

# Town of Hague Comprehensive Plan Update



Town of Hague  
Warren County, New York

July 2017-DRAFT



The LA GROUP

Landscape Architecture & Engineering P.C.

*People. Purpose. Place.*

## ***Advancing Hague's 2020 Vision: Comprehensive Plan Update: Chapter Four***

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## **EXECUTIVE SUMMARY**

Fifteen years has passed since Hague developed its first Comprehensive Plan, and although many of the goals set forth in that plan have been achieved, others are still awaiting action. A fresh look is needed to address the issues of the day and to plan for the future. The active development of a strategy to apply for grant funds is fundamental to assist in improvements in the coming years.

In response to community interest, the Hague Town Board sponsored a series of three public workshops in 2017. This process resulted in the development of a community roadmap that sets the future direction for the town. Meeting participants addressed the needs, challenges, solutions and actions for the following topics:

- Economic Development
- Infrastructure
- Transportation, Parking and Safety
- Community Services, Housing, and Community Appearance
- Planning, Land Use and Zoning
- Parks and Recreation
- Environmental Quality and Natural Resources
- History and Culture

Workshop participants found Hague has its own distinctive identity apart from the hamlet of Bolton Landing or Village of Lake George. The north end of the lake tends to attract residents and visitors to the "Other Lake George" that place a higher value on a lower concentration of people and activities on the lake. However, this preference acts to repress the economic development of the immediate region. In addition, the lack or reliability of basic utilities such as cell, Wi-Fi, Internet, cable services and power will continue to impede new people from moving into Hague and new businesses from developing. The lack of significant local or regional employment contributes to a circumstance where young residents move out of town and young families do not move into Hague.

However successful, this model creates stagnant or slow growth in visitors and will take crafting specialized, progressive initiatives to expand tourism during the summer and throughout the year. The regional effort to expand tourism from a season-based concept to an all-season concept ("Lake George 365" coined by Lake George Regional Chamber of Commerce) provides an opportunity to move this concept forward.

Public meeting participants recognized that there are many small towns around the country that are experiencing similar issues and are developing solutions in new and innovative ways. The Town should research similar community models and consider successful ideas that could be applicable to Hague. To get this initiative started, economic development case studies for similar communities are provided in Appendix C. Related to this, the Town Board should also appoint a working committee that will consistently and continually work on economic development issues, concentrate on what sets Hague apart and what it already does well for residents and visitors. The Town should provide an authentic set of experiences that makes Hague a "must stop destination" for all visitors that come to the Lake George region – i.e. create a unique brand for Hague that is different from the general "Lake George" brand.

This can be accomplished by using the marketing framework of the *Lakes to Locks Passage (LTLP) Scenic Byway* and Hague's position as a "Waypoint Community" on Lake George that is designed to weave together the important stories of history, places and people. This initiative works to bring visitors from the tourism centers to the smaller towns and hamlets in the Lake George Park so that they can fully

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understand the history and culture that is Lake George. Regional tourism initiatives are most successful when events are coordinated with events in nearby communities.

Another important concept for economic development that is compatible with heritage tourism is the Trail Town Tourism Concept, a regionally-supported model of economic revitalization that places trails as the centerpiece of a tourism-based strategy. Developing a comprehensive trail program and brochure that makes the Town a welcome center for hikers and bikers can be a significant economic niche for the Hague community. To get started on this initiative, trail profiles for most of the trails are provided in Appendix B.

The Town Board, with the assistance of the LA Group (the consultant hired by the Town Board), analyzed the feedback from the meetings and compiled a draft document of Chapter 4, "Goals and Objectives", which will be distributed to the Town Board members for their review. A forum will be held in July 2017 presenting the "Draft Plan Update" to the public.

To finalize the adoption of the revision of the Town of Hague Comprehensive Plan, the process is as follows:

1. A forum will be held presenting the "Draft Document" to the public.
2. The State Environmental Quality Review (SEQRA) forms will be prepared and submitted to the Town Board, a public hearing will be held for SEQRA, and the Town Board will review and make their determination for SEQRA.
3. The Town Board will hold a second public hearing prior to the adoption of the proposed revisions to the Comprehensive Plan.
4. The Town Board will then vote to either adopt or reject the revised Plan.
5. If adopted, the revised Plan will be sent to the Adirondack Park Agency.
6. After 30 days, the Updated Plan and the completed SEQRA documents are filed with the Town Clerk and Warren County.

## 4.1 OVERVIEW OF CURRENT CONDITIONS

Key Demographic Statistics			
Population: Age: Town Median Age Warren County Median Age New York State Median Age	2000	2010	2015
	854	699	687
	48.0	57.1	Not Available
	39.0	44.1	45.9
	35.9	38.0	38.3
Key Land Use Statistics			
Total Town Acres	41,088 acres		
Residential Land Use	7,859 acres		
Town Watershed Acres	32,835 acres		
Shoreline	17.5 miles/ 472 acres		
Key Property Tax Statistics			
Townwide Residential Real Property Value	\$391.2 million		
Shoreline Residential Real Property Value	\$259.8 million		
Commercial Real Property Value	\$23.2 million		
Exempted Real Property Value	\$54.31 million		
Key Land Use Statistics			
Public Services	1%	Open Water	1%
Community Services	1%	Wetlands	2%
Vacant	6%	Developed	4%
Residential	11%	Forested	93%
Conserved Lands	11%		
Private Forest Land	14%		
State Forest Land	56%		
Key Housing Unit Statistics		Key Infrastructure Statistics	
Total Housing	1,200	Sewer Services:	
Seasonal Housing	800	Number Onsite Systems	641
Residential Development:		Number Sewer Connections	450
Existing Residential	1,184	Road Network:	
Potential Future Residential	427	State Roads	18 miles
(135% increase)		County Roads	5 miles
		Local Roads	39 miles
		Private Roads	2 miles

Notes: Statistics provided by the *Lake George Watershed Data Atlas*, 2016, Lake George Association; Capital District Regional Planning; NYS Real Property (2016). The highest Hague population occurred in 1910 at 1,042 residents. The lowest population occurred in 1870, 1930, and 2010.



## 4.2 PUBLIC PARTICIPATION PROCESS

Several years ago, the Hague Town Board appointed a special committee to review and update Chapter 4 of the Town of Hague Comprehensive Plan (2001). Chapter 4 contains the "Goals, Objectives and Recommendations" for the future needs of the Town. The Comprehensive Plan Committee continues to seek input from residents as to what they feel are the most important visions, goals and objectives for the Town to achieve over the next 10 years. As a first step, a short opinion survey was developed around the questions of economic development, community services, transportation, housing, and long-term community goals. The survey was sent out to 811 seasonal and year round households in the first week of September 2015. Community participation was very strong. A total of 200 survey responses were returned resulting in a 25% return rate.

The survey responses were tallied into a database with all comments received summarized. The survey findings were assembled and formally presented to the Town Board and the public in early 2016. The responses to the survey indicate the need for an integrated strategic plan to address the principal concerns as extracted from the frequency and rate of response to the questions from the survey.

In response to community interest, the Hague Town Board sponsored a series of three public workshops in 2016 - August 18<sup>th</sup>, September 29<sup>th</sup>, and November 10. These meetings focused on specific priority topics to begin laying out a community roadmap that sets the future direction for Hague. The first workshop was organized and facilitated by professional land use planners from the LA Group of Saratoga Springs. Planners presented a summary of the goals and actions proposed in the 2001 Comprehensive Plan and a list of accomplishments by the Town since 2000. Approximately 92 attendees then broke into working groups to address two questions - What are the Town's needs and challenges and what are some solutions and actions?

Two additional workshops followed that focused on reviewing the data and suggestions from the August 18 meeting and assessing the ideas for their merit and feasibility. Priorities were assigned to each recommendation including the immediate need, short-term goal or long-term goals for the Town. Workshop attendees detailed future projects and explored strategies to implement those projects.

**Public Forum to Advance  
HAGUE'S 20/20 VISION**



**Thursday, August 18<sup>th</sup>  
6:30 – 8:30 pm  
Hague Community Center**

The Hague Town Board invites you to an important meeting to develop a planning strategy for the future of Hague.

Agenda  
Population and Land Use  
Town Accomplishments over the Last 15 Years  
Results of the 2015 Residents' Survey

Hague's Assets, Opportunities, Issues and Constraints  
What do you love about Hague?  
What would you like to change in the community?  
What do you see as barriers to progress and change?

**Please join us for this dialog! Refreshments will be served!**

Follow our progress on Facebook: [www.facebook.com/2020VisionforHague](http://www.facebook.com/2020VisionforHague)



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Once the Draft Comprehensive Plan Update is completed, it will be presented to residents at a public meeting. The State Environmental Quality Review (SEQRA) forms will then be prepared and submitted to the Town Board, a public hearing will be held for SEQRA, and the Town Board will review and make their determination for SEQRA. The Town Board will hold a second Public Hearing prior to the adoption of the proposed revisions to the Comprehensive Plan. The Town Board will then vote to either adopt or reject the revised Plan. After 30 days, the Plan and the completed SEQRA documents are filed with the Town Clerk and Warren County.





## **4.3 CHAPTER FOUR UPDATE**

This chapter conveys the goals, objectives and recommendations from the three public meetings held in 2016 on the needs and challenges organized around the following topics that were in the original 2001 Town of Hague Comprehensive Plan: economic development; infrastructure; transportation; parking and safety; community services; housing and community appearance; planning, land use and zoning; parks and recreation; environmental quality and natural resources; and history and culture.

Goals and objectives are formal statements of what Hague hopes to achieve over the life of the plan. Goals are broad policy statements, while objectives set out more specific achievement targets. Goals and objectives formalize the broad vision presented in the preceding chapter, and they provide policy framework for the next 10-15 years. Specific mechanisms for implementing the goals and objectives are provided in 4.5 Implementation Strategies.

This section (4.3) also reports on the significant progress the Town has made with implementing many of the recommendations from the 2001 Town of Hague Comprehensive Plan. These accomplishments are listed in each section below. This list should serve as a reminder that many small improvements can help the community meet their goals and lead to very significant change.





