

THE HAGUE CHRONICLE

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HAGUE, N.Y.

ADIRONDACK PARK AGENCY'S PLAN

The Adirondack Park Agency's private land use and development plan which was recently unveiled, has been the subject of fifteen public hearings in the north country. The hearings have been well attended and with many people contending that more time is needed for a full understanding of the plan, a proposal has been made by local legislators to postpone implementation of the plan for one year.

The Adirondack Park consists of 2,260,000 acres of state-owned lands (38% of the area) and 3,666,000 acres of private lands. The Agency's master plan for the development and use of state lands within the park was completed in 1971 and approved by the governor in 1972. The current proposals, therefore, are concerned only with the use and development of private lands.

The basic document prepared by the Agency is a map that divides the private lands of the park into areas with an accompanying text that establishes the intensity, type, character and extent of land use and development permissible within each area. The six types of land use areas are referred to as (1) hamlets; (2) moderate intensity use; (3) low intensity use; (4) rural use; (5) resource management; and (6) industrial.

In the Town of Hague the areas and the Agency's proposed land uses are as follows:

Hamlets - The area in the vicinity of the junction of Routes 8 and 9N and the Silver Bay - Sabbath Day point area. In these 'hamlets' the intensity of development shall not be greater than approximately 1,280 principal buildings per square mile. This is the equivalent of at least one-half acre per residence.

Low intensity use areas - This is the area enclosed by Split Rock Road, Decker Hill Road, Route 8 and Route 9N; the area

between the Old Cemetery - West Hague Road and Route 8; and the cluster of houses in the Graphite area. These properties may be used for single family dwellings, residential subdivisions and with an intensity use of no more than 150 principal buildings per square mile. Here no more than one residence may be built on a four acre plot.

Moderate Intensity Use areas - property along the shore of Lake George falls into this classification. This property may be used for single family dwellings, residential subdivisions and the conversion of existing single family dwellings to multiple dwelling structures where the total number of new dwelling units does not exceed four. Intensity use should not be greater than 400 principal buildings per square mile, or at least one and one-half acres per residence.

Rural use areas - This embodies all of the land west of Route 9N except for areas classified as hamlets, moderate and low intensity areas, and resource management areas. This property may be used for single family dwellings and residential subdivisions with an intensity use of not more than 65 principal buildings per square mile. This is equivalent to no more than one residence per 10 acres.

Resource management areas - These are defined as those areas in which the need to protect, manage and enhance forest, agricultural, recreational and open space resources is of paramount importance because of overriding natural resources and public considerations. In Hague this is the area west of the rural use area except for state owned lands. The resource management may be used for tree farms, hunting and fishing clubs, agricultural uses, game preserves, private parks and with an overall intensity of no more than 10 buildings per square mile or not less than 6+ acres per residence.

Special restrictions have been proposed

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for shoreline properties. These are:

1. The minimum setback on any on-site drainage field or seepage pit will be 100 feet from the mean highwater mark.

2. Minimum lot width measured along the shoreline will be 50 feet in hamlet areas; 100 feet in moderate intensity use areas; 200 feet in low intensity use areas; and 250 feet in rural use areas.

3. The minimum setback of principal buildings from the mean highwater mark will be 50 feet in hamlets, moderate and low intensity areas; 75 feet in rural areas; and 125 feet in resource management areas.

4. Where five to nine lots or multiple dwelling units are involved a total of not less than 100 feet of shoreline frontage will be required when shoreline access is provided; where more than nine lots or multiple dwelling units are involved, a minimum of seven feet of shoreline for each additional lot or multiple unit will be required.

5. There are also restrictions concerning the removal of trees and other vegetation from the shoreline.

If implemented by the legislature, the Agency's private land use and development plan would require local governments to adopt zoning and subdivision regulations by January 1, 1976. In towns where no action is taken, the Agency would take over the planning functions for the town. In developing its own land use plans, towns may not make them less restrictive than those proposed by the Agency.

Opposition to the plan is based mainly on the cost to the towns of establishing planning and zoning boards. Also, some have found it "dictatorial" and "unfeeling of permanent residents", the natural re-

sentment from being told what you can do and cannot do with property you paid for with hard-earned money.

The Agency will make some changes as a result of the public hearings and the revised plan will be presented to the legislature during the first week of February. The governor has said that he hasn't seen any arguments that would convince him there is a need for delay. He plans to push for the plan this year.

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TOWN PLANNING BOARD MEETS

Spurred on by the unveiling of the Adirondack Agency's plans for development of private property, the Town Planning Board held an informational meeting on January 16. Present were Messrs. Robert Hoyt, Joseph Streeter, Edward Crabbe and Emil Secrup, all of whom had been appointed to the Board at the October, 1972 meeting of the Town Board. Mr. Ralph McKee, who had also been named to the Board, asked to be relieved and Mr. Norman Struss appeared in his place. Also present was Mr. Charles F. Riskert, Administrator of the Warren County Planning Board, Messrs. Smith and Cobb, representing the Town Board, and Mr. Michael Fitzgerald, Chairman of the Board of Assessors.

