts to address tax inequity
- Lake Protection - Maintaining water quality, milfoil removal, Hague Brook delta cleanup
- Cell Service improvements
- Code Enforcement - Better enforcement of regulations, particularly for rentals and property maintenance

Q8: Are you satisfied with the overall performance of Town government?

Answered: 225 Skipped: 23



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Q9: Areas for Improvement in Town Government

The responses reveal a community at a transition point, with mixed opinions about its leadership and direction. There appears to be tension between:

1. **Growth vs. Preservation:** Some residents want more business development and tourism, while others are concerned about over-development.
2. **Resident Types:** There are ongoing tensions between year-round residents and seasonal property owners.
3. **Governance Style:** Some appreciate the current leadership's approach, while others feel improvements are needed in communication and collaboration.

A unifying concern across many responses is the school tax situation, which continues to be a major issue for residents regardless of their other views on town governance.

The comments suggest a need for stronger community-wide dialogue about Hague's future vision, balancing growth with preservation of the town's character, and creating opportunities for families and businesses to thrive year-round. Based on the 58 responses, several key themes emerge regarding areas that need improvement:

Primary Areas of Concern

1. **Tax Issues** (10+ mentions)
 - School taxes remain a dominant concern
 - "Outrageous school taxes need to be more aggressively addressed"
 - Multiple suggestions to leave Ticonderoga school district
 - Concerns about property tax assessments
2. **Business Development Support** (10+ mentions)
 - Need for more "business friendly" governance
 - Incentives for restaurants and year-round businesses
 - "Zoning laws maybe too Strick-prohibits growth"

- Perception that government discourages tourism/visitors

3. **Governance and Leadership** (10+ mentions)

- Mixed opinions on current leadership
- Some praise for the new administration
- Concerns about divisiveness and lack of collaboration
- "Work better together & listen to residents more"

4. **Zoning and Code Enforcement** (8+ mentions)

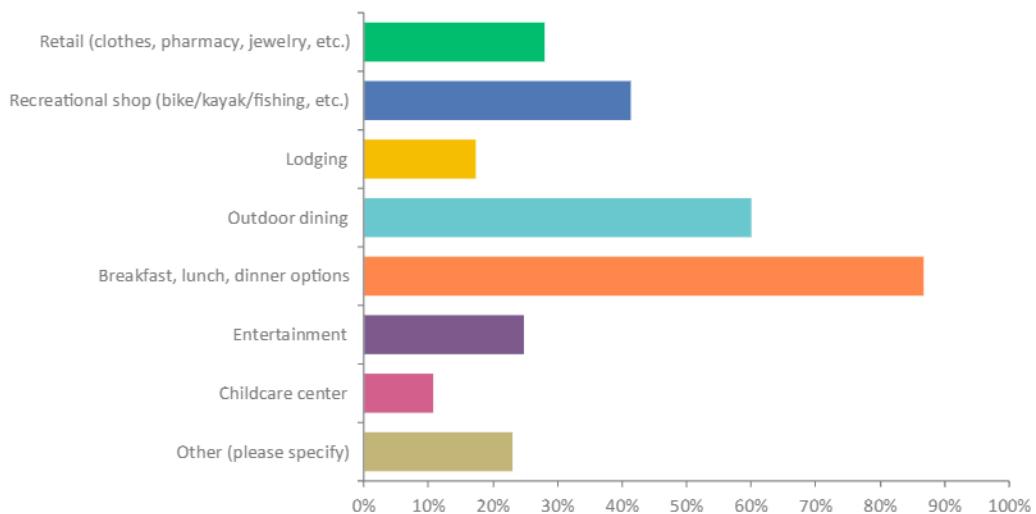
- Inconsistent enforcement
- Concerns about timeliness of applications
- "Zoning Board of Appeals has been too lenient in approving variances"
- Mixed desires (some want stricter enforcement, others less)

5. **Community Vision and Growth** (5+ mentions)

- Need for strategies to address "declining population"
- Support for "year-round employment"
- Making Hague "more accessible for year-round residents"
- "We need more families and a younger generation"

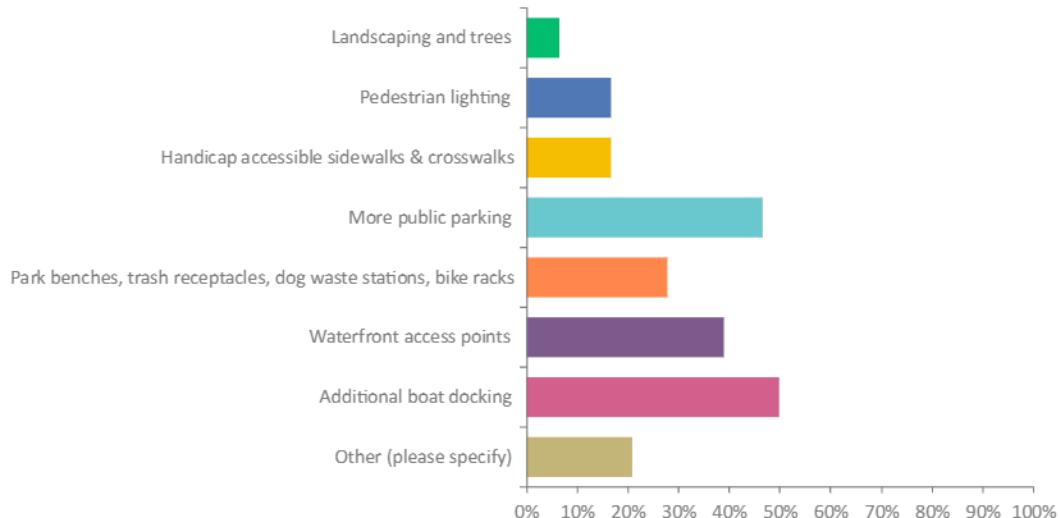
Q10: Please identify what kind of businesses you would like to see in Hague. (check all that apply)

Answered: 225 Skipped: 23



Q11: What specific improvements are needed in Hague? (check all that apply)

Answered: 187 Skipped: 61



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Q12: What specific recreational facilities need improvement in Hague?

The responses demonstrate a community that values outdoor recreation, particularly water-related activities, while also recognizing the need for year-round options. There's a strong desire for better maintenance of existing facilities along with strategic enhancements that would serve both residents and visitors. The feedback shows particular concern about beach and waterfront facilities, which aligns with the community's identification of the lake as a key asset in previous questions. There's also significant interest in trails and paths that would improve connectivity and safety, especially along busy roadways. Many responses also suggest greater integration with and support of the Silver Bay YMCA to maximize existing resources rather than duplicating facilities.

Based on the 103 responses, several clear priorities emerge:

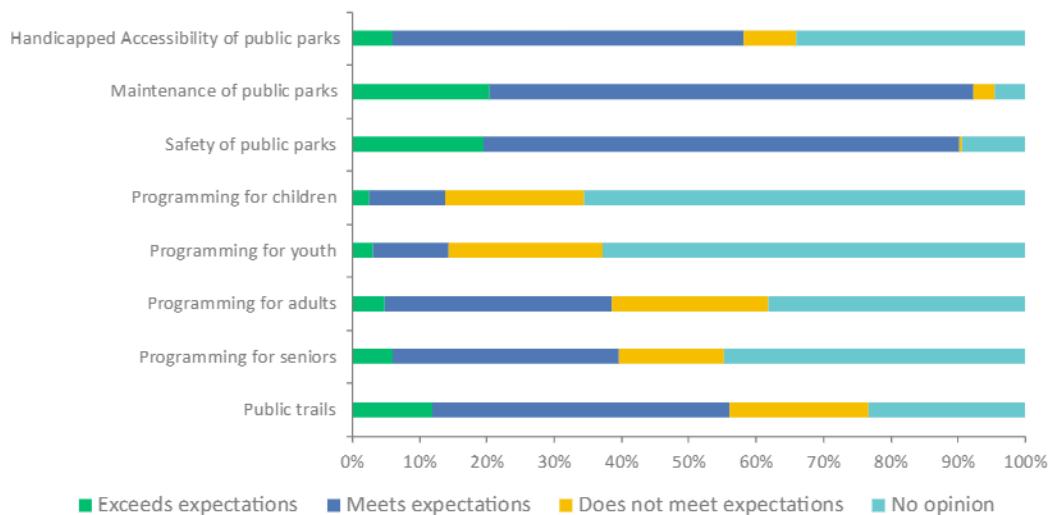
Top Priorities for Recreational Improvements

1. **Beach and Waterfront Enhancements** (35+ mentions)
 - Beach Cleanup/Maintenance - Multiple concerns about cleanliness
 - "Clean up black mud at water's edge at Hague Beach"
 - "The beach is very poorly cleaned"
 - Swimming Area Improvements - Including dredging for better swimming
 - "Dredging at the beach to improve quality of swimming"
 - "It would also be great if Hague beach had a deeper area for adult swimmers"
2. **Boating Facilities** (30+ mentions)
 - Expanded Boat Docking - Many requests for more docks
 - Boat Launch Improvements
 - "Dredge access to boat launch"
 - "Town launch ramp. Need sole access, like Mossy Point & Rogers Rock Campground ramps"

- Non-motorized Boat Support
 - "Install public kayak racks on shores of lake"
 - "Kayak rentals"
- 3. **Trails and Paths** (20+ mentions)
 - Walking/Hiking Trails - More development and maintenance
 - Bike Paths - Particularly for safety along Route 9N
 - Multi-use Trail Networks
 - "Cross country & hiking trails & maps maintained for safety"
 - "A relatively flat and safe walking, biking, and running path"
- 4. **Sports Courts and Facilities** (15+ mentions)
 - Pickleball Courts - Multiple requests (8+ mentions)
 - Tennis Courts
 - Basketball Court Improvements - "Basketball court is uneven, needs lighting"
 - Softball Field
- 5. **Park Amenities** (10+ mentions)
 - Playground Updates
 - Pavilion for Events
 - "Covered pavilion in town park for events"
 - "Pavilion for the summer concert series"
- 6. **Indoor Recreation** (10+ mentions)
 - Winter activity options
 - "Indoor - there are no indoor places to exercise or play a sport during the long winter"
 - "An indoor location that offers activities such as pool, ping pong, etc."
 - Indoor options for winter months
- **Community Gathering Spaces**
 - Summer farmers market
 - Concert areas
 - Event spaces

Q13: Please rate the parks and recreational opportunities in Hague.

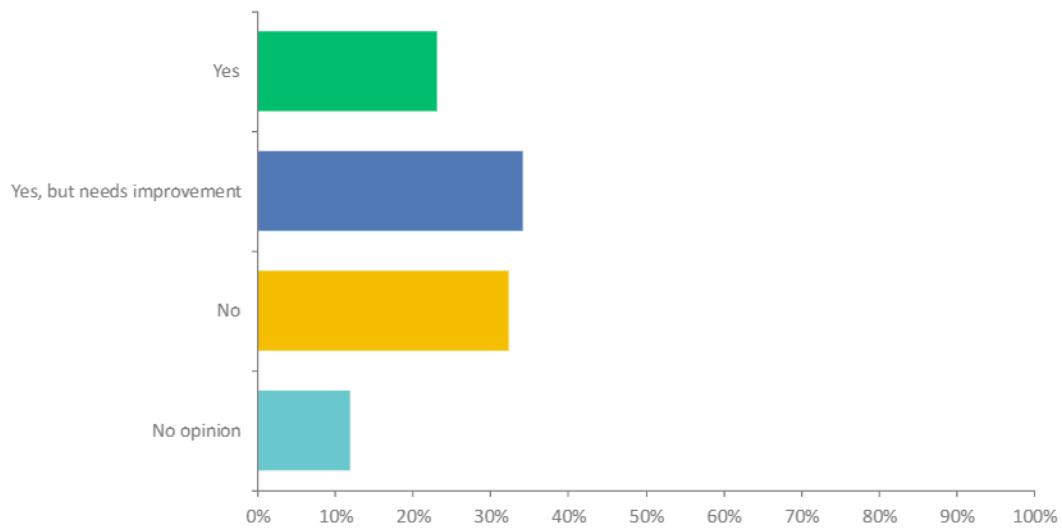
Answered: 237 Skipped: 11



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Q14: Do you find Hague to be user-friendly for pedestrians and bicyclists?

Answered: 235 Skipped: 13



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Q15: What specific improvements are needed for pedestrians and bicyclists?

Based on the 148 responses, a strong consensus that current road conditions pose significant safety risks to pedestrians and cyclists. While many acknowledge the physical constraints of the existing roads, there's a clear desire for solutions that would improve safety and access.