# ECONOMIC DEVELOPMENT

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## Needs and Challenges

The Town of Hague's overall long-term economic condition is dependent upon stabilizing the year-round population and growing a year round visitor base. Hague is isolated from the employment centers by a minimum of a one-hour commute. This leaves a narrow set of options for people needing a steady job, and the lack of a diverse job base results in a steady out-migration of young residents. A multi-pronged approach was suggested to address these issues: retain more young residents, attract more young families, draw more winter tourists, become a center for active retirees, and convert current seasonal visitors into year round residents. To reach these goals, the community would need to significantly improve telecommunication services, encourage entrepreneurial businesses, and continue to develop recreational resources that appeal to residents and visitors.

### TOWN ACCOMPLISHMENTS

- ❖ Hague was named a *Lakes to Locks Passage* Scenic Byway Waypoint.
- ❖ The old firehouse was converted into the Firehouse Restaurant.
- ❖ New public docks at the waterfront were funded through the NYSDOS Local Waterfront Revitalization grant program.

Participants attending the public workshops made the finding that even though Hague is unique, there are small towns around the country that are experiencing similar issues and are addressing solutions in new and innovative ways. The Town should research such communities and consider ideas that could be potentially successful for Hague.

## Goals and Objectives for Economic Development

**Primary Goal:** Create a sustainable year-round local economy.

### Objectives:

- Identify a distinctive marketing brand for promoting the Town of Hague. Consider proactively branding Hague as a destination for active retirees and entrepreneurial young families.
- Promote the development of distinctive niche markets and services and encourage Adirondack theme artist and craft-makers to locate in the Town.
- Continue to make physical improvements that create that good first impression for visitors and sense of place for residents.
- Continue to actively promote the Town of Hague as a year-round tourist destination (*Hague 365*).
- Strengthen the local economy through the attraction of new businesses that fit the niche economy of the Town.
- Retain young residents by supporting an entrepreneurial business environment, improving Internet access, and linking high school students to community service opportunities.
- Provide comprehensive support for home-based businesses and telecommuting by improving telecommunication services so that people can work from home and operate efficient Internet-based businesses.
- Participate in regional tourism initiatives and plan cooperative events or events that are synergistic with events in nearby communities.

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- Take advantage of Hague's position as a "Waypoint Community" in the Lakes to Locks Passage (LTLP) Scenic Byway by participating in heritage tourism initiatives (<https://www.dot.ny.gov/display/programs/scenic-byways/lake-george-loop-lakes-locks-passage>).
- Market the potential business from cottagers and campers that would potentially come by boat. Provide adequate docking and trailer parking to encourage regular visits to Hague businesses and events.
- Bolster the tourism economy by celebrating and promoting the rich history, interpretive themes, and museums of the Town.
- Encourage the Lake George Open Water Swim organizers to bring additional events such as cycling to Hague.
- Address the continuing trend in population decline by extending seasonal amenities to year-round for residents.
- Continue to provide and expand services that meet the needs of older residents in the community.
- Continue to increase quality-of-life standards for residents, including emergency and fire protection services, health services, and recreational opportunities, while controlling real property taxes.
- Embrace the Trail Town Tourism Concept, a regionally-supported model of economic revitalization that places trails as the centerpiece of a tourism-based strategy.
- Review and support the regional set of concepts in *Advantage Adirondacks: Advancing Economic Opportunities Across the Adirondack Park* ([www.adirondackstrategies.com](http://www.adirondackstrategies.com)).

	<b>Actions and Implementation Strategies</b>	<b>Priority Timeframe Responsibility</b>
1	Create an Economic Development Committee that meets to implement the recommendations of this plan and reports its progress to the Town Board on a regular basis.	High Immediate Town Board
2	Research similar communities that are economically stagnant and identify economic development initiatives and strategies that might be useful to implement in Hague. Develop a list of the mix of businesses that the Town would like to solicit in the downtown. Expand on existing special niches that are unique to Hague and pursue businesses that provide the Town with a well-rounded mix of retail, restaurants and services. Maintain an up-to-date database of vacant commercial properties to communicate to potential users.	High Immediate Economic Development Committee (EDC)
3	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.	High Immediate Town Board
4	Develop a strong and unique brand for the community, such as "Hague, an Adirondack Town on Lake George," that recognizes the benefits of Hague living, including quality of life, strong sense of community, beauty, and exceptional outdoor activities. Accomplish this and marketing strategy through the professional assistance of a marketing firm.	High Immediate Town Board

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5	Prepare a long-term grant strategy that would outline and prioritize the projects the Town wants to implement in the next five years. The strategy would provide specific details on costs, identify appropriate grant programs, and set timeframes. Projects would be organized to complement and support one another. Assign a line item in the Town's annual budget dedicated to the needed cash match required for individual awarded grant projects.	High 6 months Town Board with Consultant
6	Prepare a Request For Proposals to hire a grant writer to prepare grant applications for Town projects on an ongoing basis. Identify and approve an appropriate amount to budget for annual grant writing services.	High 1-3 years Town Board with Consultant
7	Implement the DOS grant award to expand public docking at the Town Park and/or at the Town Pier. This will involve preparation of a bid package and award process.	High 6 months Town Board
8	Actively become part of the "regional economic development experience" that takes advantage of coordinated events in multiple communities throughout the year. Expand visitor information, interpretive displays and materials, and the number of historical markers using the framework provided by the Lakes to Locks Passage Master Plan.	High 6 months EDC/ Town Board
9	Register all local tourism-based businesses and all natural, recreational and cultural resources on the LTLP website's interactive map.	High 1-3 years EDC
10	Develop a Business Funding Directory on the Town website to connect business owners to technical advice for grants, loans, and available partnerships. Include links to: Lake Champlain - Lake George Regional Planning Board (regionally based Revolving Loan Fund program); North Country Regional Economic Development Council; Adirondack Regional Chamber of Commerce; Essex County IDA; Adirondack North Country Association; and Warren County Economic Development.	Medium 1-3 years Town Board/ EDC
11	Maximize all-season tourism through the expanded promotion of winter events and encourage local businesses to offer all-season rental packages.	Medium 1-3 years Town Board/ EDC
12	Recruit a year-round business that takes full advantage of the lakefront location of the former Lakeshore Garage parcel to appeal to cottage owners and the boating visitors.	Medium 1-3 years EDC
13	Review the Adirondack Trail Towns concept and adopt the guidelines to become a certified "Adirondack Trail Town." ( <a href="http://www.adirondackstrategies.com/pdf/adk-trail-towns-concept-and-implementation-strategy.pdf">http://www.adirondackstrategies.com/pdf/adk-trail-towns-concept-and-implementation-strategy.pdf</a> )	Medium 1-3 years EDC
14	Develop a report on the feasibility of developing a Regional Visitor Center in Hague that would potentially focus on boating, industry, tourism, nature, photography, islands, science and the future of the lake.	Medium 1-3 years EDC
15	Identify planned and ongoing concrete actions to promote the town and integrate regional tourism initiatives. Consider a partnership with the Ticonderoga Area Chamber of Commerce.	Medium 1-3 years EDC

# Infrastructure

## Needs and Challenges

The physical isolation of the Town makes the need for reliable wireless and cable television services very strong for residents and visitors. While cable is nearly available townwide, services for cellular, internet and Wi-Fi are 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 those kinds of services from developing. Hague's wastewater treatment system meets the 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. Funding these projects is challenging for Hague due to a relatively high median income of residents within the sewer districts. There is currently minimal oversight over the condition of private septic systems in homes outside of the sewer districts. This is a concern due to the proximity to Lake George, aging systems, poor land conditions and the small size of land parcels. There is presently no municipal water service in the Town. 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. Ongoing efforts to effectively manage stormwater runoff continue to be successful throughout the Town, however, it also continues to be a challenge on steep slopes.

### TOWN ACCOMPLISHMENTS

- ❖ Formed Sewer District #1 and later expanded it, adding Sewer District #2.
- ❖ Established a Sewer Asset Management Committee, comprising Town officials and employees as well as representatives from the public.
- ❖ Time Warner cable services for TV and Internet expanded through most of community.

## Goals and Objectives for Infrastructure

**Primary Goal:** Provide the necessary infrastructure to promote economic development, environmental quality, and human health.

### Objectives

- Maximize the use of the Sewer Asset Management Committee for the long-term sewer planning needs of the town.

	Actions and Implementation Strategies	Priority Timeframe Responsibility
1	Assign specific tasks for the Sewer Asset Management Committee (SAMC), including the development of asset management plan reports to the Town Board on a regular basis. Continue to ensure environmental compliance, adequate reserve funds, optimum O&M and ongoing communication with sewer district residents.	High Immediate Town Board/ SAMC
2	Develop a database of the location, age and general condition of individual on-site septic systems of businesses and residences. Develop and distribute	High 1-3 years



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	recommendations for regular system maintenance and/or replacement.	Planning
3	Develop and adopt a local law that requires home and business owners to conduct a comprehensive septic system inspection at the time of property transfer. Develop a process for mitigating issues that are identified in the inspection.	High 1-3 years Planning
4	Continue progress toward optimum management of sewer system. Address Overbrook Road freezing issues and Cape Cod legal issues.	Medium 1-3 years Town Board
5	Assign a committee to research and update the existing inventory of available telecommunication services and map to indicate gaps in coverage. Work with NY Broadband Program and local utilities to identify ways to improve the underserved areas. Provide maps for visitors that indicate where cellular service is generally reliable.	Medium 6 months Town Board
6	Provide a set of conditions and standards for constructing small community sewer systems to address failing systems in close proximity.	Medium 1-3 years Town Board
7	Develop a plan with the Highway Superintendent that provides a systematic process for clearing storm drains on a regular basis.	Medium 6 months Town Board
8	Conduct dredging of Hague Brook Delta as per the Hague Brook Delta Dredging Plan and Logistics ( <a href="http://www.lakegeorgeassociation.org/what-we-do/Lake-Saving-Projects/documents/HagueBrookDeltaDredgingPlan-Final.pdf">http://www.lakegeorgeassociation.org/what-we-do/Lake-Saving-Projects/documents/HagueBrookDeltaDredgingPlan-Final.pdf</a> ).	Medium 6 months Town Board
9	Remediate stormwater issues along Hague Brook as per the Town of Hague Stormwater Outfall Evaluation Report ( <a href="https://www.warrenswcd.org/reports/Hague%20Stormwater%20Report.pdf">https://www.warrenswcd.org/reports/Hague Stormwater Report.pdf</a> ).	Medium 6 months Town Board
10	The Town Board should look into feasibility of solar system for waste water treatment plant.	Medium 1-3 years Town Board

# Transportation, Parking and Safety

## Needs and Challenges

Significantly more pedestrians and cyclists are utilizing Route 9N for physical exercise. Narrow shoulders and overgrown vegetation is a continual challenge for pedestrians. The Town hired an engineering firm to create a study for a plan for a walking path from the town center to Silver Bay in 2007, but the cost was found unfeasible at that time. The Town should continue to apply for

### TOWN ACCOMPLISHMENTS

- ❖ Added pedestrian crossings on Routes 9N and 8 in the hamlet.
- ❖ Installed electronic speed awareness signs on route 9N.

