



TOWN OF HAGUE 2026 COMPREHENSIVE PLAN UPDATE



Hague - A Unique Adirondack Town on Lake George

DECEMBER 2025 FINAL DRAFT

ACKNOWLEDGEMENTS

Advisory Committee

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

Planning Consultants

Tracey Clothier, AICP, CEP
Clothier Planning & Consulting



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



Funding Partner

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



Cover Photo Credits: Town of Hague webpage and Fred Knauf, Adirondack Aerial and Ground Imagery and Tracey Clothier

Table of Contents	PAGE
Chapter 1 INTRODUCTION	
1.1 Plan Overview	1
1.2 Contents of the Plan	1
1.3 Previous Planning Efforts	2
CHAPTER 2 PUBLIC PARTICIPATION	
2.1 Plan Advisory Committee	3
2.2 Community Preference Survey	3
2.3 Community Workshop	4
CHAPTER 3 COMMUNITY PROFILE	
3.1 Regional and Regulatory Framework	6
3.2 Local and Regional Economy	6
3.3 Demographic Profile	7
3.4 The Strategic Community Vision	10
CHAPTER 4 CONDITIONS, OPPORTUNITIES AND RECOMMENDATIONS	
4.1 Local Economy	11
4.2 Historic and Cultural Resources	13
4.3 Community Buildings, Facilities and Services	15
4.4 Public Infrastructure	17
4.5 Local Housing	20
4.6 Land Use and Zoning	22
4.7 Natural Resources and Environmental Protection	26
4.8 Parks, Trails and Recreation	31
CHAPTER 5 THE ACTION PLAN	
5.1 Implementing the Comprehensive Plan	35
5.2 Town Funding Strategy	35
TABLES AND CHARTS	
Table 1 Town of Hague Population 1850-2020	8
Table 2 Local, County, State Demographic Comparison 2020	8
Table 3 School District Enrollment Trends	9
Table 4 Town Historic Markers	13
Table 5 Active Town Grant Programs	36

LIST OF MAPS

Map 1 Location Map	6
Map 2 Land Use Map	24
Map 3 Zoning Map	25
Map 4 Natural Resources and Topography Map	30
Map 5 Town Assets Map	34

LIST OF APPENDICES

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



Veteran's Park on Hague Brook

Executive Summary

Project Description

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

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

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

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

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

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

SIGNATURE PROJECT #1 OPPORTUNITY: Beachside Property Feasibility Study
Seek funds for a feasibility study to determine the strengths, weaknesses, risks, and overall potential for success to develop a <i>transformative</i> mixed-use development project that will offer a blend of features such as an inn, senior housing, small shops, an environmental education element, and public trails and a pavilion. The project is meant to be a new destination that has the potential to draw a substantial number of new visitors and grow the year-round business base. Cost Estimate: \$25,000

Town of Hague 2025 Comprehensive Plan Update

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

Town of Hague 2025 Comprehensive Plan Update

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

Cost Estimate: \$50,000

SIGNATURE PROJECT #8: Town Park Enhancements

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

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

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

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

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

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

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

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

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

Expand Public Docks: Consider expanding public dock space.

Cost Estimate: \$135,000