Mr. Riskert explained that the Planning Board would be concerned with three basic questions - What do we have in the Town of Hague? What do we want to do with it? How do we go about achieving it?

To answer the first question, the Planning Board will undertake to prepare an inventory of all of Hague's resources, such as roads (state, county and town), lakes, streams, camping facilities both public and private, areas of population concentration, industries, etc. The inventory itself will probably be in the form of a map of the township with all resources identified.

After the inventory is completed, the Board will move on to a consideration of the second question - what do we want to do with it? In its deliberations, the Board will consider whether the community will grow, and if so, at what pace; will it grow as a tourist attraction or as a residential community or both; in what direction will this growth take place; what plans does the

State have for the future use of state lands, police protection, sewerage disposal systems, etc.; what will a feasible plan cost to implement; etc. With a full understanding of the community's resources and an indication of the direction a program of developments should take, the Board will go about developing a plan which in its judgment will be in the best interests of the whole community.

The third question - how will the Board go about achieving its goal - is the actual implementation of the plan. Sections 276, 277, and 278 of the Town Law authorizes the governing body of a town to authorize its planning board to review and approve plans for subdivisions. Thus the Planning Board will undertake to formulate regulations for the development of subdivisions and when these regulations have been adopted, no subdivisions may be developed in the township except as provided for in the regulations.

Following the adoption of regulations for the development of subdivisions, the Planning Board, for all practical purposes, ceases to be a planning board and becomes a zoning board. As such it undertakes to develop a zoning ordinance placing reasonable restrictions on the use of private lands in the town.

As the various steps are undertaken, public hearings will be held so that the views and ideas of members of the public may be heard.

The next meeting of the Planning Board will be on January 30 at which time the Board will select its chairman and establish procedures for taking action.

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TRAGEDY AT SILVER BAY

David Dunkley of Hague was drowned on Sunday afternoon, January 14th when the car in which he was a passenger went through the ice on Lake George. The car was being operated by Gary Austin of Whitehall and William Hidden, also of Whitehall, was the other passenger. They were able to get out of the car before it plunged through the ice and made their way to the Open Hearth restaurant where they were given first aid and later taken by ambulance to the hospital at Ticonderoga. They were released the next day.

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... brought up the following day by state police divers and taken into shore at the Irving Tier place. The car could not be raised because of the thin ice.

Dunkley was 40 years old and is survived by three sisters, Mrs. Agnes Smith of Round Lake, Mrs. Lillian Sharpe of Hague and Mrs. Carmen Lamb of Poultney, Vermont and five brothers, Howard, Jordan, Beverly and Elmer all of Hague, and Carl of Hudson Falls. Funeral services were conducted on January 17th at the Church of the Blessed Sacrament in Hague.

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HAGUE BOY SCOUTS

Early in January Hague Boy Scout Troop #21 published its Troop Activities Bulletin "to inform the people of Hague of the activities of the Boy Scout Troop in this community and...let each person know that a boy scout troop does exist here". It is planned to issue the bulletin every three months and it will be mailed to the parents of each scout.

The present troop was organized in February, 1972. There are now about 20 boys in the troop with an average age of 12 years.

Meetings are held every Wednesday Evening from 6 to 7:30 at the Hague school. The sponsors of the troop are the troop committee which is made up of adults who are familiar with scouting and who are interested in the well-being of the troop. The present committee which sponsors both the boy scouts and the cub scouts is made up of the following:

- Louis Spelman, Gerry Boyd, Werner Stallman, Mike Landree, Wilford Hutchinson, Thomas Smith, Martin Fitzgerald, Clifford
- Eva Blackman, Frederick and Frederica Sharpe, Wesley and Clara Ross, and Clyde Black.

The boys are urged to get the official scout uniform or at least some part of it. It is also necessary that each scout procure the revised Scout Handbook.

Dues are 15¢ a week. In addition to money raised by dues, the troop engages, from time to time, in fund raising activities. As to this, the newsletter reports:

"The interest of the people in Hague with respect to scouting has been excellent, as was evidenced by the results of our last fund raising drive in the spring of 1972".

The current scoutmaster is Wilford Hutchinson. He can answer any questions concerning boys who may want to become members of the troop.

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NEW LICENSE PLATES BEING ISSUED

Now you'll be able to tell the natives from the tourists by the license plates on their cars. New plates now being issued by the New York State Motor Vehicle Bureau will identify residents of Warren County by the following three initials: BLK (Brant Lake); CTW (Chesterstown); GCR (Gore Mountain); PRS (Pottersville); WNB (Warrensburg); BLT (Bolton Landing); DPT (Diamond Point); FWH (Fort William Henry); GLE and GLF (Glens Falls); LUZ (Luxerne); NCR (North Creek); QBY (Queensbury); LGE (Lake George); HGE (Hague); and SDP (Sabbath Day Point).

There will also be some special plates for skiers with the initials SKI and for Warren County Officials, WRN. The new plates are orange with blue letters and numbers. They are reflectorized for easier reading and safety.