Most residents prioritize:

1. Creating dedicated, separate spaces for pedestrians and cyclists where possible
2. Improving signage and crosswalks in high-traffic areas
3. Exploring alternative routes that avoid the main roads
4. Addressing speed and traffic issues

Given the physical constraints of the existing roads, a comprehensive approach that combines targeted infrastructure improvements, traffic management, and development of alternative routes would likely be most effective in addressing community concerns.

Major Concerns and Improvement Needs

1. **Road Safety on Route 9N** (80+ mentions)
 - "Roads narrow-no real sidewalks, no shoulder"
 - "9N is dangerous for runners/bikers!"
 - "9N is pretty dangerous!"
 - "Walking on 9N is a death wish!"
 - Many mentions of the dangerous curves and narrow shoulders
2. **Bike Lanes and Paths** (60+ mentions)
 - Dedicated lanes on main roads where possible
 - Separate bike paths away from traffic
 - "Bike lanes, sidewalks on 9N & 8 and more hiking trails"
 - "Bike trails and safe use of roads"
3. **Sidewalks and Pedestrian Paths** (50+ mentions)
 - Extension of existing sidewalks
 - New sidewalks along dangerous sections
 - "Extend sidewalks past Trout House"
 - "Sidewalks in hamlet"
4. **Alternative Routes** (15+ mentions)
 - Off-road trails connecting key areas
 - "Off 9N pedestrian and bicyclist route"
 - "The 'Friendship Trail' is an example: current path from Pine Cove, Arcady, Pudding Island. Onida Bay, Silver Bay=2.6 miles avoiding 9N."
5. **Crosswalks and Signage** (15+ mentions)
 - "Crosswalk across Rt.8"
 - "Clearly marked pedestrian crossing at beach"
 - "Smart pedestrian crossing warning signs with flashing lights"
 - "Needs signs for pedestrian crossing"
6. **Traffic Calming Measures** (10+ mentions)
 - "Monitor speed of cars through town"
 - "Change speed limit to 40mph from town to Rogers Rock Campground"
 - "Lower speed limit for motor vehicles"

Notable Insights

- **Physical Constraints Recognized:** Many residents acknowledge the challenges presented by the narrow, winding roads
 - "Bicycle lanes but not feasible on 9N"
 - "I'm not sure where that could be, but we really need it" (regarding safe trails)
 - "Not sure if this could be improved due to narrowness of 9n would be major road overhaul"
- **Creative Solutions Proposed:**

- "Putting a third lane in on 9N from Route 8 to Sabbath Day Point and putting in some kind of bollards to block it off"
- "Disallow large trucks on 9N in order to increase road safety"
- Working with YMCA on trail development
- **High-Risk Areas Identified:**
 - S-curves on Route 8 north of village
 - Area near Dockside Landing Marina
 - Curves near "the Ruah"
 - Section from town to Rogers Rock Campground

Q16: Please identify the special places in Hague that should be protected or preserved

The responses to this question strongly reinforce the findings from Question 3, highlighting the community's deep connection to its waterfront areas (especially the town beach and Peggy's Point) and natural landscapes. The consistency between responses to Questions 3 and 16 demonstrates a clear community consensus about Hague's most valued assets. There's also a strong sentiment about preserving the town's character against over-development, while maintaining access to these special places for residents and visitors. The multiple mentions of the "elephant" (presumably a local landmark) and specific locations like the old steamship dock suggest that these places have cultural and historical significance that contribute to the community's identity and sense of place. Based on the 137 responses, several locations consistently emerge as valued community assets:

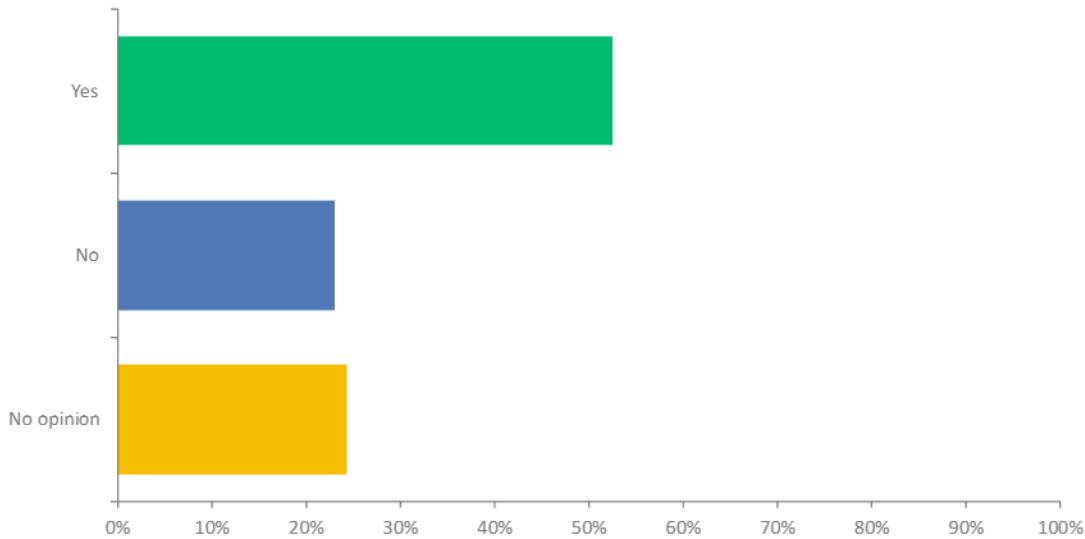
Top Places to Protect and Preserve

1. **Waterfront Areas (70+ mentions)**
 - Town Beach/Hague Beach (40+ mentions) - Consistently rated as a top priority
 - Lake George (general mentions of "the lake") - A foundational community asset
 - Peggy's Point (30+ mentions) - Repeatedly described as a "gem" of the community
 - Hague Brook and its delta area (15+ mentions)
 - Boat launch and docks (10+ mentions)
2. **Natural Areas and Trails (25+ mentions)**
 - Jabe's Pond (mentioned several times)
 - Rock & Rye Trail
 - Lookout Trail
 - Waltonian Islands
 - North Pond
 - Swede Mountain
 - The old fish hatchery trail ("a hidden gem")
3. **Town Center and Historic Areas (20+ mentions)**
 - Downtown buildings
 - The Hague Market
 - Firehouse/Firehouse Restaurant
 - Post Office
 - Graphite mill and mines (historic areas)
 - "The elephant" (mentioned several times)
 - Old steamship dock
4. **Other Community Assets (15+ mentions)**
 - Silver Bay YMCA (several mentions)
 - Cemeteries
 - Veterans Park

- Community Center

Q17: Would you like to see the Town invest in improvements that would offset potential impacts from climate change?

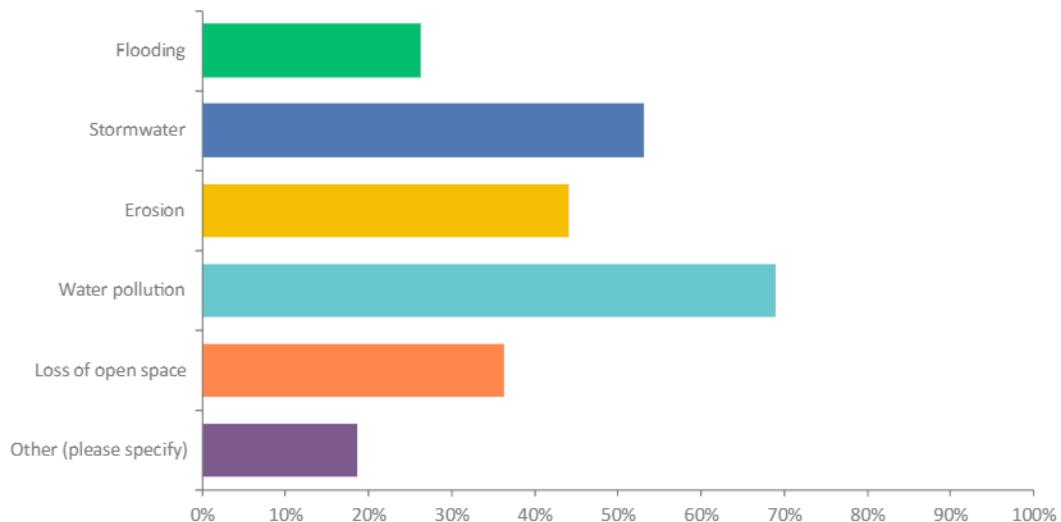
Answered: 234 Skipped: 14



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Q18: Please identify any specific environmental concerns you have in the community. (check all that apply)

Answered: 209 Skipped: 39



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Q19: Please identify housing issues in the Town of Hague: (check all that apply)

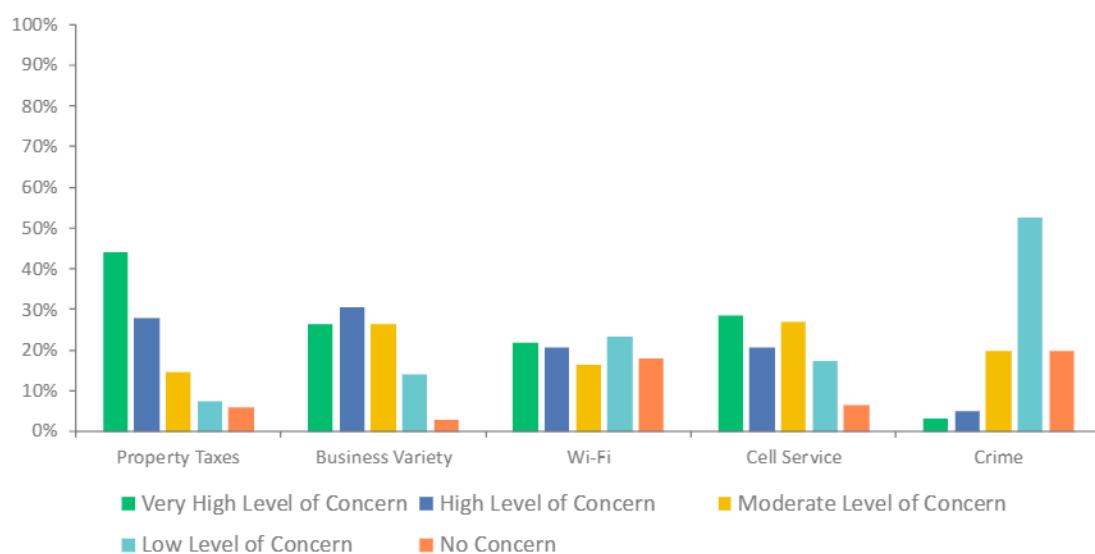
Answered: 213 Skipped: 35



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Q20: Please indicate your level of concern on the following issues.

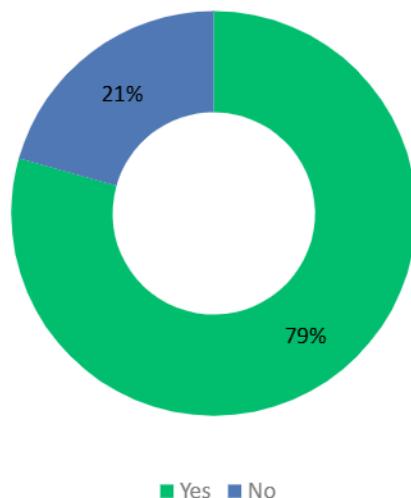
Answered: 73 Skipped: 175



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Q21: Are you currently a resident of Hague?

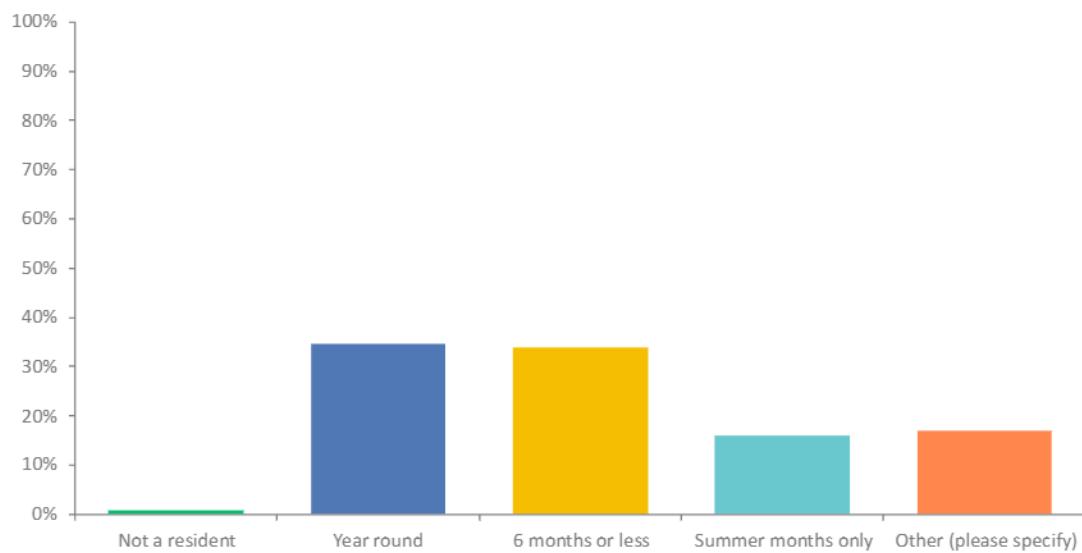
Answered: 233 Skipped: 15



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Q22: Please indicate how much time you live in Hague over the entire year.