Grants to complete this project. Parking for cars and trailers is an issue for overnight boaters and sometimes results in illegal trailer parking along Route 9N. There is also thought to be a general lack of adequate public parking throughout the hamlet. A parking inventory was completed as part of the 2003 Comprehensive Plan. Since then, the Town has improved the parking issue by expanding public parking through a shared use arrangement on a private lot. Speed limits are inconsistent throughout Route 9N and vehicles tend to travel at speeds that are too high. An unsafe condition exists at the intersection of Route 9N and Overbrook Road. A potential response to these concerns includes providing designated parking on the west side of the Hague Community Center or some other location.

## Goals and Objectives for Transportation, Parking and Safety

**Primary Goal:** Address the current and future parking shortages in the primary hamlet and address Route 9 safety issues.

### Objectives

- Increase pedestrian safety.
- Expand public parking opportunities.
- Address speeding and condition issues on Route 9N and Route 8.

	Actions and Implementation Strategies	Priority Timeframe Responsibility
1	<p>Continue to work with DOT on traffic and pedestrian improvements throughout the Town. Develop a letter requesting a meeting to address the following issues:</p> <ul style="list-style-type: none"> <li>○ Request additional pedestrian crossings throughout the hamlet especially at the Post Office.</li> <li>○ Explore the funding to develop a pathway or sidewalk along Route 9N from the Town Park to the Town Pier.</li> <li>○ Develop a regular clearing and maintenance plan for east and west sides of Route 9N.</li> <li>○ Request digital speed limit signs at hamlet entrances on Routes 9N and 8.</li> <li>○ Improve speed and safety conditions at the Island Harbor curve and Bass Bay.</li> <li>○ Improve surface quality of local roads, especially Tongue Mountain Road.</li> <li>○ Review state road speed limits for consistency.</li> </ul>	<p>High 6 months Town Board</p>

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2	Develop a parking plan to accommodate vehicles and boat trailers of day and overnight users. Explore the feasibility of designating parking on the west side of the Hague Community Center or other location.	High Immediate Town Board
3	Encourage Dockside Marina to construct the staircase needed and the related crosswalk previously approved for this site. Send a letter from the Town Board requesting the status of this project.	Medium 6 months Town Board
4	Identify potential private properties that may have an interest in providing a fee-based parking lot or leasing/selling the land to the Town.	Medium 6 months Town Board
5	Extend white ROW lines in front of <i>Made in Hague</i> and add a stop line on Overbrook Road.	Medium 6 months Town Board
6	Investigate alternative strategies for transporting senior citizens and the disabled to doctor and other appointments.	Medium 1-3 years Town Board

# Community Services, Housing and Community Appearance

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## Needs and Challenges

The quality of police, fire and EMS services may be at risk due to declining numbers of volunteers and potentially increased response times. One of the key issues is the time and cost investment required for training volunteers. The strain on fire and emergency services is occurring at a time when needs are shifting due to an aging population and a significant increase in calls during the summer months.

Hague has a strong base of residents with a varied set of skills, and some may be willing to volunteer their time and expertise for specific projects. An organized database could be utilized to form a base of volunteers with the tools and skills needed to stimulate development in the community.

## TOWN ACCOMPLISHMENTS

- ❖ Fire Department participates in regional strategies to improve services.
- ❖ Town website redesigned and re-launched in 2016 to simplify navigation and content management, make it mobile-friendly, and offer interested organizations in Town opportunity to piggyback on Town's website. This provides simplified web content management, establishes a consistent look and feel among Town organizations and enables residents to easily find pertinent information.
- ❖ Received LGA grant for boat launch staff to help protect the lake against invasive species.
- ❖ Constructed park attendants building at boat launch.
- ❖ Installed new Community Center sign.
- ❖ Conducted a Townwide Community Survey among all Hague residents in 2015 to determine resident's opinions on economic development, community services, transportation, housing, and long-term community goals.
- ❖ Beautification efforts expanded throughout the hamlet.
- ❖ Installed banners along Routes 9N and 8 highlighting Hague businesses and activities (i.e. hiking, maple sugaring, sailing, fishing, boating, etc.)

The appearance of the town is generally very good. Improvements should be directed at random small business and other signs, and finding a way to efficiently and effectively address roadside trash.

## Goals and Objectives for Community Services, Housing and Community Appearance

**Primary Goal:** Protect and improve the Town's community facilities and services; and improve the appearance and functionality of the primary hamlet as well as the general appearance of the Town.

### Objectives

- Find ways to increase availability of emergency services.
- Continue to explore recruitment strategies for fire and emergency volunteer professionals.
- Increase public awareness about speed of response by county and state law enforcement personnel to give residents a heightened feeling of safety and security.



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	Actions and Implementation Strategies	Priority Timeframe Responsibility
1	Develop a <i>Community Capacity Inventory</i> that captures the available services and assets within the agencies and organizations that service the town. It also surveys the resources, skills, and talents within private sector, including local businesses and individuals in the community. The result will be a comprehensive database of individuals and professionals to respond to emergencies in the community, support the network of community services and implement town-supported projects.	High Immediate Town Board
2	Work with Seniors Club and others to identify needed services and to improve public awareness of available medical services, senior care, child care, medical transportation and social services.	Medium 1-3 years Town Board
3	Continue to investigate the potential and feasibility for shared emergency services with neighboring communities. Explore the feasibility of a dedicated constable or shared police services with Ticonderoga. Potentially fund through the NYS Local Government Efficiency program.	Medium 1-3 years Town Board
4	Expand the range and increase the availability of recreational and fitness activities for residents.	Medium 1-3 years Town Board
5	Investigate the use of incentives such as Length of Service Award Program (LOSAP) intended to help recruit and retain volunteer firefighters and volunteer ambulance squad members.	Medium Immediate Town Board/ Fire Dept
6	Expand cooperative beautification efforts with the Carillon Garden Club.	Medium 1-3 years Town Board
7	Continue to hold an annual townwide cleanup day with no cost dump fees for certain items.	Medium 1-3 years Town Board
8	Provide regular monthly reports to Town Board from all Town departments and from Town-funded organizations including the Fire Department.	Medium Immediate Town Board



Updated Town of Hague Website (2016)

# Planning, Land Use and Zoning

## Needs and Challenges

The strong relationship between land use practices and environmental quality requires an in-depth review of applications, careful evaluation of variances, educational workshops for board members and residents and the use of application and review checklists for applicants. A fresh look is needed to address the issues of the day and to plan for the future. The continuing trend to convert commercial properties to residential is potentially resulting in the permanent loss of commercial businesses. This issue should be tracked and avoided in the hamlet so that growth can be accommodated in the future. The Town can access funds for future planning and development phases by applying for a Local Waterfront Revitalization Program (LWRP) Grant through NYS Department of State.

### TOWN ACCOMPLISHMENTS

- ❖ Revised Zoning Codes to include Cell Towers - one Tower installed
- ❖ Adopted rules for rentals of single family dwellings
- ❖ Updated shoreline regulations
- ❖ Instituted mandated training for all Zoning and Planning Board members.
- ❖ Updated Hazard Mitigation Plan 2016
- ❖ Created Special Commercial Use Zone

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.

## Goals and Objectives for Planning, Land Use and Zoning

**Primary Goal:** 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.

### Objectives:

- Discourage the conversion of existing commercial parcels to residential use.
- Address additional zoning amendments designed to encourage businesses in the hamlet.
- Protect the mountain ridgelines from development.

	Actions and Implementation Strategies	Priority Timeframe Responsibility
1	Develop a long-term grant strategy that focuses on the NYS Department of State Local Waterfront Revitalization Program Planning grants for planning and implementing town-supported projects.	High Immediate Town Board
2	Develop a set of checklists and flowcharts for the public to assist them in preparing Planning Board and Zoning Board applications.	High Immediate Planning Board

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3	Update the Town of Hague Zoning Code. Apply for a DOS LWRP grant to fund professional planning services to accomplish this task. At a minimum, review and revise codes and standards for: <ul style="list-style-type: none"><li>○ home-based businesses</li><li>○ tourist accommodations</li><li>○ mother-in-law type apartments in single family dwellings</li><li>○ streetscape design guidelines</li><li>○ waterfront overlay district for Lake George and streams that addresses setbacks, buffering, visual screening</li><li>○ steep slope regulations that address stormwater, erosion and visual impacts</li><li>○ solar installations</li></ul>	Medium 12 months Town Board
4	Continue to support appropriate training classes for the Town Board, Planning Board and Zoning Board members.	Medium Ongoing Town Board
5	Develop a strategy to aid in the preservation of existing commercial properties in the hamlet.	Medium 6 months EDC
6	Continue to educate residents on the state of the lake's water quality and invasive species, septic system maintenance and the value and utility of Low Impact Design.	Medium Ongoing Planning

Hague Town Dock and Launch



## Parks and Recreation

### Needs and Challenges

Workshop participants reported there is a significant need for safe bicycle and walking paths for all ages and abilities. Potential solutions include appointing a Trails Committee to explore opportunities for the development of new sidewalks, pathways and trails, plus investigate the feasibility of providing safer shoulders along 9N for pedestrians. The Town hired an engineering firm to create a study for a plan for a walking path from the town center to Silver Bay in 2007, but the cost was found unfeasible at that time. The Town should continue to apply for Grants to complete this project.

#### TOWN ACCOMPLISHMENTS

- ❖ Peggy's Point and Terzian Woodlot Preserve established by Lake George Land Conservancy (LGLC).
- ❖ LGLC resources placed on Lakes to Locks National Geographic interactive map.
- ❖ Participated in the development of the 2012 Lake George Trails Master Plan.
- ❖ Developed Veterans' Pocket Park on Hague Brook.
- ❖ Applied for NYS Department of State grant for new public docks (awarded December 2016).
- ❖ Hosted Events: Open Water Swim, Triathlon, Snowmobile Club; Oktoberfest; Memorial Day Parade, Independence Day Celebration.

