

# HAGUE

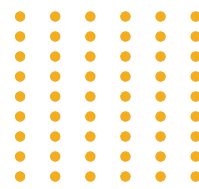
## History

The hamlet of Hague is located in the northeastern corner of Warren County, at the northern end of Lake George. It is part of the Town of Hague which shares its name. The Town is considered isolated, mainly due to topography, being surrounded by Lake George, Graphite Mountain, and the Tongue Mountain Range.

Before European settlers arrived, the area was inhabited by Native American tribes, including the Mohican and Iroquois, who relied on Lake George for trade and transportation.

In the late 18th and early 19th centuries, settlers arrived, drawn by the region's fertile land and opportunities for graphite mining. Hague remained a rural community, with farming, graphite mining, and logging as primary industries. At one point, the graphite mine was one of the largest in the world, providing the material the well known "Ticonderoga" pencils. By the early 20th century, tourism became central to Hague's economy, with summer resorts and vacation homes catering to tourists.

Today, the hamlet contains contains a seasonal general store, church, post office, and a visitors center. Commercial operations such as restaurants have existed in the past but none are currently open.



# HAGUE

## Planning Context

The Town of Hague completed their most recent Comprehensive Plan Update in 2017. The Town established a primary goal to "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; assess the need for a greater range of affordable housing opportunities" (Pg. 18). Particularly notable is that within this goal, the Plan includes an objective to "Discourage the conversion of existing commercial parcels to residential uses" (Pg. 18). Additionally, a recommendation within that goal is to update the Town of Hague Zoning Code to consider and review standards for mother-in-law type apartments in single family dwellings, streetscape design guidelines, and steep slope regulations (Pg. 19).

The entire hamlet of Hague is zoned in the Hamlet Primary (HP) District which allows single family residential by right while multiple-family dwellings, and certain commercial activities are permitted by site plan review. There is an Flood Hazard Fringe Zoning District overlay within the core downtown region, that is intended to correspond with the mapped special flood hazard area within the hamlet. This overlay district requires that any structures lowest floor be constructed at least one foot above base flood elevation (BFE).

# HAMLET OF HAGUE

## Town of Hague



**19**



Parcels with Septic

**94**



Parcels with Public Sewer

**40**

**Vacant  
Parcels**

26.7 total acres

**Adirondack Park Agency  
Approved Local Land  
Use Plan?**

**Yes**



Population: ~55<sup>1</sup>

Land Area:  
**98 acres**



Major Roads:  
**NYS Route 9N &  
NYS Route 8**



Major Waterbodies:  
**Lake George**



Median household  
income:<sup>3</sup> **\$83,333**



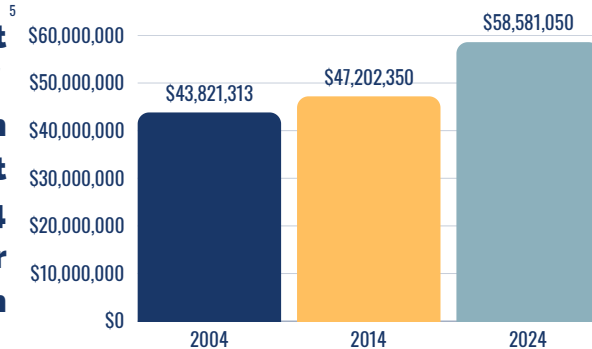
Median value of a  
single  
family home:<sup>4</sup>  
**\$435,900**



Housing Units: **69**

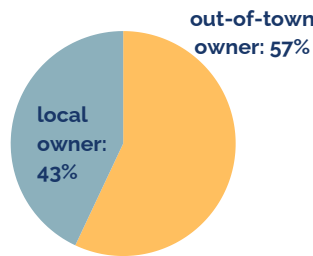


**Full Market  
Value of  
All Parcels in  
Hamlet  
2004-2024  
adjusted for  
inflation**

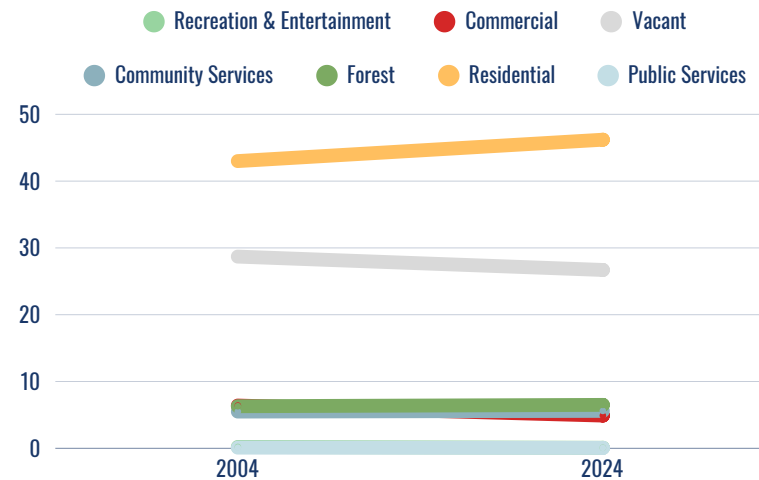


**Housing Median Year  
Built: 1975**

**Parcel  
Ownership**



**Acreage by Land Classification 2004-2024<sup>2</sup>**



## Community Services



Hague Post Office



Ticonderoga Central School District  
~10 miles to school



No Fire and EMS



No Library



No Grocery Store



No Pharmacy



No Medical



Sewer District



Water District



Sidewalks



Streetlights



Multiple Parks



No Trails



No Dog Park



No Community Garden

<sup>1</sup> population is estimated from 2020 decennial census. Census block boundaries do not align with hamlet boundaries so a best estimate was made based on building locations. <sup>2</sup> Land use averages are based on property class and do not include public rights of way. <sup>3</sup> ACS, 2023 5-year estimate for block group in which majority of the hamlet falls. <sup>4</sup> Data from NYS Real Property System, 2024 tax roll. Median year built and median value do not include mobile homes. <sup>5</sup> Data from NYS RPS, 2004, 2014, and 2024 tax rolls. Adjusted for inflation.

# HAMLET OF HAGUE



Parcel Boundaries

Hamlet Boundary

## Land Classifications

Large Commercial

Community Services

Public Recreation Lands

Public Services

Recreation and Entertainment

Residential

Vacant

## Community Facilities

a Church of the Blessed Sacrament - outside hamlet

b Town Hall - Town of Hague - outside hamlet

c Lakeside Regional Church - outside hamlet

d Hague Baptist Church

e United States Postal Service - Hague

f Grocery Store - Hague Market



0 125 250 500 Feet



Department of Environmental Conservation