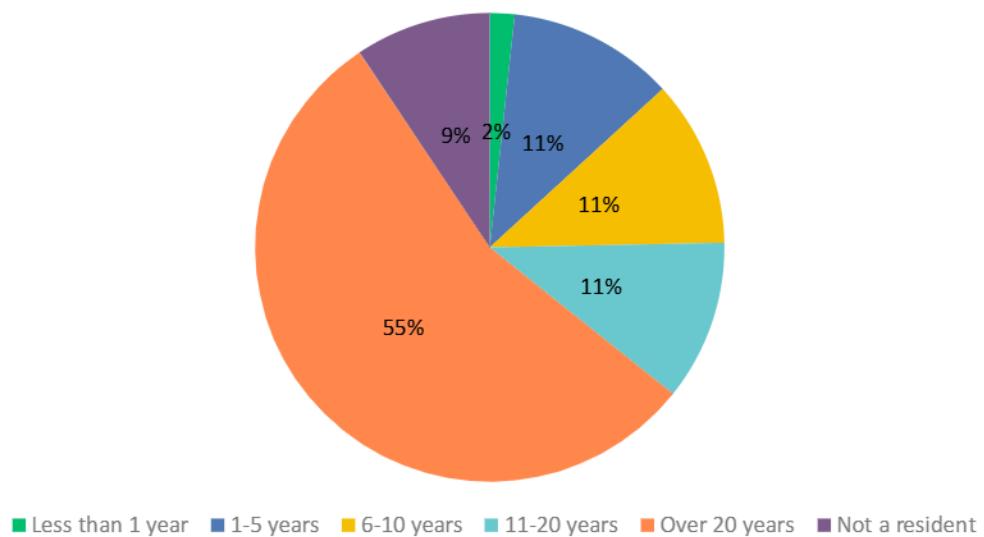
Answered: 236 Skipped: 12



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Q23: How long have you been a resident of Hague?

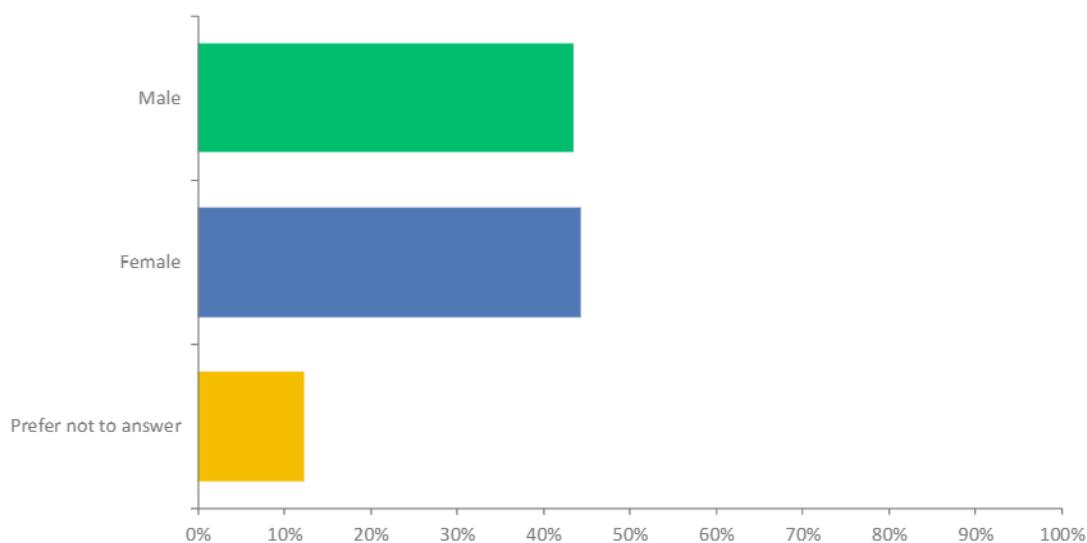
Answered: 235 Skipped: 13



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Q24: What is your gender?

Answered: 228 Skipped: 20



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Q25: What is your age?

Answered: 237 Skipped: 11

ANSWER CHOICES	RESPONSES	
Under 18	0.42%	1
18-24	0.42%	1
25-34	0.84%	2
35-44	5.49%	13
45-54	6.33%	15
55-64	20.68%	49
65-74	35.86%	85
75-84	24.89%	59
85 and older	5.06%	12
TOTAL		237

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Q26: How many children under the age of 18 currently live in your household?

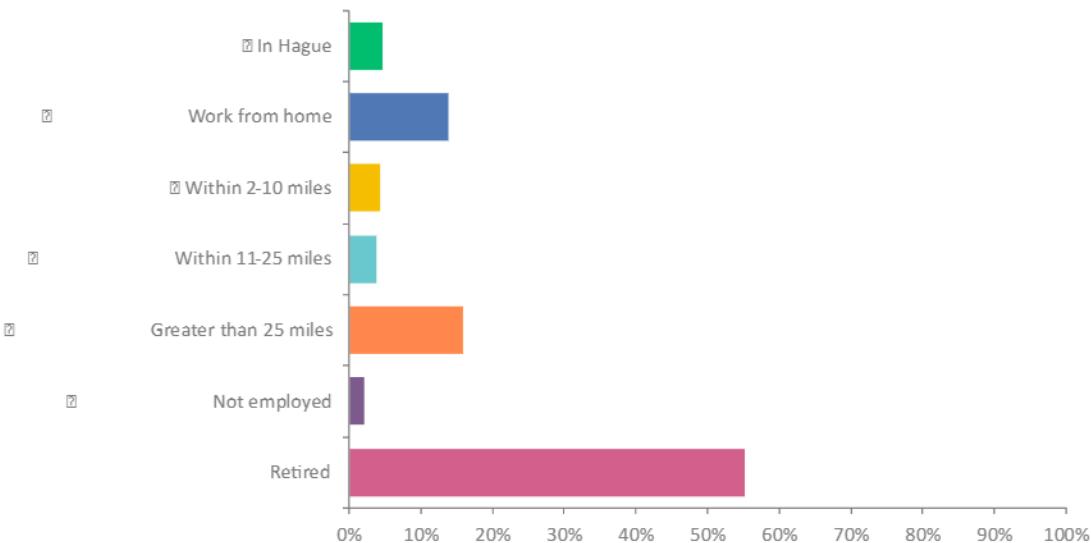
Answered: 237 Skipped: 11

ANSWER CHOICES	RESPONSES	
0	86.50%	205
1	6.33%	15
2	4.22%	10
3	0.42%	1
4	1.69%	4
5	0.00%	0
6	0.42%	1
7+	0.42%	1
TOTAL		237

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Q27: Where do you work in relation to your residence?

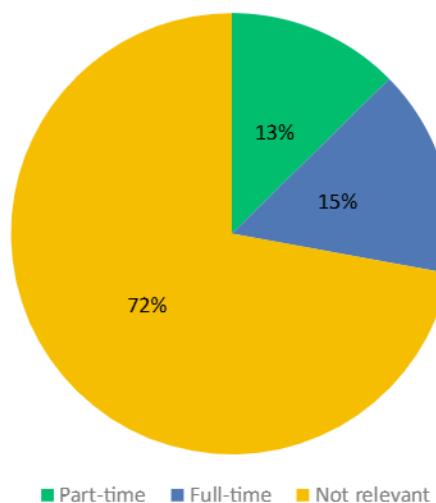
Answered: 232 Skipped: 16



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Q28: If you work from home is it part-time or full-time?

Answered: 190 Skipped: 58



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Q29 Please share any other suggestions or feedback for local officials.

Comprehensive Analysis of Hague Community Survey

Based on the extensive survey responses reviewed, the community's feedback is organized into key themes, priorities, and recommendations.

Community Priorities and Assets

1. Lake George and Waterfront

- Consistently identified as Hague's most valuable asset
- Beach and public access areas need maintenance and protection
- Concerns about water quality, silt accumulation, and Hague Brook delta
- Peggy's Point repeatedly described as a "gem" needing preservation

2. Economic Revitalization

- Strong desire for year-round businesses, especially restaurants
- Need for more diverse retail options
- Support for incentives to attract and retain businesses
- Balance desired between development and preserving town character

3. Tax Issues

- School taxes consistently cited as excessive and inequitable
- Many suggestions to renegotiate with Ticonderoga or explore other districts
- High taxes identified as barrier to affordability and year-round residency
- "Hague pays about \$80k for each Hague child educated in Ti schools"

4. Infrastructure Improvements

- Sewer system expansion (highest municipal investment priority)
- Better transportation infrastructure for pedestrians and cyclists
- More public docking facilities
- Enhanced recreational amenities

Safety and Accessibility Concerns

1. Road Safety

- Route 9N repeatedly identified as dangerous for pedestrians and cyclists
- Need for bike lanes, wider shoulders, or alternative pathways
- Safety concerns limit community mobility and recreation
- Recognition of physical constraints requiring creative solutions

2. Recreational Facilities

- Beach facilities need maintenance and improvements
- Desire for more diverse recreation options (pickleball, trails, etc.)
- Need for year-round and indoor recreational options
- Better maintenance of existing facilities

3. Community Cohesion

- Divide between seasonal and year-round residents
- Need for more community gathering places and events
- Desire for more inclusive governance and communication
- Concerns about affordability driving out long-term residents

Recommendations and Community Vision

The survey reveals a community at a crossroads, balancing:

1. Preservation vs. Development

- Protect natural assets while enabling economic vitality
- Maintain small-town character while attracting necessary services
- Address seasonal fluctuations with year-round solutions

2. Short-term Actions

- Address school tax issues through legal/negotiation strategies
- Implement targeted infrastructure improvements (particularly pedestrian safety)

- Develop business incentive programs
- Improve beach/waterfront maintenance

3. **Long-term Vision**

- Create a sustainable year-round economy
- Develop comprehensive infrastructure plan including alternative transportation routes
- Balance growth with environmental protection
- Foster a more diverse, multi-generational community

Conclusion

Hague residents clearly value their community's natural beauty, lakefront access, and small-town atmosphere. However, they see significant challenges in economic vitality, infrastructure, and tax equity that threaten long-term sustainability. The community appears ready for thoughtful, balanced development that preserves Hague's character while creating more opportunities for businesses, year-round residents, and diverse recreational activities.

Appendix B
Public Meeting Summary

TOWN OF HAGUE 7.10.25 PUBLIC MEETING SUMMARY ON 2025 COMPREHENSIVE PLAN UPDATE

The Hague Community Center hosted a public meeting on July 10, 2025, attracting approximately 100 residents. Supervisor Josh Patchette opened the session by welcoming attendees and introducing planning consultant Tracey Clothier and architect Emily Gasperetti.

Clothier presented an overview of the 2025 Comprehensive Plan Update, highlighting findings from this year's public survey and outlining the signature projects selected for inclusion in the plan. Gasperetti then shared several design concepts for a proposed Welcome Center intended to replace the current Visitor Center at Hague Town Park.

During the question-and-answer session that followed, residents focused primarily on the Welcome Center proposal and concerns about the beach and swimming area conditions. The feedback was largely critical, with participants expressing that the town should prioritize initiatives more directly relevant to residents' needs rather than pursuing the new building.

The meeting concluded with a poster session where attendees reviewed displays throughout the room and submitted written comments, which are summarized in the responses below.

Developing a Vision for Hague's Future

Which Vision do you favor the most?	
Vision A: Strong Growth with Substantial Improvements	3
Vision B: Incremental Growth with Small Targeted Improvements	26
Vision C: Status Quo with Minimal Growth	4
Comments: We can barely maintain what we have There is nowhere to build commercial business Stop trying to make Hague resemble where you came from Agree with above We need a store that is open year round not just for a few summer people Buy the old firehouse and make it into a sensible place to eat (pizza?)	

Redevelop the Hague Visitor Center

Replace with a new multi-purpose year-round building to serve as a hybrid space for greeting and informing visitors, a meeting venue for community gatherings and small events, and new public handicap accessible restrooms.

