

SILVER BAY

History

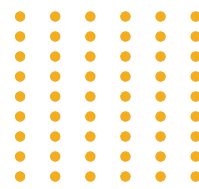
Nestled on the banks of Lake George in the southern end of the Town of Hague lies the small hamlet of Silver Bay. It's boundary includes a narrow strip of area along both sides of State Route 9N.

Silver Bay is most known for being home to the Silver Bay YMCA. The campus was founded in 1900 and is the site of the first historic encampment of the Boy Scouts of America, founded in 1910. Notable structures that can be found here include Hepbron Hall, Paine Hall, Helen Hughes Chapel, Fish Gymnasium, and Boathouse, all of which were constructed between the years of 1895 and 1917. These structures are great examples of Arts & Crafts style architecture.

Another thing that Silver Bay is known for is the Hacker Boat Company, which is the oldest builder mahogany motorboats in the world. This company is considered one of the most authentic American-made brands in its league.

The Silver Bay Association Complex, known as Silver Bay YMCA Conference and Family Retreat Center is still in operation today.





SILVER BAY

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 use" (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 hamlet of Silver Bay contains at least four (4) different zoning districts:

Hamlet - Secondary (HS) District principally permits one-family dwellings, accessory structures, and essential services. Uses permitted by site plan review include multiple-family dwellings (two or more families), and certain commercial operations such as tourist accommodations, restaurants, automotive service stations.

Hamlet - Secondary Residential (HS-R) District principally permits one-family dwellings, accessory structures, essential services, and expansion of existing commercial or industrial uses. Uses permitted by site plan review (Type II) include multiple-family dwellings (two or more families).

Open Countryside I: Residential (OCI-R) District principally permits one-family dwellings, accessory structures, essential services, and expansion of existing commercial or industrial uses. Uses permitted by site plan review (Type II) include multiple-family dwellings (two or more families).

Town Residential 1: Residential (TR-1R) District principally permits one-family dwellings, accessory structures, essential services, and expansion of existing commercial or industrial uses. Uses permitted by site plan review (Type II) include multiple-family dwellings (two or more families).

HAMLET OF SILVER BAY

Town of Hague



Population: ~15¹

Land Area:
~120 acres



Major Roads:
NYS Route 9N

Major Waterbodies:
Lake George

Median household income:³ \$83,333

Median value of a single family home:⁴ \$1,097,425

Housing Units: 57

63



Parcels with Septic

0



Parcels with Public Sewer

15

Vacant
Parcels

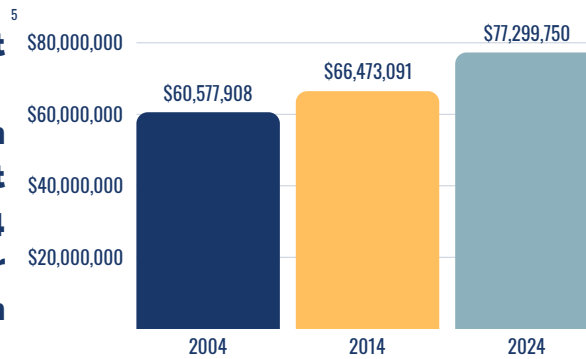
8.8 total acres

Adirondack Park Agency
Approved Local Land
Use Plan?

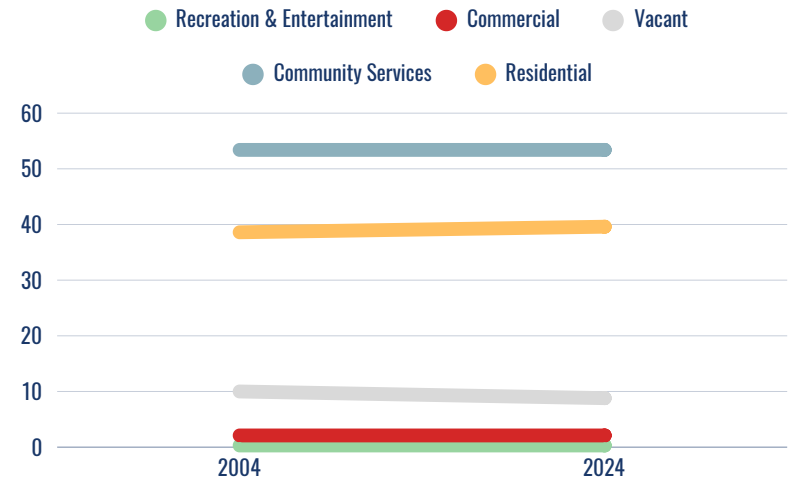
Yes



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

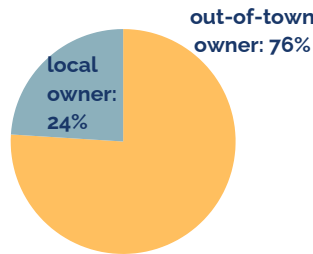


Acreage by Land Classification 2004-2024²



Housing Median Year Built:⁴ 1972

Parcel Ownership



Community Services

- Silver Bay Post Office just outside hamlet
- Ticonderoga Central School District ~13 miles to school
- No Fire and EMS ~5 miles away
- No Library
- No Grocery Store
- No Pharmacy
- No Medical ~13 miles away
- No Sewer District
- No Water District
- No Sidewalks
- Streetlights
- No Parks
- No Trails
- No Dog Park
- No Community Garden

¹ 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. ² Land use averages are based on property class and do not include public rights of way. ³ ACS, 2023 5-year estimate for block group in which majority of the hamlet falls. ⁴ Data from NYS Real Property System, 2024 tax roll. Median year built and median value do not include mobile homes. ⁵ Data from NYS RPS, 2004, 2014, and 2024 tax rolls. Adjusted for inflation.

HAMLET OF SILVER BAY



Parcel Boundaries

Hamlet Boundary

Land Classification

Large Commercial

Community Services

Recreation and Entertainment

Residential

Vacant

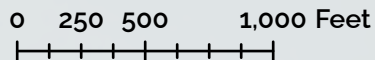
Community Facilities

a Silver Bay General Store - outside hamlet

b United States Post Service - Silver Bay - outside hamlet



to Bolton Landing



Warren County
Thriving HAMLETS

NEW YORK STATE | Department of Environmental Conservation