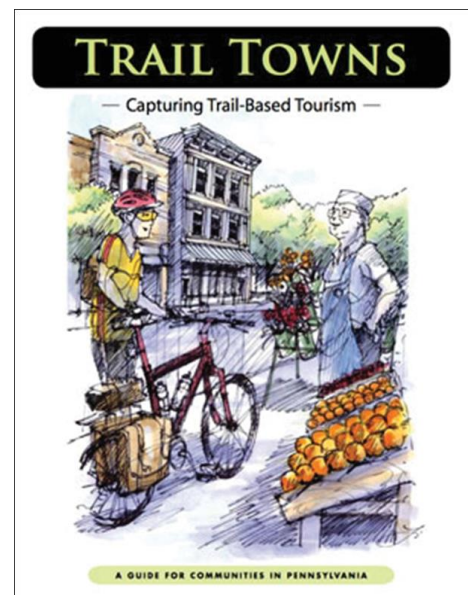
This group would also identify trail maps and other ways of promoting Hague as a visitor destination for recreation. Additional public docking at either the Town Beach or the Town Pier was also identified as an important needed improvement for the Town. The Town applied for and was awarded a grant in 2016 from the NYS Department of State to construct new docking that could accommodate up to six (6) boats. Docks are targeted for completion for the 2018 season.

### Goals and Objectives for Parks and Recreation

**Primary Goal:** Expand and improve parks and recreation resources in the Town of Hague.

#### Objectives:

- Expand easy to intermediate hiking areas and pedestrian pathways that are inter-connected to each other and to the regional trail network.
- Take advantage of regional hiking, bike and snowmobile trail planning initiatives by designing Hague trails that interconnect to regional resources. Build on existing snowmobile and cycling routes, water trails and local hiking trails.
- Expand activities in the Town Park and Beach.





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	<b>Actions and Implementation Strategies</b>	<b>Priority Timeframe Responsibility</b>
<b>1</b>	Construct new public docks as soon as practical.	High Immediate Town Board
<b>2</b>	<p>Appoint a Trails Committee to prepare a comprehensive and inter-connected multi-use year round trail system. Tasks would include the listed items.</p> <ul style="list-style-type: none"> <li>▪ Conduct an inventory and profile of all public trails.</li> <li>▪ Investigate the feasibility of establishing a dedicated pathway along 9N and safer shoulders along 9N for pedestrians.</li> <li>▪ Provide maps and detailed profiles of trail and water access sites.</li> <li>▪ Consider long-term trail maintenance in the planning process.</li> <li>▪ Investigate other areas where cross-country skiing could be expanded (i.e. shared cross-country/snowmobile trails.</li> </ul>	High Immediate Town Board
<b>3</b>	Seek a vendor that would contract with the Town to provide kayak/paddleboard rentals at the Town Beach.	Medium Immediate Town Board
<b>4</b>	Implement needed upgrades at the boat launch shack at the Town Launch.	Medium 6-12 months Town Board
<b>5</b>	Investigate a direct trail extension with a potential connection to Wardsboro Road/Fly Brook Road for snowmobiling, cross-country skiing, hiking and biking. Improve signage at this site.	Medium 1-3 years Recreation Committee
<b>6</b>	Explore the feasibility of developing a hiking challenge system for residents and visitors similar to The Chester Challenge.	Medium 1-3 years Recreation Committee
<b>7</b>	Designate and mark the shoulder of NY Route 9N from the Scenic Overlook at the north base of Tongue Mountain to the Hamlet of Hague to Ticonderoga for bicycle and pedestrian use.	Medium 1-3 years Recreation Committee
<b>8</b>	Work with Hague Snowgoers to identify existing snowmobile trails, gaps in the system, and trail links to Lake George, Silver Bay, Ticonderoga and the greater region.	Medium 1-3 years Recreation Committee
<b>9</b>	Explore the potential of utilizing the existing snowmobile trails off-season for hiking and biking.	Medium 1-3 years Recreation Committee
<b>10</b>	Pursue agreements with Silver Bay Association for public use of the trail system that connects to the Watch Island Club and Jabe Pond trails.	Medium 1-3 years Recreation Committee
<b>11</b>	Pursue agreements with private landowners for public use of the trails that connect to Silver Bay trails and Jabe Pond trails.	Medium 1-3 years Recreation

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		Committee
<b>12</b>	Request DEC to restore formal public use of the existing trail to the summit of Rogers Rock.	Low 1-3 years Recreation Committee
<b>13</b>	Explore the potential of linking the Rogers Rock path with the Cook Mountain Preserve in Ticonderoga with the Lake George Land Conservancy.	Low 1-3 years Recreation Committee
<b>14</b>	Request DEC to develop a foot path around perimeter of Jabe Pond.	Low 1-3 years Recreation Committee
<b>15</b>	Continue to monitor the status of the "Beachside Property" across from the Town Park in terms of its feasibility to serve as an extension of the Town open space and recreation resources.	Low 1-3 years Recreation Committee

Town Pier and Town Boat Launch



# Environmental Quality and Natural Resources

## Needs and Challenges

Workshop participants responded that the water quality of Lake George was impacted primarily by overloaded septic systems and stormwater runoff. Potential solutions include extending municipal sewer lines and developing a monitoring system for on-site septic systems. Stormwater management could be addressed by limiting the amount of road salt utilized, utilization

of salt alternatives, creating more permeable surfaces and upgrading salt and snowplow equipment. The Town could also survey and maintain the existing catch basins, and add basins or other stormwater features where warranted. Terrestrial and aquatic invasive species management should continue to be supported by the Town through monitoring and control programs.

### TOWN ACCOMPLISHMENTS

- ❖ Adopted aquatic invasive species protection program at Town Boat Launch.
- ❖ Hague Brook Delta Dredging Plan completed by Warren County Soil and Water Conservation District (WCSWCD) for Lake George Association (2009).
- ❖ Upper Hague sediment basin constructed in 2006 and lower basin in 2007.
- ❖ Completed Town of Hague Outfall Investigation Report 2012 with partners WCSWCD, and LGPC.

## Goals and Objectives

**Primary Goal:** Protect the environmental quality and natural resources of the town and surrounding region.

### Objectives:

- Communicate awareness of Low Impact Development (LID) certification process to residents.
- Create property owner awareness to reduce runoff from driveways and lawns.
- Assess the ability to reduce vegetation and open the forest canopy along Route 9N to allow more sunlight on the roads to help melt snow and ice and reduce reliance on salt.

	Actions and Implementation Strategies	Priority Timeframe Responsibility
1	Survey and locate catch basins for their location, design, and condition. Petition NYSDOT to install new appropriately sized devices where it is found to be needed.	High Immediate Town Board
2	Work with The FUND to fully evaluate recorded data about salt usage this winter and look into ways to further reduce salt usage. Tasks include monitoring the rate of salt use on roads and investing in new, more efficient plow equipment.	High 1-3 years Town Board
3	Continue to support terrestrial and aquatic invasive species control by actively participating in watershed and Adirondack Park cooperative programs.	High 1-3 years Town Board

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<b>4</b>	Participate in the Lake George Park Commission effort to establish reasonable stream corridor buffers in the watershed.	Medium 1-3 years Town Board
<b>5</b>	Consider installing permeable surfaces on Town properties in need of resurfacing, wherever practical and cost efficient.	Medium 1-3 years Town Board
<b>6</b>	Consider adoption of a waterfront overlay district for Lake George and streams that addresses setbacks, buffering, visual screening; and steep slope regulations that address stormwater, erosion, and visual impacts.	Medium 1-3 years Town Board
<b>7</b>	Address the recommendations that are applicable to Hague in the <i>Lake George: Planning for the Next Century Report</i> .	Medium 1-3 years Town Board

Jabe Pond





# History and Culture

## Needs and Challenges

Hague is an important link in the Lake George heritage tourism story. It is designated a "Waypoint Community" by Lakes to Locks Scenic Byway thereby serving as the connection between the traveler and the place they have come to visit.

A growing need is that the Hague Historical Museum requires additional space for exhibits and for the preservation and storing of records and resources. The Silver Bay YMCA Conference and Family Retreat Center presently helps support activities in Hague through attendance at Town events— building a strong relationship is a high priority for the Town. The town needs to create a distinctive and dynamic image to market to visitors. This could be a good "community-building" project for residents and public, private and not for profit partners in Hague.

### TOWN ACCOMPLISHMENTS

- ❖ Opened the Historical Museum in the Town of Hague Community Center.
- ❖ Began dialogue with Silver Bay Association on how to work together on mutually beneficial projects.
- ❖ Added new *Lakes to Locks Passage Scenic Byway* interpretive signage in Town Park.
- ❖ Historic markers that have been installed: Graphite settlement, Hague Heritage Cemetery, and Steamship Dock.

## Goals and Objectives

**Primary Goal:** Promote the historic and cultural resources in the Town of Hague and surrounding region.

### Objectives:

- Continue to develop and promote the historic and cultural resources in the Town of Hague and surrounding region.
- Develop a set of resources (brochures, web materials and other means) for visitors that effectively communicate historic places and events, artists of note, and the entire history of Hague.
- Explore the feasibility of moving the Hague Historical Museum out of the Community Center and into a dedicated building with more display and storage space.
- Seek grant funds and other donations for preserving and storing Hague historical artifacts, photos and records.
- Continue to develop festivals, fairs, craft shows and other event-based attractions to promote the history and arts of the community.
- Continue to build a community partnership with Silver Bay YMCA.