Residents overwhelmingly opposed the proposed Welcome Center, with multiple comments stating it is "not needed," "redundant," and "a waste of money and resources." Many emphasized that the existing Community Center already serves event needs and questioned the necessity of additional community space.

Focus on Existing Infrastructure The strongest consensus emerged around prioritizing improvements to current facilities, particularly:

- Beach restoration and maintenance
- Bathroom upgrades and ADA compliance
- Dock repairs and dredging
- Renovating the existing Visitor Center within its current footprint

Community Character Concerns Several residents expressed desire to preserve Hague's small-town character, describing it as a "bedroom community" that should remain "quiet," "family-oriented," and free from "big crowds." Comments emphasized keeping Hague "untarnished" and maintaining its current scale.

Practical Concerns

- Insufficient parking for additional facilities
- Limited commercial base to support tourism initiatives
- Shallow lakefront described as "wading pool" unsuitable for adult swimming
- Preference for private rather than public investment in restaurants

Alternative Suggestions

- Add a year-round store for residents
- Build a pavilion in the northeast corner of the park
- Attract private restaurant development
- Focus resources on essential infrastructure needs

Are you in favor?	
YES	7
NO	18
If Yes, what Priority?	
Low	3
Medium	6
High	0

GENERAL COMMENTS:

Fix the beach

Refurbish center

We need another restaurant-private not public money. That is what will attract more people

We need to take care of the needs of the community first before thinking of tourists

Not enough parking or commercial businesses to begin with Updating bathrooms; add additions later on; make docks and dredging a priority

Take care of what we already have in place – beach area!

You already have the Community Center for events

Get a store that all the people can use year round

Too big x2

Not needed x2

Not needed, improve existing

Improve existing building; build pavilion in northeast corner

Improve/fix beachfront

New building is redundant and not necessary

Improve existing center, improve bathrooms, and extend pavilion

Nix community center, slightly expand facility, no walkway across park

Not needed

Keep Hague the same (untarnished). It is beautiful as is.

New visitor center is not necessary; existing one is fine
 Hague lakefront is a wading pool and not appropriate for adult swimming
 No, fix what is there; spend money where it is needed
 Community Center is where events can happen
 Not needed
 Hague is a bedroom community, keep it that way. Quiet life, no big crowds, family oriented, improve existing structures
 Renovate and update current footprint; who would need an additional community space?
 Not needed, we already have the community center already. Update to ADA bathrooms; care for what we have; not enough parking;
 Most prior commercial properties have been sold and turned into residential; we could have preserved them as commercial and now there is no business; we should promote what we have
 No, keep what we have, keep small. We are only one small town and small beach. If you want "big" move to a "big" town
 Not needed and a waste of money and resources can be used elsewhere
 No, take care of what we have; improve the bathrooms; we already have a community center
 For all the big events

Hague Community Center Improvements

Conduct a series of improvements; Construct an addition to the Community Center; Upgrade the building's interior; Prepare a Grounds Master Plan

Are you in favor?	
YES	16
NO	1
If Yes, what Priority?	
Low	0
Medium	3
High	3
Comments	Consider the lake The lake will be ruined Like the idea of expanding the year round recreation use Make this space the town epicenter Too many uses lumped together Bring back ability to get fishing licenses Maintain kitchen space so that it is usable for all New space for museum and vault for town records Bring back ability to get fishing licenses

Hague Town Park Enhancements

Build improvements as recommended in the 2022 Hague Town Park Master Plan:

Redevelop the Visitor Center; Performance Stage; Picnic Dock; New Playground; Boat Launch Dredging; Beach Improvements; Accessible Pathway Network; Stormwater Improvements; Expand Public Docks

Are you in favor?	
--------------------------	--

YES	8
NO	12
If Yes, what Priority?	
Low	0
Medium	5
High	5
Comments	<p>Need to expand so can weigh in on individual bullets</p> <p>Follow needs assessment for parking and boat spaces</p> <p>Another community space is redundant-it is not for "locals"</p> <p>All that is needed is to improve bathrooms</p> <p>Bathrooms</p> <p>We do not have enough parking</p> <p>Current community center room is underutilized in the winter so why do we need another?</p> <p>We are trying to combat high school taxes so why would we want to spend more money and raise taxes?</p> <p>Clean up beach area, update bathrooms, we are not a small Bolton!!!</p> <p>Just update what we have</p> <p>No public docks. Clean the beach!</p>

Trails Master Plan

Appoint Trails Committee; Comprehensive System of Trails; Trail Challenge Program; Route 9N Off-Road Trail; Snowmobile Trails; Cross Country Skiing; Incorporate Silver Bay Trails

Are you in favor?	
YES	19
NO	5
If Yes, what Priority?	
Low	6
Medium	3
High	7
Comments	<p>Too many items under yes or no (to respond to)</p> <p>Welcome Center: please incorporate nature and do not remove any trees.</p> <p>Utilize the benefit of habitat and shade</p>

Hamlet Enhancement Plan

Streetscape improvements; Parking Assessment Study; Develop a Hamlet Signage Plan

Are you in favor?	
YES	7
NO	7
If Yes, what Priority?	
Low	2
Medium	4
High	0
Comments	<p>Parking needs to be top priority; no sense in developing lakefront without it</p> <p>Streetscape-clean up all. Sometimes less is more</p> <p>Parking, but how?</p> <p>Not too much signage</p>

	Not enough room for additional parking for trailers
--	---

Town Marketing Strategy

Marketing Plan; Travel Itineraries; Community Building Needs and Opportunity Assessment; Participate in Warren County's Thriving Hamlets study

Are you in favor?	
YES	5
NO	13
If Yes, what Priority?	
Low	1
Medium	0
High	1
Comments	Again, not just a yes or no No to marketing company x2 Yes to marketing what we have x2 We should not seek to attract visitors until infrastructure issues are addressed

Townwide Telecommunication Services Assessment and Upgrades

Assign a committee to research and update the existing inventory of available telecommunication services and mapping that indicates gaps in coverage. Work with the NY Broadband Program and local utilities to identify ways to improve the underserved areas.

Are you in favor?	
YES	17
NO	2
If Yes, what Priority?	
Low	2
Medium	13
High	0
Comments	If you have cell phone (service) I will come to the town and hang out and spend

Capital Improvements

Town Highway Garage Renovation; Create a Capital Improvement and Funding Strategy; Transfer Station Improvements; Sewage Treatment Plant Upgrades; Stormwater Resiliency Upgrades

Are you in favor?	
YES	22
NO	0
If Yes, what Priority?	
Low	0
Medium	2
High	14
Comments	Highway garage is a priority (x4)

Steamboat Dock Improvements

Repair or rebuild the seawall along the entrance road; Construct a sidewalk between the Steamboat Dock the Town Park; Consider adding public docks.

Are you in favor?	
YES	12
NO	1
If Yes, what Priority?	
Low	1
Medium	11
High	1
Comments	<p>If the docks are fixed I will come and swim and spend \$</p> <p>No public docks</p> <p>Leave boat dock alone</p> <p>Yes to seawall repair and rebuild</p> <p>Yes to sidewalk construction and cleanup</p> <p>No public docks at steamboat dock (x1)</p> <p>Take care what is there now</p> <p>High priority because there is potential to lose the wall in heavy rains. There are already potholes that need fixing</p>

Emergency and Fire Services Sustainability Plan

Continue to investigate the potential and feasibility for shared emergency services with the towns of Bolton, Horicon, and Ticonderoga.

Are you in favor?	
YES	17
NO	0
If Yes, what Priority?	
Low	0
Medium	1
High	12
Comments	None

Update Land Use Standards and Zoning Regulations

Appoint a committee to identify and address the current issues with the zoning code and subdivision regulations.

Are you in favor?	
YES	8
NO	3
If Yes, what Priority?	
Low	2
Medium	5
High	0
Comments	Why committee? Shouldn't zoning office cover this? Yes! Isn't this what zoning guy should be doing. Isn't this his job?

Community Housing

Conduct Housing Needs Assessment; Identify Housing Information Sources; Identify land

Are you in favor?	
YES	12
NO	3
If Yes, what Priority?	
Low	0
Medium	1
High	8
Comments	Low income, elderly and families Yes, yes, yes! We don't need housing we need businesses Young families can't afford to live here City people building million dollar houses are driving up taxes The population is declining. Restore their residences Contact Homeshare and bring in apartment buildings will change our atmosphere and culture

SEPARATE COMMENTS RECEIVED AFTER THE PUBLIC MEETING

Hague 2025 Comprehensive Plan COMMENT SHEET

Town Beach: This should be a strategic priority. The beach is our crowning glory and should be immaculately maintained. I am not clear on why appropriate town employees cannot keep the beach clean of any & all debris & muck but it should be done regardless by employees out outside help. This is NOT a job for volunteers.

I am not sure about the Redeveloped Visitor Center. By whom would it be used, when? How would it be maintained off season, etc.?

Add more public dock space!!
Make Hague a destination by boat.

Love the Trail Master Plan! Yes

Emergency & Fire Services - This is not so silly but may be essential. Other towns have struggled with their EMS service and caught short. Let's stay ahead of the game.

Keep development up in the character of the hamlet.

Please return to the Town Supervisor by July 31, 2025

Hague 2025 Comprehensive Plan
COMMENT SHEET

I am opposed to Redevelopment AND Enhancements to the Visitor's Center + Community Center. We live IN the northern part of Lake George to escape the chaos of the Southern part of the lake.

We enjoy the peace + tranquility of Hague. We love the wild life + relatively small community.

By doing all of this development you are drawing people to our area who ~~don't~~ + don't live here. We are paying very high taxes + we don't want to see them increased.

We also don't want an increase in traffic.

- Will this redevelopment create revenue for our community + decrease taxes?
- Increased activity will negatively impact our environment + wild life + quality of life.
- Hague is a beautiful area - I hope that this doesn't change!

How will the ongoing maintenance + upkeep be paid for?

Who will have access to basketball + pickleball courts?

Records should be digital not stored in ~~old~~ boxes + files

Please return to the Town Supervisor by July 31, 2025

7/13/25

Hague 2025 Comprehensive Plan
COMMENT SHEET

I attended the Town meeting on 7/10, but had to leave early due to a commitment. I had attended the first CP meeting a few years ago. I did not see much (if any) difference in the consultant's presentation. How much work was done in those years on this plan?

I believe our priorities in our small town in the Adirondacks should be to preserve and conserve. Preserving our natural beauty and quiet, keeping the lake clean is top on my list. Building larger structures and drawing more people, I feel, will not help keep the natural beauty of this special place. I understand we must upgrade and maintain our existing facilities. Our services for safety and sanitation and highway maintenance must be high priority in our funding. (Is new playground equipment necessary? The children seem to be having fun on the old!)

I believe Hague has a special atmosphere of its own. We do not need to be another Saratoga.

I hope we can continue to promote the natural aspects of our town, outdoor events (like concerts, swimming), a "quiet" vacation spot, instead of building and spending too much money.

Please return to the Town Supervisor by July 31, 2025

Karen Costello
+ Tim Costello

Dear Josh,

Joel and I were at the meeting on July 10th. We agree with so many of the comments that evening that were not in favor of the Welcome Center upgrade proposal. We really don't need to duplicate what we already have available in our Hague Community Center. The meeting/multi-purpose room at the Community Center is beautiful and can be utilized for large groups and is just up the road from the beach anyway. Therefore there is no need to build a large meeting room in the Visitor Center. Similarly, the current visitor center is inviting for people looking for information and the staff is friendly and helpful. Yes, we must have ADA compliant restrooms for us to be a welcoming community and that is where the effort and funding should go.

With regard to the park and beach: An updated playground would be an excellent goal. We agree that it is not welcoming when there is so much silt and debris in our lake. We are in agreement and very willing to volunteer to spend an hour or at a time clearing the debris along with other fellow Hague residents just as your mom described that she does at Trout House Village's beach.

A real take away from the meeting that we want to add our voice to is that we do not want Hague to become another Bolton Landing! We primarily should aim to serve the people of Hague while welcoming all people who come to visit or stop by. To that end, having a restaurant would certainly be an improvement that we think everyone could agree with. The Hague Creek Cafe and the Firehouse are sorely missed!

Thanks for all the work you do along with the committees of the Town of Hague,

Sincerely,

Janet and Joel Karp

43 Pine Cove"

“It’s the Lake”

- Hague’s economic future is tied to the Lake. Not history, not art, not lunch, not Silver Bay. **It’s the Lake.**
- Hague needs full-time residents **to thrive** in order to make Hague attractive to part-time residents and short-term visitors.
 - **Full-time** residents will tell Hague what they need, not me. I think daycare looks very important. (But what do I know?) Jobs are key, so education is key.
 - **Part-time** residents need happy and productive full-time residents to make Hague viable. Many part-time residents could become full-time residents.
 - **Short-term** visitors are a key part of the economy, too. They could become part-time residents. They will bring revenue if they enjoy and spend time here, and return.

So, a top issue is:

- What would make Short-term visitors stay longer and come back?

What would make Short-term visitors stay longer?

It’s the Lake!

- Hague needs to get short-term visitors to:
 - See the Lake and hike along it
 - **Swim in the Lake**
 - Get on a boat: paddle, motor, or sail on the Lake
 - Fish the Lake
- EVEN:
 - Drink the Lake (Lake-water brewed coffee?)
 - Ski on and near the Lake
 - Snowshoe on and near the Lake

What would make Short-term visitors stay longer?

Make Lake Access EASY:

- More public parking
- Invite them to LEAD them to:
 - Hike
 - Swim
 - Boat
 - Fish
- EVEN:
 - Winter Sports

Park here for footpaths to
Jabes Pond, Uneas Cliff
(Day use only, please)

Park here for Hague Beach
swimming and boating
(Day use only, please)

Park here for path from
Hague Beach to Sabbath
Day Point, avoiding 9N.
Bikes and walkers.
(Day use only, please)

City people **need to be told** they can park and hike, swim, boat, etc.
Show them there are places to do so. Put the parking map on-line.

How to make Hague's Lake easy to enjoy?

Activity	What's Needed in Hague's Plan?
Hike	Integrated Trails: Sabbath Day Point to Hague OFF 9N Route for walkers, bikes, XC Skiing Map parking availability at trail heads. Full update of all trails on "alltrails.com". Manage this actively. Consider a trailhead shuttle during peak seasons
Swim	Promote "Free Swim" at Hague Beach. Provide a swimming changing area at Visitor Center / Beach, maybe offer lockers. "No Shower needed: it's as clean as drinking water." Needs adequate parking.
Boat	Consider leasing new dock rights to a private company that will offer "by the week" leases to non-residents. Revenues split between installer-owner & town. 10-year initial license.
Fish	Offer fishing licenses in Hague! Promote shore fishing locations where it is easy to stop, fish, relax: Jables, Steamboat Dock, Marinas, Swede Pond.
Winter Sports	Something like Garnet Hill. Rent equipment, maintain trails, have lessons, out of a trailer at the beach at first. "On the Ice" weeks as a special. 9N parallel trail becomes a XC trail in deep winter, tie-in to State Campground.

Visitor Center

Avoid	Do
Don't build as a "Greeting & Inform" center. Information discovery is online: No one wants to ask! Staffing is idle 98% of time.	Provide free Wi-Fi with Hague activity landing page: Hike, Swim, Boat, etc... Staff time is keeping it fresh online.
Only restrooms for passers-by	Changing room for swimming, boating. Maybe lockers. Boating maps.
Meeting and event space for local events seems unlikely to be used w/o food service.	Daycare Center off-season? Meeting place for Contractor community? Small business lunches?
Create indoor space	Create 'outdoor' or 'near outdoor' space (I really like the Performance Stage idea)
Public service space: show up and then what? Need to provoke action!	Public meets action: Take orders for guides, boat use, lodging, show to trailheads, offer bike rentals. [Paid for by commissions??]

t action: "Gets back in car and drives off" OR "Suits up and goes for a swim"

Capital Planning

- Housing for local growth is essential: NY State has capital for this, but it is long, hard work. **Create a fund to option housing parcels** as they come available.
- Assess opportunities for local power generation: Solar and hydro
- Public / private partnerships for tourism enhancement:
 - **For-rent boat dock franchise:** Let winning bidder build 20-30 boat slips, under 24', accessible from Town of Hague property, weekly rentals, base rent + % of revenue. 10-15 year contract.
 - **Promote human guides:** fishing, hiking, biking, kayaking, etc. These are salespeople, facilitators and 'get them confident' agents. Give them space to self-promote, get a commission for referrals. Positive part-time work.
 - **Winter sports:** High value sales as it is almost all incremental revenue. Cross country skiing is low cost, high value and can help justify a 9N parallel track trail.
- Acquire key parcels: for parking across from Boat Launch, otherwise unbuildable, and old garage property on 9N, north of 8.

Appendix C
List of Funding Opportunities

Funding Opportunities

The following provides a listing of the grant programs that would support the implementation of the 2025 Comprehensive Plan Update. Most grants must be applied for through the Consolidated Funding Application (CFA) typically due annually on the last Friday in July.

Local Grant Programs

Warren County Climate Smart Communities Grant

Hague will partner in Warren County's Climate Smart Communities grant that will inventory and assess town-owned culverts in high-risk areas throughout the county. The resulting study would help position Hague for future funding.

Warren County Soil & Water Conservation District's Rural Roads Grant

A current grant issued through the Champlain Basin program is inventorying and assessing municipally owned roadside culverts in Hague's high-risk areas. The resulting study would help position towns for future funding and help kick start a more strategic culvert replacement and upgrade program.

Hague Brook In Waterbody Controls for Nutrients Planning

Warren County is filing a DEC Non-Point Source Grant that will conduct a study to inform dredging options to remove sediment that has formed where Hague Brook drains to Lake George. The study will help implement practices to reduce phosphorus and sediment in Lake George.

Warren County's *Thriving Hamlets* study

This initiative through the Adirondack Park Agency is assesses buildable land, infrastructure, and environmental constraints to identify development potential in all hamlets in Warren County. Legislation was introduced to the NYS Legislature by Assemblyman Matt Simpson for the NYS Designation of Hague Brook as an Inland Waterway. Unfortunately no action was taken in the session to date.

Non-Governmental Grants for Playgrounds

There are many grant opportunities that will provide supplemental funds for small projects for signage, playground equipment, etc. These resources can be explored as the need arises. There are also many programs and sources of grant funds available specifically for playground and physical fitness equipment with most grants in the range of \$3,000-\$15,000. Playcore's Play and Recreation Funding Guide is a great resource for these small grant opportunities, and can be found online at:

https://www.playandpark.com/uploads/pdf-files/PlayCore_2017_FUNDING_GUIDE-Q3.pdf

Elected Official Grants

CREST - Community Resiliency, Economic Sustainability, and Technology Program Program (originally SAM grant program)

Funding assistance through from elected legislative officials administered through the Dormitory Authority (DASNY).

Community Project Grants (Federal Earmark Program)

Infrastructure and other high impact grants available annually from Senator Schumer and Senator Gillibrand. Applications are open on the individual websites in February with recommendations made to the various Congress Committees at the end of April.

Regional, State and Federal Grants

Empire State Development

Economic Development Purposes Grant Program – Funds for economic development initiatives and projects that create or retain jobs, generate increased economic activity, and improve the economic and social viability and vitality of local communities.

Excelsior Jobs Tax Credit Program – Provides job creation and investment incentives to firms in such targeted industries such as biotechnology, pharmaceutical, high-tech, clean-technology, green technology, financial services, agriculture, and manufacturing. Firms in these industries that create and maintain new jobs or make significant financial investment are eligible to apply for up to four new tax credits. The benefit-cost threshold is at least \$10 of investment and new wages for every \$1 of tax credit.

Market NY – Supports regionally themed marketing projects that promote tourism destinations, attractions, and special events, as well as tourism facility capital improvement projects. Additionally, eligible projects include the hosting, coordination, and execution of special events new to New York State, and the promotion of agritourism and craft beverage tourism.

Regional Council Capital Fund Program – Funds for capital-based economic development projects intended to create or retain jobs; prevent, reduce, or eliminate unemployment and underemployment; and/or increase business or economic activity in a community or region.

Start-Up NY Program – Offers new and expanding businesses the opportunity to operate tax-free for 10 years on or near eligible university or college campuses in New York State.

Strategic Planning and Feasibility Study Project Grants – Funds for strategic development plans for a city, county, or municipality or a significant part thereof and feasibility studies for site(s) or facility assessment and planning. Projects should focus on economic development purposes, and preference shall be given to projects located in highly distressed communities.

NYS Council on the Arts (NYSCA)

Architecture, Planning, and Design Program – Grants for the advancement of the arts in 15 discipline-based funding areas. Within each of the 15 discipline-based funding categories NYSCA provides the ability to request funds in a range of varying subcategories, including but not limited to General Operating Support, Project Support and Regrants and Partnerships.

Preserve NY Program – Grants for historic structure reports, building condition reports, cultural landscape reports, and cultural resource surveys.

NYS Department of Environmental Conservation (DEC)

Adirondack Community Smart Growth Grant Program – Up to \$100,000 with no match required. Can be used for any revitalization project.

Environmental Restoration Grant Program – Rolling grants that are meant for environment improvement and protection. The grants specifically focus on areas that include water protection, environmental justice, and solid waste.

Water Quality Improvement Project Program (WQIP) – Reimbursement grant program for implementation projects that directly address documented water quality impairments or protect a drinking water source. Eligible projects are identified by priority level and scoring rubric. Funding amounts are dependent on project type.

Climate Smart Communities Program - Provides 50/50 matching grants for eligible climate mitigation and adaptation projects. Funds are available for two broad project categories - implementation and certification. The first project category supports implementation projects related to the reduction of greenhouse gas emissions outside the power sector (transportation, methane, and refrigerants) and climate change adaptation (e.g., reducing flood-risk, increasing natural resiliency, extreme-event preparation, relocation or retrofit of critical infrastructure, and improving emergency preparedness).

NYS Department of State (DOS)

Local Waterfront Revitalization Program (LWRP) – Matching funds for local governments to participate in the State's Coastal Management Program (CMP) by preparing and adopting a Local Waterfront Revitalization Program (LWRP). A Local Waterfront Revitalization Program consists of a planning document prepared by a community, and the program established to implement the plan. A LWRP may be comprehensive and address all issues that affect a community's entire waterfront, or it may focus on a critical component. After completing the report, the grantee is eligible to receive funding to implement the entire LWRP or a component.

Applications must be made through the CFA. *There is no minimum or maximum for this grant and the match requirement is 25%.*

State Smart Growth Grant Program - The Department of State (DOS) administers a portion of the State Smart Growth grant program, which is funded annually through the Environmental Protection Fund. DOS and the Department of Environmental Conservation (DEC) designate Smart Growth funding for a variety of purposes. DEC applies funds exclusively to Smart Growth planning and projects in the Adirondack and Catskill Parks; DOS uses funds for a variety of purposes related to community planning and development.

NYS Department of Transportation (DOT)

Transportation Enhancement Projects Program (TEP) – Funding for transportation projects of cultural, aesthetic, historic and environmental significance. Eligible projects must fall into one or more categories established by the Federal Highway Administration (FHWA) and must have a total project cost of at least \$200,000.

NYS Energy Research and Development Agency (NYSERDA)

Clean Energy Communities Program – Grants offered for clean energy projects after completing four of the ten NYSERDA high-impact actions designed to save money, create jobs, and improve the environment. Also provides tools, resources, and technical assistance.

NYS Environmental Facilities Corporation (EFC)

Green Innovation Grant Program (GIGP) – Competitive grants to projects that improve water quality and demonstrate green stormwater infrastructure. Selected projects maximize opportunities to leverage the multiple benefits of green infrastructure, spur innovation in the field of stormwater management, build capacity to construct and maintain green infrastructure, and/or facilitate the transfer of new technologies and practices to other areas across the state.

Clean Water State Revolving Fund – Interest-free or low-interest rate short-term and long-term financing for wastewater and water quality improvement projects. Eligible projects include any traditional, “non-traditional”, point source, or land acquisition projects clearly related to the preservation, improvement, or protection of water quality.

NYS Office of Housing and Community Renewal (HCR)

Community Development Block Grant (CDBG) – A federal program funded by the Department of Housing and Urban Development (HUD) administered in the State of New York through Homes and Community Renewal (HCR). The program provides financial assistance to eligible cities, towns, and villages with populations under 50,000 and counties with an area population under 200,000. Eligible communities can apply through the New York State Consolidated Funding Application (CFA) for any three programs: “Microenterprise”; “Public Facilities & Public Infrastructure”; and “Community Planning”. Funding for “Economic Development” and “Small Business” grants are available in open round applications. Projects that benefit low- and moderate-income families and are supported by the relevant regional economic development council (REDC) will be given priority.

NY Main Street Program – A comprehensive grant program that provides funds and technical assistance for façade renovations, interior renovations, and streetscape enhancements for properties located in established mixed-use (commercial, civic, and residential) “Main Street” or downtown retail districts that are pedestrian-oriented and comprised of traditional mixed-use buildings. Funds cannot be used for demolition or new construction. The program has four components:

1. Downtown Anchor – Funds to support a standalone, single site, “shovel ready” renovation project.
2. Target Area Building Renovations – Matching grants for exterior facade and storefront renovations or interior renovations for commercial or residential units.
3. Streetscape Enhancement – Funds to complement a Target Area Building Renovation. May be used for activities such as: planting trees; installing street furniture and trash receptacles; providing appropriate signs; and performing other activities to enhance the Target Area.