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	<b>Actions and Implementation Strategies</b>	<b>Priority Timeframe Responsibility</b>
1	Assign a committee to seek appropriate space to expand the Hague Historical Museum and develop a long term funding strategy to accomplish this goal. Ensure that there are policies and procedures in place to manage, expand and enhance the Town's historical records.	High 12 months Town Board
2	Develop a project that increases public awareness of the resources available to residents and visitors in the museum including: narrated slide shows on the computer; binders with historical information; and recently installed reading nook.	High 12 months Town Board
3	Develop an online and paper brochure that effectively communicates the historic and cultural story of the Town of Hague.	High 1-3 years Town Board
4	Identify a location for the installation of the Henry Knox Cannon Trail Marker which is presently in storage.	Medium 1-3 years Town Board
5	Continue the summer concert series in Hague Town Park and consider expanding it to offer more concerts, movies and games.	Medium Ongoing Town Board
6	Explore the feasibility of developing a year round recreation program and resource library.	Medium 1-3 years Town Board
7	Continue to develop festivals, fairs, craft shows and other event-based attractions to promote the history and arts of the community.	Medium Ongoing Town Board
8	Discuss with the Silver Bay Association its making available to the residents of the Town of Hague certain basic programs either free or at a reduced charge. Also work with Silver Bay on issue of contributions in lieu of taxes and ways to bring visitors into the hamlet for events and activities.	Medium 1-3 years Town Board
9	Identify a location and install the Henry Knox Cannon Trail Marker.	Medium 1-3 years Town Board
10	Expand interpretive signage throughout the community as directed in the Lake George Loop Interpretive Plan.	Medium 1-3 years Town Board
11	Install a Lakes To Locks Passage interpretive kiosk at Rogers Rock Campground.	Medium 1-3 years Town Board
12	Consider offering lectures on topics of interest: residents sharing life experiences on travel, science, philosophy and art.	Low 1-3 years Town Board

**APPENDIX A TOWN OF HAGUE SURVEY 2015 RESPONSE ANALYSIS - DECEMBER 2015**

**PART ONE - INTRODUCTION**

Several years ago, the Hague Town Board appointed a special committee to review and update Chapter 4 of the Town of Hague Comprehensive Plan (date). Chapter 4 contains the “Goals, Objectives & Recommendations” for the future needs of the Town. The Comprehensive Plan Committee continues to seek input from residents as to what they feel are the most important visions, goals and objectives the Town should be looking to achieve over the next 10 years. As a first step, a short opinion survey was developed around the questions of economic development, community services, transportation, housing, and long-term community goals. The survey was sent out to 811 seasonal and year round households in the first week of September 2015 with a final return date of October 30<sup>th</sup>. Community participation was very strong. ***A total of 200 survey responses were returned resulting in a 25% return rate.***

The survey responses were tallied into an Excel database with all comments received summarized. The survey findings were assembled in November, distributed to the Hague Town Board in early December, and was formally presented to the Town Board and the public in 2016.

**PART TWO - SURVEY RESPONSE ANALYSIS**

***Question 1: What businesses do you think would thrive in Hague?***

General Response

A total of 294 responses were received on this question. 57% of respondents indicated an interest in some kind of year round grocery or convenience store where basic items such as milk and gasoline can be purchased (166 responses). The other significant need recorded was for a coin laundry (51 responses or 17%). A sporting goods store (19 responses), gas station (17 responses), and bar/restaurant (13 responses) made up the remaining 17% of most important responses.

Response by Age Group Only

The 36-64 age group indicated their strongest interest is in food service. Approximately 78% of the responses indicated interest in a convenience store, food service, restaurant/bar, pizza store, grocery store, ice cream shop, diner, lakefront dining, Stewarts Store, All-in –One, or coffee/bagel store. A similar response for food service (67% or 111 out of 165 responses) was indicated in the 65+ age group. The second strongest response was for a coin laundry (22%).

Response by Residency Only

Responses to this question were split between seasonal residents (169 responses) and year round residents (125 responses). While convenience store ranked first in the year round responses and second in the season responses, 69% of the seasonal residents and 66% of year round residents believe that some kind of food services would thrive in Hague.

Response Summary

A range of food services are supported by both seasonal and year round residents. Of this range, a convenience store appears to be the most highly supported by all age groups and residency type. A coin laundry is the second highest supported store type.

***Question 2: What is needed in the hamlet area?***

General Response

Respondents indicated the top three elements needed are more parking (119 out of 126 responses); additional public docks (91 out of 105 responses); and more sidewalks/Pathways (63 out of 77 responses).

Response by Age Group Only

The 36-64 age group and 65+ age group shared similar responses indicating their strongest interest in more parking and public docks. The 36-64 age group indicated a need for additional street/sidewalk lighting while the 65+ age group indicated the need for additional sidewalks and pathways.

Response by Residency Only

Seasonal and year round residents registered the same level of interest in this order: More parking, more public docks, and more sidewalks and pathways.

Response Summary

Responses are consistent across age and residency. The most important improvements would be for more parking, public docks, and sidewalks and pathways. From the open ended comments that were made independent of the survey, it appears that it is desired that sidewalks be extended north along State Route 9 with cross walks across State Route 8 in the hamlet.

***Question 3: Should the existing public dock space be expanded?***

General Response

A majority of 60% representing 104 out of the total 172 responses received who want to see more public dock space.

Response by Age Group Only

A total of 58% responded yes to expanding dock space from the 36-64 age group, while 62% responded yes in the 65+ age group.

Response by Residency Only

A total of 60% responded yes to expanding dock space from seasonal residents, while 62% responded yes from year round residents.

Response Summary

There appears to be significant support for more public dock space as approximately 6 out of every 10 residents responded in the affirmative.

***Question 4: What support services are in demand, but lacking in Hague?***

General Response

A total of 208 people responded that the greatest need is for medical services (41%), transportation services (26%), and senior services (16%). Slightly more than 7% noted the need for child care services.

Response by Age Group Only

The 36-64 age group indicated that the services that are in highest demand are for medical (36%), followed by transportation (23%), services for seniors (14%), and child care (12%). This opinion is shared

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by the 65+ age group except the need for medical was rated higher (44%), transportation (27%), senior services (18%), and child care (3%).

### Response by Residency Only

Seasonal respondents (98) indicated a similar trend with medical at 47%, transportation at 20%, senior services at 16%, and child care at 4%. Year round residents (105) responded with the same order of needs but slightly different percentages: 36% support the need for medical services, 31% for transportation, 17% for senior services, and 10% for child care services.

### Response Summary

According to the majority of respondents, the highest demand for services is for medical, transportation, and senior services.

## ***Question 5: Does your property currently have access to Internet or cell coverage?***

### General Response

Nearly 52% of respondents have Internet access and 6% have cell coverage. Approximately 27% have both Internet and cell phone coverage and 15% have no access to either.

### Response by Age Group Only

The 36-64 age group indicated that 53% have Internet access and 11% have cell coverage. Approximately 25% have both Internet and cell phone coverage and 11% have no access to either. The 65+ age group reported 51% with Internet, 3% with cell service, 30% with both services, and 16% have no access to either.

### Response by Residency Only

Of the 105 seasonal residents who responded to this question 48% indicated they had Internet services, 8% had cell coverage, 23% had access to both services, and 22 percent had access to neither service.

### Response Summary

There appears to be a wide divide between those with access to Internet service and those with access to cell service. Only about one out of four residents has access to both services.

## ***Question 6: Are you concerned about pedestrian and traffic safety in any area of the Town?***

### General Response

A total of 191 responses were returned for this question for which 103 responses (52%) responded yes.

### Response by Age Group Only

A yes response of 51% was indicated for the 36-64 age group. A greater number of responses were received from the 65+ age group (111 versus 82 for the 36-64 age group). A higher yes response (56%) was also indicated by this group.

### Response by Residency Only

While a majority of respondents from both age groups responded yes to this question, a significantly higher number of year round residents responded affirmatively (65%) over seasonal residents (56%).

### Response Summary



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Pedestrian and traffic safety is a modest concern among younger adults while those respondents in the 65+ age group have a more significant level of concern. See question 7 for additional detail on these responses.

***Question 7: If yes to the Question #6, describe the area of your concern about pedestrian and traffic safety in any area of the Town.***

<b>Comment Type</b>	<b>Intersection Routes 8 &amp; 9</b>	<b>Route 9 at Beach</b>	<b>Route 9N Hamlet</b>	<b>Route 9N No Hamlet</b>	<b>Route 9N So Hamlet</b>	<b>Route 8 Hamlet</b>
Safety Concern – Pedestrian & vehicles	8	5	13	19	9	12
Sidewalks/Shoulder Improvements			9		1	
Bike/Walk Lanes Needed			5	2		2
Crosswalks Needed			3		1	2
Speeding Concerns		3	9	5	5	4
Visibility Concerns	1					
Signage Needed	1	1	1	2		1
Condition Improvements			4			

### Response Summary

Primary concerns of those responding to the open ended question are the safety of pedestrians along Route 9 in the center of the hamlet and both north and south along the shoulders. It appears that people walk these areas on a regular basis and excessive vehicle speed and the lack of quality road shoulders provide an unsafe environment for pedestrians. Other important considerations are the need for additional crosswalks and other considerations for pedestrians both in the beach and business district along Route 8.

***Question 8: What type of housing do you think is lacking in Hague?***

### General Response

This question received a total of 140 responses. Housing needs relating to affordable rentals were viewed as most lacking, as 31% of respondents listed this is the number one need, followed by assisted living (29%), and affordable owner housing (25%). Approximately 13% of respondents indicated a general need for more apartments.

### Response by Age Group Only

Approximately 74% of the 36-64 age group indicates the need for some kind of affordable housing option, compared to 69% of the 65+ age group. The demand for assisted living (27%) was the same for both age groups.

### Response by Residency Only

Approximately 75% of the 55 seasonal respondents who answered this question indicated the need for some kind of affordable housing option, compared to 66% of the 65+ age group. The demand for assisted living was 31% from year round respondents and 24% seasonal respondents.

### Response Summary

Of the people who answered this question, a significant majority (69%) indicate the need for some form of affordable housing in the community.

**Question 9: Please prioritize the following long-term goals.**

General Response

A majority of the 209 respondents that answered this question indicated ecological preservation (63%) as their top goal for the community. This is followed by: retaining young residents (13%); infrastructure improvements (8%); increased employment (8%); town beautification (4%); and growing population (4%).

Long-Term Goals	General Group	Response By Age Group			Response by Residency	
		19-35*	36-64	65+	Seasonal	Year Round
Ecological Preservation	63%	25%	67%	62%	74%	51%
Retaining Young Residents	13%	50%	8%	16%	9%	17%
Infrastructure Improvements	8%	-	9%	7%	5%	12%
Increased Employment	8%	-	8%	8%	5%	12%
Town Beautification	4%	-	4%	3%	5%	5%
Growing Population	4%	25%	3%	3%	3%	5%

\*Represents only 4 survey responses.

Response Summary

Ecological preservation is the priority long term goal that is shared across the two main age groups and residency status. Older residents appear to be concerned about retaining young residents than seasonal residents. Year round residents indicate a lower level of concern regarding ecological preservation in favor of a higher level of concern for retaining young people, making infrastructure improvements, and increasing employment.

**Question 10: What is the status of your residency?**

General Response

The breakout of the 197 respondents who answered this survey question was 107 from the seasonal group (54%) and 90 year round group(46%).