4. Technical Assistance – Funds to assist projects that will directly improve a community's capacity or readiness to administer a future New York Main Street building renovation program.

NYS Office of Parks, Recreation and Historic Preservation (OPRHP)

Municipal Parks & Recreation Grant Program (MPR)

MPR funding is available for the construction of recreational facilities and other improvements to municipally owned recreational sites and parks including playgrounds, courts, playing fields, and facilities for swimming, biking, boating, picnicking, hiking, fishing, camping or other recreational activities. Grants will primarily fund construction costs. The MPR grant opportunity can fund up to 90% of the total eligible project costs, with a matching share requirement of 10%. The maximum grant award is \$1,000,000. The 2025 application deadline is May 2, 2025, at 4 p.m.

Boating Infrastructure Grant Program – Grants to construct, renovate, and maintain either publicly or privately-owned boating infrastructure with public access. May apply funds to grant administration, preliminary costs, and information and education materials as well.

Certified Local Government (CLG) – Funds for training for municipal officials; public education programs, surveys and designations undertaken as part of a comprehensive plan; correction of deficiencies in CLG performance; and demonstration projects on critical issues, such as compliance with state building and fire codes.

Parks Grant Program – Matching grant for the acquisition, development and planning of parks and recreational facilities to preserve, rehabilitate or restore lands, waters or structures for park, recreation, or conservation purposes and for structural assessments and/or planning for such projects.

Recreational Trails Grant Program – Grants for the maintenance and restoration of existing recreational trails, development and rehabilitation of trailside and trailhead facilities and trail linkages for recreational trails, purchase and lease of recreational trail construction and maintenance equipment, construction of new recreational trails, acquisition of easements and fee simple title to property for recreational trails or recreational trail corridors, and assessment of trail conditions for accessibility and maintenance.

Historic Preservation Grant Program – Grant to improve, protect, preserve, rehabilitate, restore, or acquire properties listed on the State or National Registers of Historic Places and for structural assessments and/or planning for such projects.

Northern Border Regional Commission

State Economic & Infrastructure Development Investment Program (SEID) - The maximum grant amount for 2022 was \$1,000,000 for construction in support of "infrastructure" as it relates directly to job creation and economic development. Congress requires NBRC to award 40% of all funds to public infrastructure projects. For all other non-infrastructure applications such as

business and workforce development; basic health care; resource conservation, tourism, and recreation, the maximum amount is \$350,000.

USDA Rural Development

Community Facilities Direct Loan & Grant Program – grants and low interest direct loans to purchase, construct, and / or improve essential community facilities, purchase equipment, and pay related project expenses. Examples of essential community facilities include:

- Health care facilities such as hospitals, medical clinics, dental clinics, nursing homes or assisted living facilities.
- Public facilities such as town halls, courthouses, airport hangars or street improvements
- Community support services such as childcare centers, community centers, fairgrounds, or transitional housing
- Public safety services such as fire departments, police stations, prisons, police vehicles, fire trucks, public works vehicles or equipment
- Educational services such as museums, libraries, or private schools
- Utility services such as telemedicine or distance learning equipment
- Local food systems such as community gardens, food pantries, community kitchens, food banks, food hubs or greenhouse

Appendix D

Visitor Center Concepts



Town of Hague Welcome Center

Initial Concept Review Meeting

13 November 2024



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Agenda

Design Process Recap

Review Space Program

- Porch/Pavilion Discussion

Review Concept Diagrams

- Option 1 - Existing Orientation
- Option 2 - Entrance Plaza
- Option 3 - Lakeside Porch
- Option 4 - Direct Connection

Next Steps

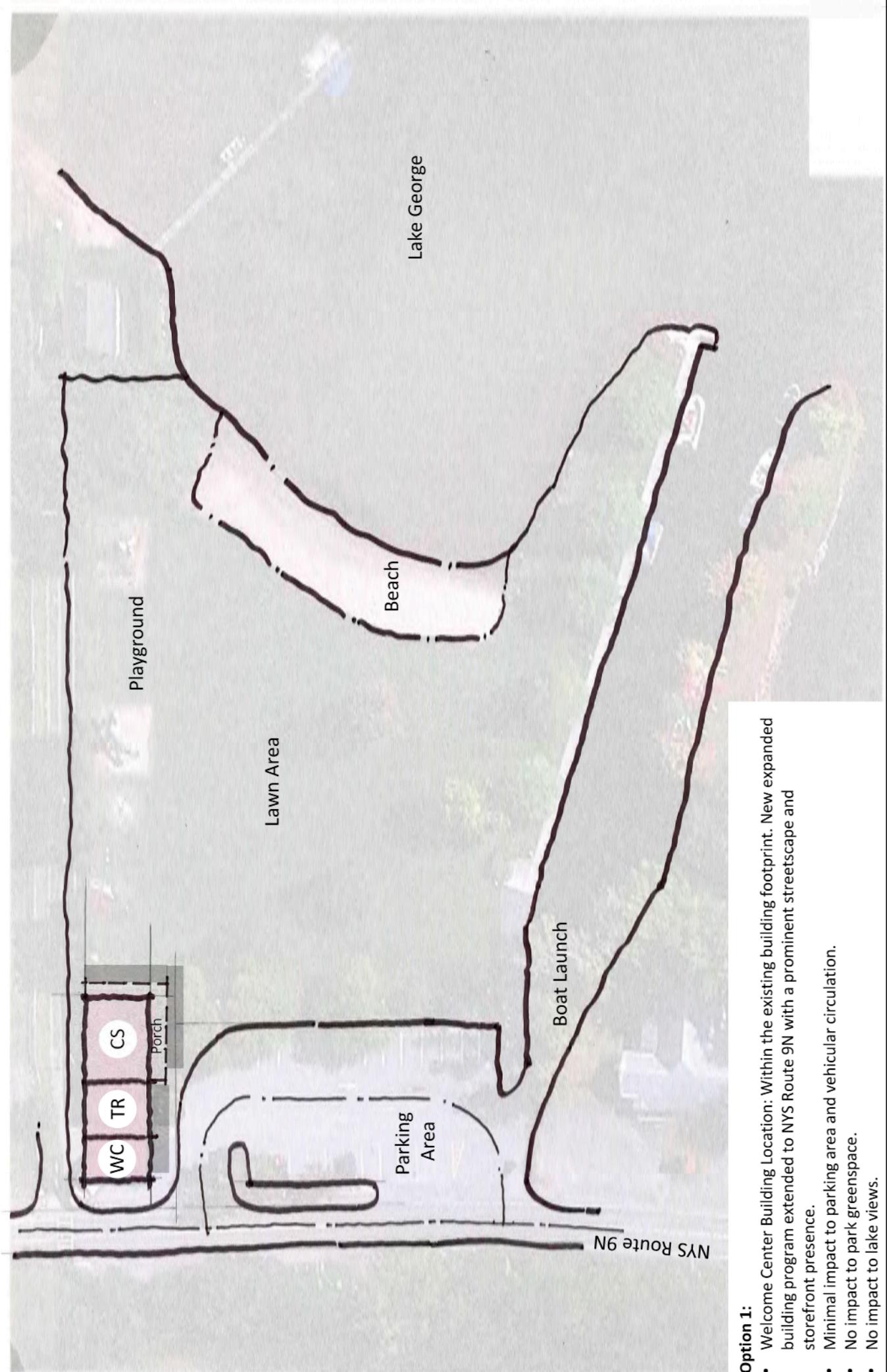
- Select an Option
- Schedule



Space Program

Space Name	Space Description	User Groups		Net Square Feet
		Visitors	Residents	
Visitor Center	Space for 10-12 visitors, counter, brochures, museum/history displays, closet	X	X	400
Community Space	"Hague's Living Room - a space for residents who do not live on the lake to enjoy the lake all year round". An informal space for residents to meet-up, read, play cards, do a puzzle, or use Wi-Fi, on their own device. Also for small group meetings or lectures. Opens up to the visitors center, views of the lake, high ceilings, connection to the porch, bookshelves, fireplace	X	X	1,000
Catering Kitchen/ Breakroom	To support 50-person catered event and doubles as a breakroom for staff (VC, boat launch, lifeguard). Sink, mini-fridge and microwave, no cooking equipment	X	X	140
Toilet Rooms	3 toilet fixtures per gender, accessible, doors from interior and exterior	X	X	520
Family Toilet/ Changing Room	Toilet, sink, accessible	X	X	80
Storage	General building, janitorial, lifeguard	X	X	100
		Subtotal - Net Square Feet		2,240
		Grossing Factor (30%)		640
Interior Building Area (SF)		2,880		
Porch	Covered extension of the "living room", match existing size (need to verify). Preferred location is to the south	X	X	600
Pavilion	Detached structure for picnic tables, sun/rain shelter, weekly music in the park, or caterer staging. Preferred location is west of playground	X	X	400
Total Site Coverage (SF)*		3,880		

* The existing visitor center has approximately 1,500sf of site coverage



Option 1:

- Welcome Center Building Location: Within the existing building footprint. New expanded building program extended to NYS Route 9N with a prominent streetscape and storefront presence.
- Minimal impact to parking area and vehicular circulation.
- No impact to park greenspace.
- No impact to lake views.



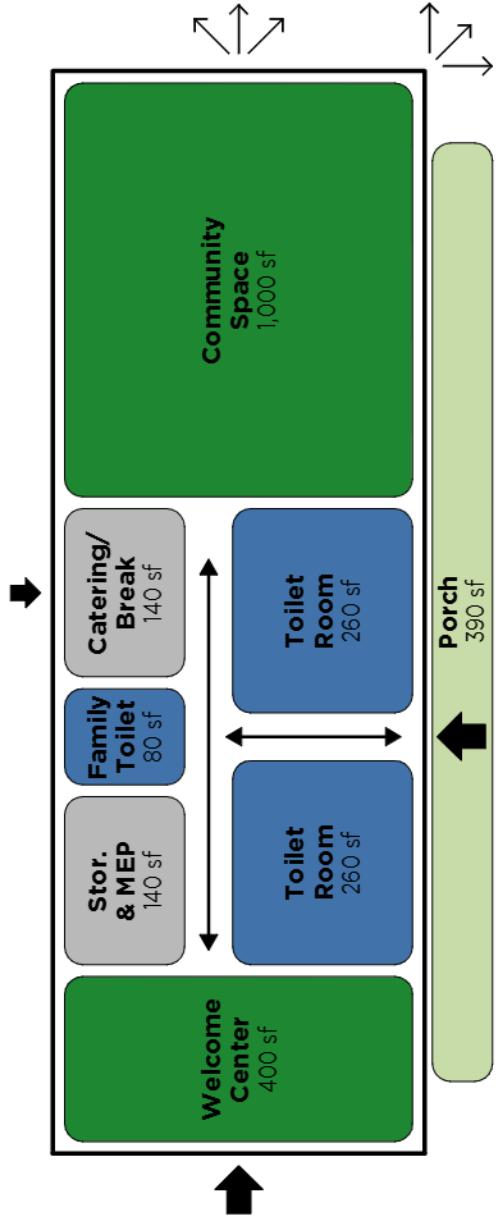
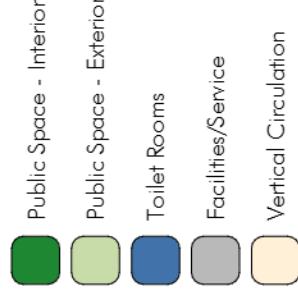
Option 1

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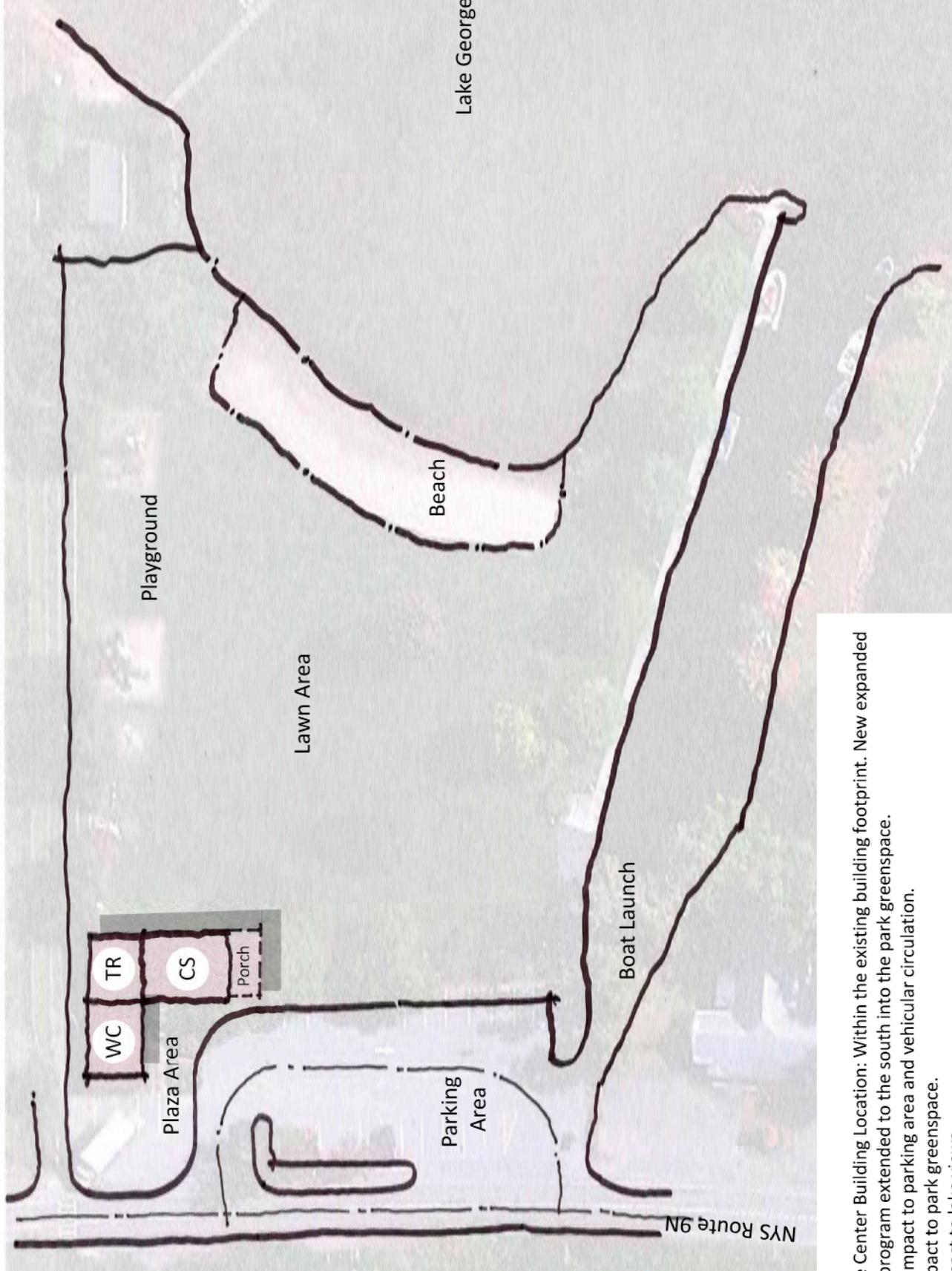
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Legend



Scale: 1/16" = 1'-0"
0 8' 16' 24'





Option 2

Town of Hague Welcome Center

Option 2:

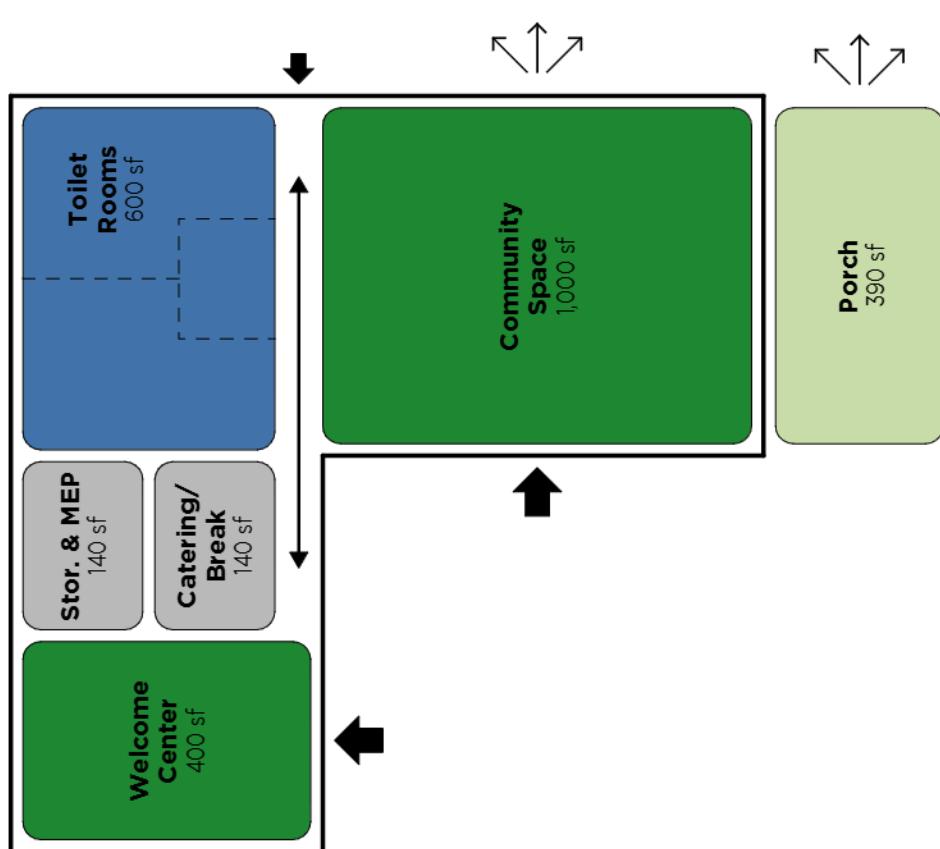
- Welcome Center Building Location: Within the existing building footprint. New expanded building program extended to the south into the park greenspace.
- Minimal impact to parking area and vehicular circulation.
- Some impact to park greenspace.
- Some impact to lake views.