Response by Age Group Only

Only 1 resident (<1%) indicated they were between the ages of 0-18. There were 83 respondents (42%) indicating they were in the 36-64 age group, and 115 respondents (58%) indicating they were in the 65+ age group.

Response Summary

The ratio of seasonal to year round survey respondents was 54%/46%. This response is consistent with the ratio of seasonal to year round housing units in the Town of Hague (2010 Census).

**Question 11: What is your age group?**

General Response

There were a total of 203 responses received for this question. A clear majority of the survey respondents were from the 65+ age group (57%) and the 36-64 age group (41%). The rate of response from the 19-35 age group was 2% and the 0-18 age group was <1%.

Response by Residency Only

There were a total of 110 responses received from the seasonal group (55%) for this question and 90 responses received from the year round group (45%).

Response Summary

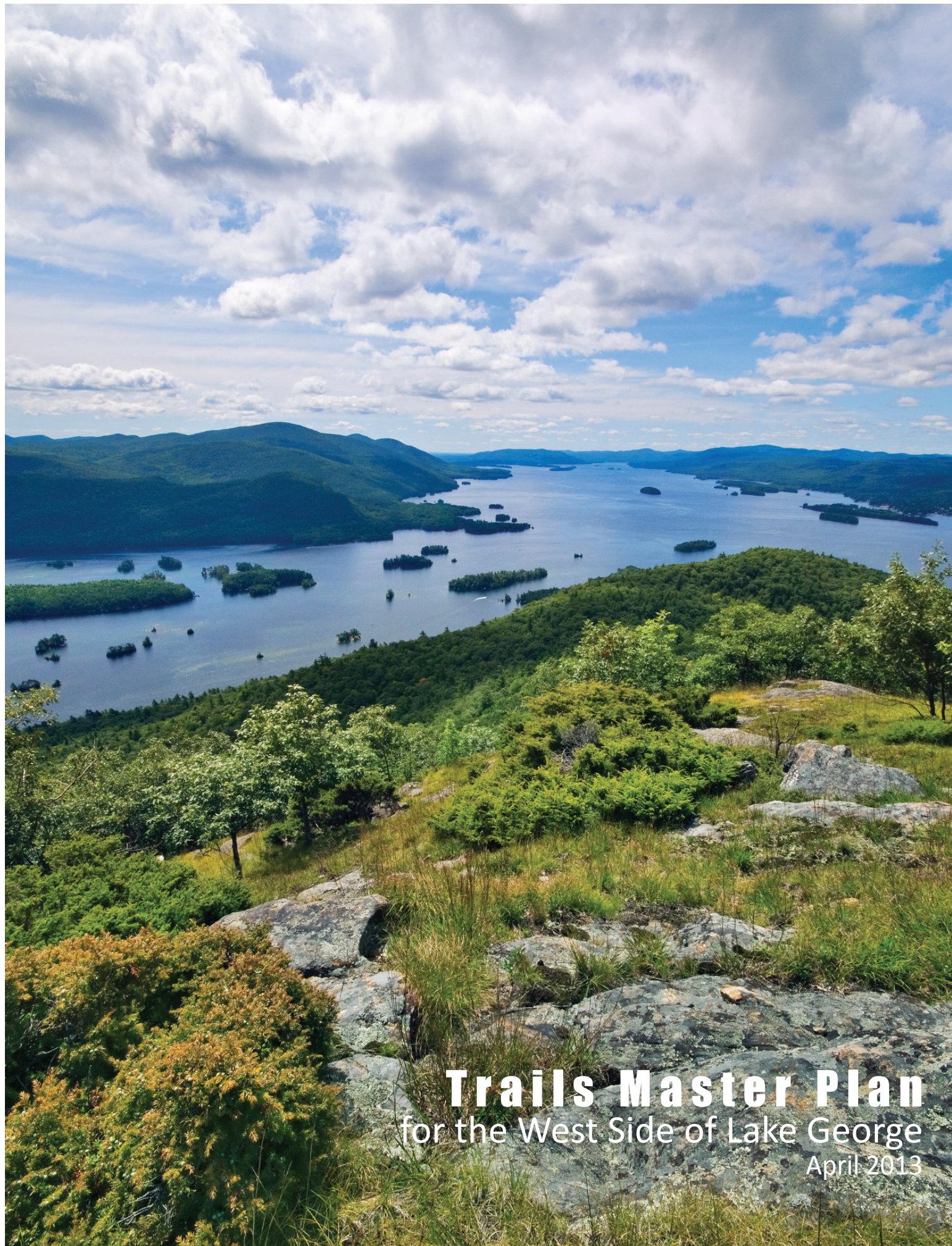
The majority of respondents were from the 65+ age group (57%). A less than 3% response was recorded from the 35 and under age groups. A higher response rate was recorded from the seasonal residents group than year round residents group.

**PART THREE - FINDINGS AND RECOMMENDATIONS**

The responses to the survey indicate the need for an integrated strategic plan to address the principal concerns as extracted from the frequency and rate of response to the questions from the survey.

**APPENDIX B TRAIL PROFILES**





**Trails Master Plan**  
for the West Side of Lake George  
April 2013



# Jabe Pond

## Trail Summary



Jabe Pond (also known as Jabez Pond) is a 141-acre kettle lake formed when a solitary block of ice left behind by a glacier was buried beneath glacial outwash. Parts of the Lake George Wild Forest, Jabe Pond and nearby Little Jabe Pond are known for hosting an outstanding fish community primarily consisting of Adirondack brook trout. The site is also heavily used for canoeing/kayaking, primitive camping, and hiking. Winter activities include ice fishing, cross-country skiing and snowshoeing. Access into Jabe Pond is via rough gravel, bedrock and dirt road use of 4-wheel drive motor vehicles and high clearance vehicles is recommended. Roads are closed and gated during the early spring and late fall to all motorized vehicles to prevent the roads from becoming damaged during these sensitive periods. A car top boat launch is available 300 feet from the parking lot.

Formal hiking trails at Jabe Pond are presently limited to the 0.3 mile Little Jabe Pond Trail. However, there is an unofficial footpath around the entire lake and a loop trail around Rockery Pond near the south end of Jabe Pond before it descends onto private land. Jabe Pond connects to other trail systems in the Lake George Wild Forest. The northern trailhead of Fly Brook Road is at Split Rock Road and Battle Hill Road. This trail leads south into Wardsboro Road in North Bolton and north into Graphite and the Pharaoh Lake Wilderness Area off West Hague Road. Trails south of Jabe Pond outside the state land border are not open to the public.



## Information

- **Name:** Jabe and Little Jabe Ponds
- **Location:** Jabe Pond is accessed from Split Rock Road, east of NY Route 9N, approximately one mile south of the hamlet of Hague. The fork to Jabe Pond is 1.8 miles up Split Rock Road, and there is a parking area at the intersection for off-season and overflow use.
- **GPS Trailhead Coordinates:**  
43° 43.293' N, 73° 31.586' W
- **Number of Main Trails:** 2
- **Total Length of Trails:**  
Little Jabe Pond Trail, 0.3 miles
- **Elevation:** 1,314'
- **Level of Difficulty:** Easy to moderate
- **Trail Register and Trail Markers:** Yes
- **Signage:** Trail map at trailhead
- **Surface:** Natural
- **Condition:** Good
- **ADA Accessible:** Limited; not wheelchair accessible
- **Availability of Restrooms:** No
- **Cell Phone Coverage:** No
- **Parking Availability:** Approximately 10 vehicles
- **Amenities Available:** 3 designated camp sites; 1 island site; unmarked primitive camping (minimum of 150 feet from the shoreline)
- **Permitted Uses:** Fishing, swimming, boating, primitive camping, hiking, mountain biking, cross-country skiing, snowshoeing, hunting
- **Prohibited Uses:** All terrain vehicles, boats powered by a motor of more than 10 horsepower
- **Special Landmarks:** chimney remains on Chimney Island in Jabe Pond
- **Unique Natural Features:** Jabe Pond and Little Jabe Pond
- **Scenic Views:** Islands and shoreline
- **Connections to Other Trails:** Connection to Fly Brook Road
- **Type of Ownership:** NYS Forest Preserve
- **Maintenance Responsibility:** NYSDEC
- **Geocaching:** Yes – one cache



### Issues, Needs, Opportunities:

- Barriers between the existing parking lot and the launch area are needed to prohibit trailered boats from being directly launched
- Erosion control devices are needed on the Jabe Pond access road at 'the rock cut'
- Investigate trail extension with potential connection to Silver Bay Association Trails
- Investigate direct trail extension with potential connection to Wardsboro Road/Fly Brook Road Trail
- Improved signage is needed throughout site