Legend



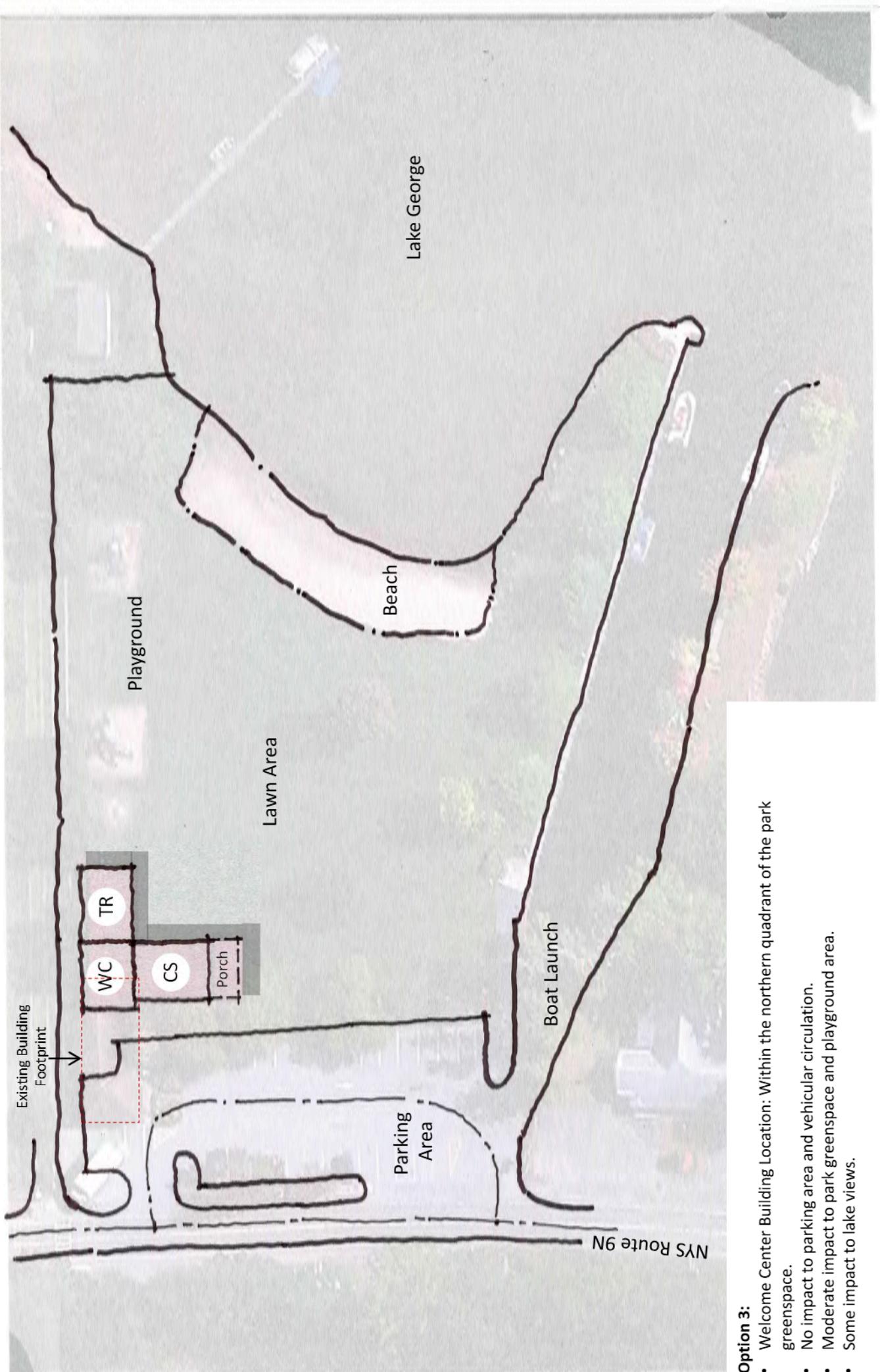
Lake George
~~~~~



Route 9N  
- - - - -

Scale: 1/16" = 1'-0"  
0 8' 16' 24'





**Option 3:**

- Welcome Center Building Location: Within the northern quadrant of the park greenspace.
- No impact to parking area and vehicular circulation.
- Moderate impact to park greenspace and playground area.
- Some impact to lake views.

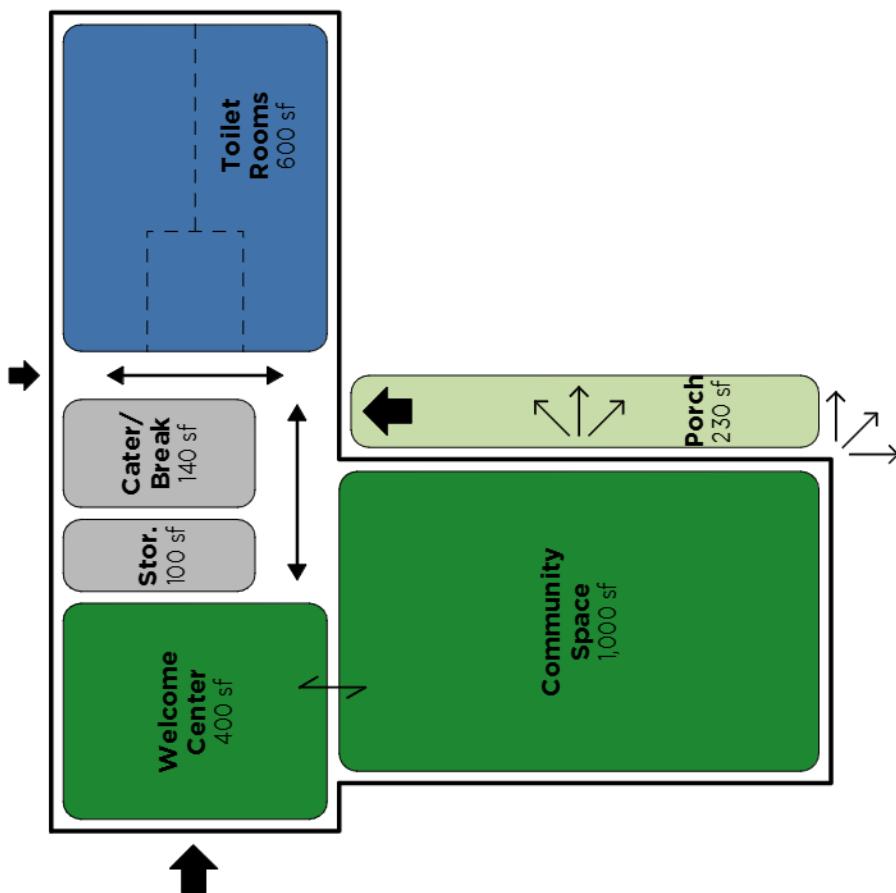


## Option 3

Town of Hague Welcome Center



## Legend



Route 9N  
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0 8' 16' 24'



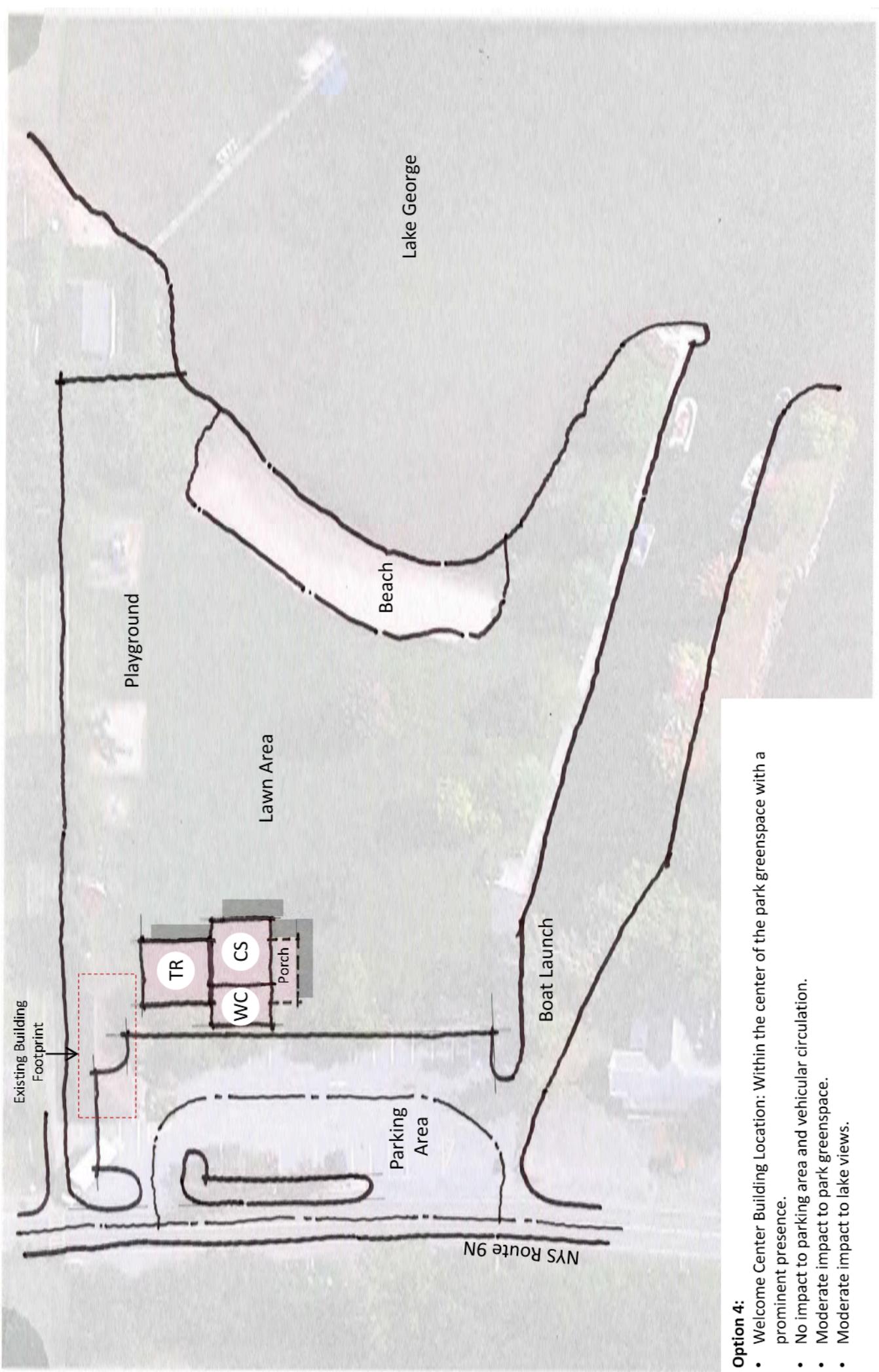
13 November 2024



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**Option 3 - Lakeside Porch**  
Town of Hague Welcome Center

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**Option 4:**

- Welcome Center Building Location: Within the center of the park greenspace with a prominent presence.
- No impact to parking area and vehicular circulation.
- Moderate impact to park greenspace.
- Moderate impact to lake views.

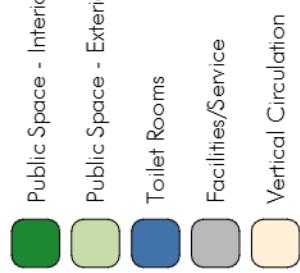


## Option 4

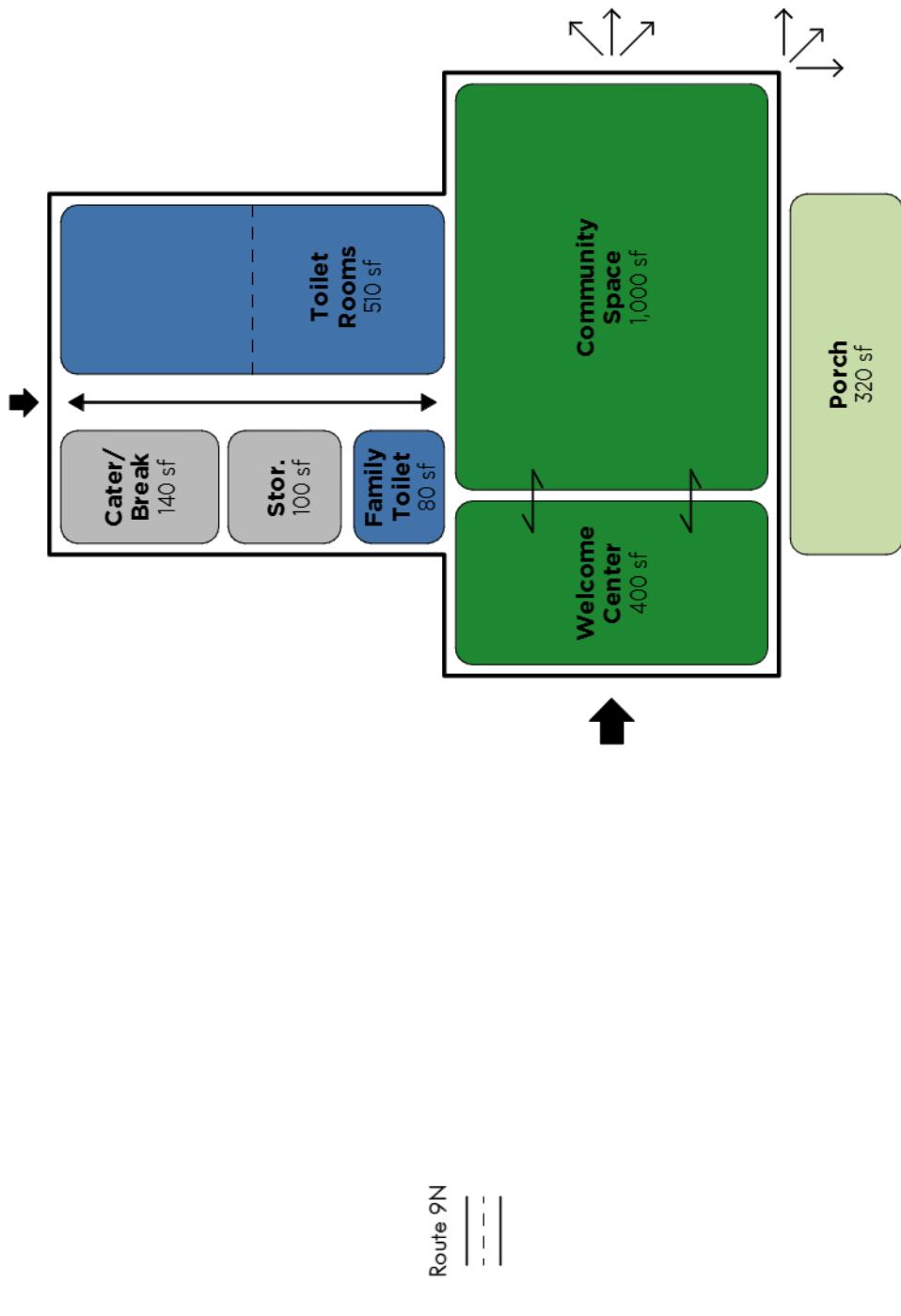
Town of Hague Welcome Center



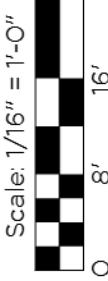
## Legend



Lake George  
~~~~~



0 8' 16' 24'



13 November 2024



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Option 4 - Direct Connection

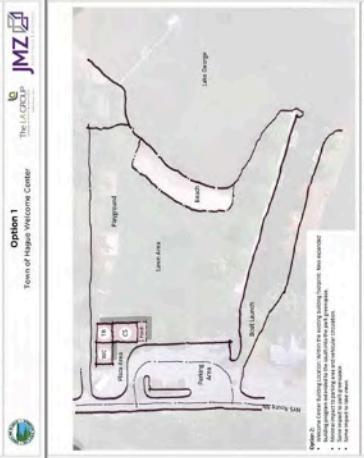
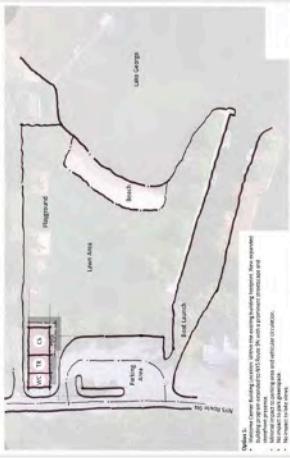
Town of Hague Welcome Center

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Option 1:

- Welcome Center Building Location: Within the existing building footprint. New expanded building program extended to NYS Route 9N with a prominent streetscape and storefront presence.
- Minimal impact to parking area and vehicular circulation.
- No impact to park greenspace.
- No impact to lake views.



Option 2:

- Welcome Center Building Location: Within the existing building footprint. New expanded building program extended to the south into the park greenspace.
- Minimal impact to parking area and vehicular circulation.
- Some impact to park greenspace.
- Some impact to lake views.



Option 3:

- Welcome Center Building Location: Within the northern quadrant of the park greenspace.
- No impact to parking area and vehicular circulation.
- Moderate impact to park greenspace and playground area.
- Some impact to lake views.



Option 4:

- Welcome Center Building Location: Within the center of the park greenspace with a prominent presence.
- No impact to parking area and vehicular circulation.
- Moderate impact to park greenspace.
- Moderate impact to lake views.



Summary Sheet

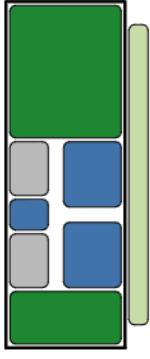
Town of Hague Welcome Center

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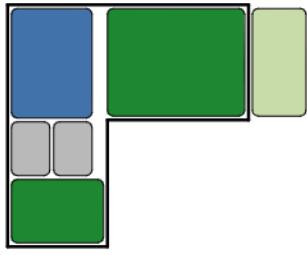
Option 1

- Expansion of existing structure
- Street presence
- Simple and efficient
- South facing porch
- Limited view of lake from Welcome Center
- Welcome Center and Community Space not connected



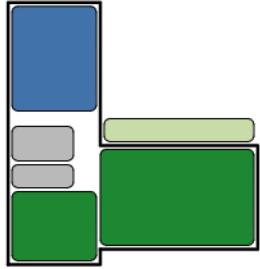
Option 2

- Welcoming entrance plaza
- South facing porch
- Ample windows and views for the Community Space
- Community Space visible from street
- No view of lake from Welcome Center
- Welcome Center and Community Space not connected



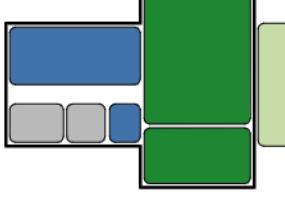
Option 3

- Lake facing porch
- No direct view of lake from Welcome Center
- Ample windows and views for the Community Space
- Welcome Center and Community Space connected
- High visibility of Community Space from street



Option 4

- South facing porch
- Welcome Center has views of lake through Community Space
- Welcome Center and Community Space connected
- Circulate through Community Space
- Clear division between public and private space



13 November 2024



Option Summary

Town of Hague Welcome Center

Next Steps

Select an Option

- Option 1 – Existing Orientation
- Option 2 – Entrance Plaza
- Option 3 – Lakeside Porch
- Option 4 – Direct Connection

Tentative Schedule

- December 11 Next Committee Meeting:
Design Review & Materials/
Aesthetics Discussion
- December 20 Documents to Estimator
- January 15 Committee Meeting:
Design & Estimate Review,
Public Meeting Preparation
- February 11 Public Meeting