# Berrymill Pond Trail

## Trail Summary



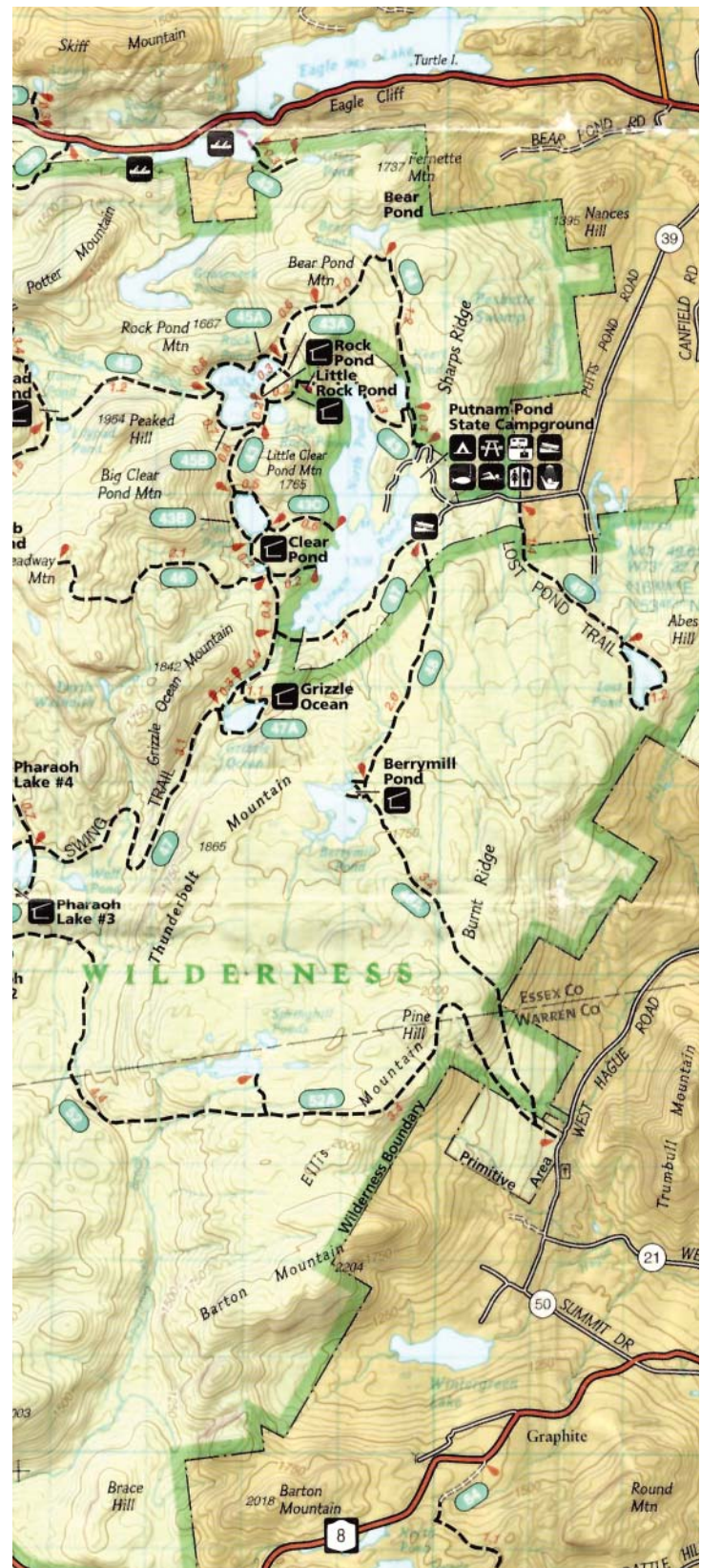
The eastern trailhead is from a small parking area along West Hague Road (Rt. 21) in northwest Hague. The 5.2 mile trail terminates at the Putnam Pond State Boat Launch in Ticonderoga and, from this point visitors are exposed to an entire system of trails throughout the Pharaoh Lake Wilderness Area. The entire area offers outstanding hiking, fishing, camping, and snowshoe opportunities. The trail starts out following yellow markers and then reaches a fork at 0.3 miles where the trail heads right following blue markers crossing through Berrymill Flow and an old lean-to site after approximately 3.2 miles. The 40-acre Berrymill Pond is renowned for its good northern pike fishing. There is one lean-to at Berrymill Pond. Hikers following the left fork will junction with Springhill Ponds after 3.4 miles and the Pharaoh Lake shoreline after an additional 4.4 miles of hiking.





## Information

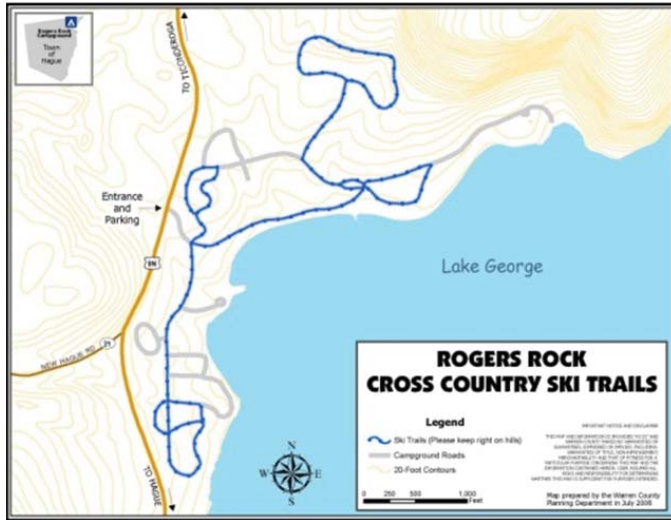
- **Name:** Berrymill Pond
- **Location:** I-87 Exit 25 east on NY Route 8; left on West Hague Road; parking and trailhead less than one mile on left
- **GPS Trailhead Coordinates:**  
43° 46.766' N, 73° 33.256' W
- **Number of Main Trails:** 2
- **Total Length of Trails:** 5.2 miles to Putnam Pond
- **Berrymill Pond Elevation:** 1,314'
- **Level of Difficulty:** Moderate
- **Trail Register and Trail Markers:** Markers only
- **Signage:** Trailhead sign
- **Surface:** Natural
- **Condition:** Good
- **ADA Accessible:** No
- **Availability of Restrooms:** No
- **Cell Phone Coverage:** No
- **Parking Availability:** 3 vehicles
- **Amenities Available:** 1 lean-to
- **Permitted Uses:** Fishing, swimming, boating, primitive camping, hiking, mountain biking, cross-country skiing, snowshoeing, hunting
- **Prohibited Uses:** All terrain vehicles
- **Special Landmarks:** None
- **Unique Natural Features:** Berry Pond
- **Scenic Views:** Moose Mountain Pond and surrounding mountains
- **Connections to Other Trails:** Connection to Putnam Pond Day Use Area and Pharaoh Lake Wilderness Area
- **Type of Ownership:** NYS Forest Preserve
- **Maintenance Responsibility:** NYSDEC
- **Geocaching:** No
- **Issues, Needs, Opportunities:** None known



Map credit: National Geographic



# Rogers Rock State Campground



Located three miles north of the hamlet of Hague on NY Route 9N, Rogers Rock State Campground is the primary resource for public access to Lake George at the northern end. It is not only a campground of 332 tent and trailer sites but also a day use area for swimming, boating, fishing, bicycling, and hiking activities. The site includes a public boat launch equipped with boat pump-out facilities.

During the winter months, Rogers Rock also offers 6.3 miles of cross-country ski trails, with 3.2 miles lit for evening skiing along the south loop. These trails are maintained and groomed by the Hague Snowmobile Club. A trail register is located at the entrance. The GPS Trailhead Coordinates are 43° 28.5420' N, 73° 16.9920' W.



An unsanctioned, unmarked path exists from campsite #210 to the summit of Rogers Rock. This 1.3 mile section is presently closed to the public due to safety concerns. Given the large amount of use it gets from hikers, DEC is considering how the state can make the path a sustainable resource for the campground. This option is presently being considered as part of the Draft Unit Management Plan for the Lake George Wild Forest.



## Trail Opportunities:

- Assuming DEC restores this path to a marked foot trail at some future date, explore the potential of utilizing the existing snowmobile trails, maintained by the Hague Sno-Goers, that presently connect with the Rogers Rock path and extend west north of New Hague Road. This trail crossing near the Hague-Ticonderoga border provides a link to the Berrymill Pond Trailhead and points further south to the hamlet of Graphite, across NY Route 8 and to the Fly Brook Section One Road.
- Explore trail expansion into the state lands directly west and across NY Route 9N.
- Explore the potential of linking the Rogers Rock path with the Cook Mountain Preserve in Ticonderoga.



## Tongue Mt. Scenic Overlook



These two DEC pull-off areas offer the region's most spectacular panoramic views of Lake George and the surrounding mountains. While this is a vehicle pull-off, it is also enjoyed by cyclists as a respite after coming off Tongue Mountain. Opportunities for improvements at this site include interpretive signage.

## Hague Steamboat Landing



The old Hague "steamer dock" is located just south of the hamlet of Hague on Dock Road. It has recently been restored and is primarily utilized as a prime fishing site. There is a parking area for 8 vehicles and a small dock that can be used as a boater drop-off point.

## Robert E. Henry Memorial Park and Town Boat Launch



The Town of Hague owns and operates a visitor interpretive center, playground, beach, public docking and a boat launch for motorboats and canoes/kayaks at this location. Located at the intersection of NY Route 9N and NY Route 8, this park provides residents and visitors prime access to Lake George and an alternative to the more crowded south basin.



# Hague Brook Fishing Access



This DEC handicap-accessible site is part of the state's Hague Brook Primitive Area. Historically, the site was a boat building factory, a residence, and a fish weir for the local salmon population. Parking is available for approximately 5 vehicles and brook fishing is available from the bridge. After crossing the bridge from the parking area, the footpath continues north along Hague Brook to several waterfall viewing areas. This site is handicap-accessible.





# Waltonian Islands

The Waltonian Islands represent the northernmost Lake George Island camping and picnicking islands. The four islands that make up the Waltonian's are somewhat remote and typically quiet. Management and reservations are through Rogers Rock State Campground.



(Northern Lake George Yacht Club)



## Peggy's Point

Peggy's Point is a park located on 315 feet of Lake George shoreline just a few hundred feet north of the juncture of NY Route 9N and NY Route 8. This passive park is intended as public open space for families to play and picnic together. A meandering path leads from the park gate to the Friendship Garden, a 30-foot diameter planting bed, consisting of perennials provided by the public in honor of or in memory of a special place, person or event.



(Waltonian Islands)

# Future Trail System Recommendations

## Town of Hague

### General Trail Recommendations

1. Expand and link the snowmobile trails with the Brant Lake and Ticonderoga area trails.
2. Designate and mark the shoulder of NY Route 9N from the Scenic Overlook at the north base of Tongue Mountain to the Hamlet of Hague to Ticonderoga for bicycle and pedestrian use.
3. Designate and mark the shoulder of NY Route 9N from the Hamlet of Hague to Ticonderoga for bicycle and pedestrian use.
4. Pursue agreements with Silver Bay Association for public use of the trail system that connects to the Watch Island Club and Jabe Pond trails.
5. Pursue agreements with Watch Hill Club for public use of the trails that connect to Silver Bay trails and Jabe Pond trails.
6. Add quick response codes (QR Codes) points to all trailhead signage.

### Specific Trail Area Recommendations

#### Rogers Rock Campground

1. Restore formal public use of the existing trail to the summit of Rogers Rock.
2. Explore the potential of utilizing the existing snowmobile trails, maintained by the Hague Sno-Goers snowmobile group, that presently connect with the Rogers Rock path and extend west, north of New Hague Road. This trail crossing near the Hague-Ticonderoga border provides a link to the Berryhill Pond Trailhead and further south to the Hamlet of Graphite, across NY Route 8 and to the Fly Brook Section One Road.
3. Explore trail expansion into the state lands directly west and across NY Route 9N.
4. Explore the potential of linking the Rogers Rock path with the Cook Mountain Preserve in Ticonderoga.
5. Install a Lakes To Locks Passage interpretive kiosk at Rogers Rock Campground.

#### Jabe Pond

1. Install barriers between the existing parking lot and the launch area to prohibit trailered boats from being directly launched at Jabe Pond.
2. Install erosion control devices on the Jabe Pond access road at the area known as “the rock cut.”
3. Investigate a direct trail extension with a potential connection to Wardsboro Road/Fly Brook Road.
4. Improve existing foot path around perimeter of Jabe Pond.
5. Improve signage and trail markers throughout the site.
6. Add a map and signage illustrating the Lake George Park Trail system.

**Berrymill Pond Trail**

1. Post signage that illustrates the entire Pharaoh Lake Wilderness Area trail system and the Lake George Park Trail system.
2. Provide directional signage to this site at the intersection of NY Route 8 and West Hague Road.

**Wardsboro Road to Fly Brook Road**

1. Clarify the public rights at non-state land areas.
2. Mark the road for types of permitted uses.

**Recommendations for Trail Links and Recreation Points****1. Tongue Mountain Scenic Overlook**

- Provide interpretive signage.



**APPENDIX C    SMALL TOWN CASE STUDIES FOR ECONOMIC DEVELOPMENT**

## Small Town Ideas Case Studies

*The following narrative is a composite of small town examples and ideas for revitalization. These are gathered from a number of resources which are noted throughout. These examples are meant to help “kick start” Hague in its efforts to provide for a more sustainable local economy. The suggestion is for the Town to blend Hague’s own special qualities with appropriate successful revitalization efforts from other communities.*

### **“Ten Things Your Revitalization Organization Can Do Now”**

<http://www.mainstreet.org/main-street/ten-things-to-do-now.html?referrer=https://www.google.com/>

1. Re-think your "Shop Local" strategy.
  - a. “Promote a "buy local" marketing campaign that invites consumers to consider the benefits of keeping shopping dollars local, to discover great locally made products, and to be “green” by supporting local businesses.”
2. Bring educational resources downtown.
  - a. “Creative partnerships with local colleges, school districts, and Small Business Development Centers can help you expand your services and provide access to local experts and even some volunteer labor.”
3. Make marketing the top priority.
  - a. “your program should try to capture the dollars people are spending by using ads, story placement in the media, and business directories to keep your district in the public eye.”
4. Leverage new web-based tools.
  - a. “Online tools from social networking venues like Facebook bring customers to the websites of Main Street business and introduce Main Street to a broader (and, often, younger) audience.”
5. Help your retailers re-focus.
  - a. “Rather than responding to slow times by cutting back merchandise and hours, Main Street managers report their thriving local businesses have refocused their offerings and revisited their operations while business is slow.”
6. Don't forget advocacy.
  - a. “The onus is on your organization to remind local officials, residents, business owners, and everyone else about the great work your organization does to keep the local economy going.”
7. Give everyone a forum.
  - a. “One example is Bristol, Vt., which has convened a mini "Economic Summit" of downtown merchants to brainstorm ideas to get through the tough economic times.”
8. Build excitement downtown.
  - a. “Use retail promotions and special events to attract people to the district.”
9. Enlist the help of all local stakeholders.
  - a. “Some examples: The municipality in Twin Falls, Idaho, offers free metered parking on Saturdays; landlords in Summerville, S.C., have lowered rents; the Main Street program in the St. Mark's neighborhood in Boston holds its committee meetings in local cafés; and the local newspapers in Quakertown, Pa., did their part by featuring local businesses in print and offering bundled advertising rates.”
10. Remain optimistic.
  - a. “Main Street programs have a history in dealing with downtimes and have a track record of reversing negative trends”

## ***Balancing Nature and Commerce in Gateway Communities* by Jim Howe, Ed McMahon, and Luther Propst**

- Gateway communities are “portals to our most cherished landscapes”
- “Increasingly, Americans are saying that the place they live is as important as what they do for a living...a community is more likely to enjoy a robust local economy if it adopts policies or initiatives that preserve its scenic, ecological, or historic assets.”
- “States with strong environmental policies have enjoyed more economic growth than those with weak ones.”
- “Public policies that protect a community’s environment and quality of life help sustain long-term economic growth”
  - Use environmental resources to entice both tourists as well as people and businesses to relocate
  - Businesses weigh quality of life and amenities more heavily than a location that may be more profitable

### **“Small Towns, BIG Dreams”**

<https://www.planning.org/planning/2012/apr/smalltowns.htm>

- Continue to build compact, walkable communities
  - Creating destinations or “experiences”—linking the walkable, mixed use commercial centers with open space, public art, and other amenities to get people to linger longer
- Create targeted centers of growth
- Strive to balance jobs with housing growth

### **“Design Ideas for Strengthening Downtowns”**

<https://www.planning.org/planning/2015/nov/designideas.htm>

- Many merchants increase their business by opening rear doorways, allowing customers to enter from parking lots. Even when people use shops as shortcuts to the street, some retailers see this as an opportunity to display their wares and say hello. Interviews with shopkeepers have shown that most of them like the idea, and they report virtually no increase in shoplifting.
- Creating attractive environments helps increase the number of downtown visitors and the frequency and length of their visits. Shade trees and benches are basic; they should be supplemented with colorful planters, widened sidewalks to accommodate dining tables, and a small fountain or two. Street musicians, performance artists, and public art help create a welcoming ambience, inviting shoppers and others to linger and enjoy their surroundings.
- Holland[, Michigan] attracts thousands of visitors every year during its annual springtime tulip festival; it also closes several blocks of its main street to cars every Thursday evening during the summer, converting it into a popular pedestrian promenade. Crowds of residents and visitors fill the street, enjoying food, music, aromas, shops, and each other's company.
- Public art displays help revitalize downtowns
- People like to sit; they love sun, shade and water...those are the things you need to have a vibrant downtown, the colors and the smells.

## “Yikes, There’s a Tourist in Town: Guidance for Local Planners”

<https://www.planning.org/pas/memo/2009/sep/>

- Capture the community vision
- Attract the investments that will fulfill that vision
- Facilitate and control development so that it conforms to the vision and mitigates external costs
- [Encourage] investment and development in retail shopping opportunities in revitalized downtowns, malls, or other destination districts as social event venues
- Promote restaurants and shops that reflect [the town’s] character
- Encourage and/or undertake design improvements in [the town] to create a safe, convenient, and pleasant pedestrian environment.
- Sustainable tourism, or tourism that optimizes the interests and benefits of all those involved—hosts, guests, developers, and the environment—over the long term, is the result of provocative local government leadership and deliberate policy choices.
- [Address] the welcoming and servicing of visitors; (1) before their visit; (2) upon their arrival and for the duration of their stay; and (3) upon leaving
- Providing such memorable experiences requires...unique, diverse and authentic offerings and service, while enhancing the community’s social fabric, and natural and built environment that creates [a] special sense of place.

### Potential Policy Response Areas for Selected Tourist Behaviors

Tourist Behavior*	Policy Response Area
73% of trips by auto, truck, or RV	Policy on community signage and parking
33% of trips in summer	Policy on recreational and outdoor activity areas
23% of trips are day trips	Policy on pedestrian spaces, business mix, ground level retail shopping, public toilets, parking
35% of trips are 1 or 2 overnight stays 54% overnight stays are in motels, hotels, or B&Bs 40% overnight stays are in private homes	Policy on business hours, business mix, accommodation location, B&B location and neighborhood density, vacation home rentals, parking, and signage
26% to 31% of trips made with kids in tow	Policy on children activity spaces, parks

\*U.S. Travel Association 2009

### Contrasting Tourism Development Policy Choices

Conventional Tourism Development	Sustainable Tourism Development
Project driven planning	Concept driven planning
Tourism development anywhere/everywhere	Tourism development clustered near existing community services
Imported developers	Local developers
Community bears social/environmental costs	Developer bears social/environmental costs
Urban architecture	Vernacular architecture
Development that maximizes return on investment	Development that optimizes return on investment
Price conscious development	Value conscious development
Landscape disruption	Landscape preservation
Mega scale	Community scale
Uncertified construction and operation	Certified LEED construction and green operation

## “How Cities Use Parks to Promote Tourism”

<https://www.planning.org/cityparks/briefingpapers/tourism.htm>

### Key Points:

1. Parks provide sites for special events and festivals that attract tourists

A mega-event is likely to attract more tourists to a community than multiple smaller events. Its attraction power is likely to stimulate interest from a much larger geographic area.

2. Parks provide sites for sports tournaments, which can be major sources of tourism and economic benefits, especially for smaller cities

The tourism and economic impact of such tournaments is maximized when all teams/players in a tournament come from outside the community...the longer people remain in the area, the more they are likely to spend.

3. Large urban parks with zoos, memorials, museums, cultural and heritage artifacts, and historical sites can attract tourists

A cluster of proximate facilities is likely to result in greater visitation

4. Parks with landscape planting and design that are recognized as “living works of art” can be tourist attractions

Ex. Prospect Park (Brooklyn), Golden Gate Park (San Francisco), and Grant Park (Chicago)



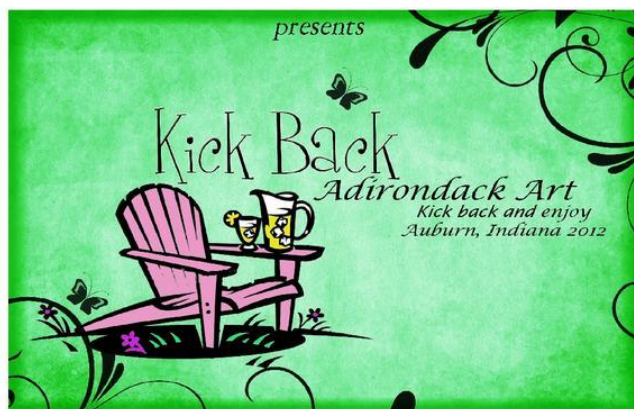


**“Wauconda storeowners use Adirondack chair art project as downtown fundraiser”**

<http://www.dailyherald.com/article/20120607/news/706079752/>



*The Downtown Auburn Business Association (DABA)*



## *Summer Art Exhibit*

*20 Wooden Adirondack Chairs transformed into  
unique works of art by local artists  
On display throughout the summer  
Prizes awarded for Best Entries  
Chairs will be auctioned September 13th*

***June 15th-Labor Day  
Downtown Auburn***