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1973 TOWN TAXES DUE

Town taxes for the year 1973 are due and payable on or before January 31. The town tax rate is \$13.22 per \$1000. of assessed valuation, up \$1.42 over 1972. The county tax is \$2.42 per \$1000., 40¢ lower than the 1972 rate. For those properties in a lighting district the rate is \$3.04 per \$1000., up 68¢ over 1972.

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THE WEATHER

as information for those of our readers who have gone south for the winter, the lake froze over (at Silver Bay) on the January 6-7 weekend and it was frozen over at Hague several days later. This is almost a month earlier than last year.

On about January 15th the "January thaw" set in and temperatures soared to almost

normal winter weather returned. Substantial amounts of snow fell in November and December with very little thus far in January.

On January 11 there was a loud 'boom' which was heard throughout the area. No planes were reported in the area at the time thus eliminating the possibility of a sonic boom from jet aircraft. Ice on the lake had been forming at a furious rate because the water is the coldest ever recorded and the Lake George Research Center has theorized that the 'boom' may have been caused by an ice formation on the lake. At Diamond Island water temperatures of 32 degrees plus, just a fraction of a degree above the freezing mark, had been recorded at depths up to about 65 feet. Scientists said these temperatures were the coldest ever recorded at such depths.

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TOWN BOARD MEETING

The regular monthly meeting of the Town Board was held on January 9th with all members present.

Robert Denno was authorized to cast the Town of Hague vote at the annual meeting of the Association of Towns at New York City on February 5-7.

At the request of the Department of Agriculture, the Board endorsed the application of the Warren County Soil and Water District for Federal funds to remove sediment deposits at the mouths of a number of streams, including Hague Brook, which empty into Lake George.

The supervisor announced that the Board would consider what action it should take regarding tax exemptions for the aged at the February meeting.

The following appointments were made:

- Official newspaper - Times of T1
- Bank Depository - Glens Falls National Bank at Bolton Landing
- Town Hall Custodian - James Bly
- Town Historian - Mrs. Viola Fitzgerald
- Registrar-Vital Statistics - A. Middleton
- Tax Collector - Aaron Middleton
- Ch. Bd. of Ass'rs - Michael Fitzgerald
- Dog Warden; Constable; Ordinance Enforcer.

Town Lawyer - Donald W. Vlasard
Town Health Officer - Dr. Tom Gendron

longer to implement than had been antici-

Payrate of (4) election Board inspectors (2) election custodians and (5) members of the Board of Assessment Review was fixed at \$35.00 a day. The hourly rate of highway employees was fixed at \$2.80 an hour. An allowance of 12¢ per mile will be paid for driving on town business. The Board will continue to hold its regular meetings on the second Tuesday of the month at 7:30 PM.

What this means is the the 1973-1974 school taxes and 1974 town taxes will be based on existing valuations except as modified by our local board of assessors.

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ENGAGEMENT ANNOUNCED

Mrs. Annette Beckhissenger of Bolton Landing has announced the engagement of her daughter, Louise to Richard Monroe, son of Mr. & Mrs. Elwin Monroe of Hague. Mrs. Beckhissenger, her daughter and Mr. Monroe are employed by the Silver Bay Association.

No date has been set for the wedding.

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SCHOOL BOARD

The school board held its regular meeting on January 8th with all members present except George May.

The resignation of Ralph McKee was accepted with regret. A resolution was adopted expressing gratitude to Mr. McKee for his many long years of service on the board. There was some discussion as to whether the board should appoint a replacement for Mr. McKee whose term was to expire on June 30, 1973 or continue the vacancy until the annual meeting of the school board in May. No decision was reached.

A resolution was adopted changing the name of the school from the Hague Central School District of the Town of Hague and Ticonderoga to the Hague Central School. This was done to comply with the request of the State Education Department to streamline and simplify names of the various school districts in the state.

The school bus was finally sold. Mr. Arnold LaFontaine of Ticonderoga purchased it for \$212.00.

Approval was given to Douglas Cash to attend the New York State Conference of Physical Education Teachers at the Concord Hotel, Kiamochka Lake, New York.

The next regular meeting of the Board will be held on February 12.

The supervisor announced that he had received a second check from the Federal government, this one in the amount of \$9700. This brought the total for the year to \$16,833. He estimated that for a five year period the town would receive about \$80,000 and that consideration should be given to how the money should be used, keeping in mind that the funds could not be used directly to influence taxes. He then proposed that a new truck, radio equipment and other equipment not to exceed \$9000., \$5000 and \$6000, respectively be obtained and that \$40,000. be used to renovate the town hall, construct offices for town officers, and install a new heating system. The superintendent of highways suggested that a road grader be procured and that some funds be used for road repairs. No decision was made but the matter will be discussed at future meetings.

In answer to a question from the floor, the supervisor announced that he would assume the duties of the Director of Finance, the new position created by the town budget.

The next meeting of the Board will be held on February 13 at 7:30 P.M.

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COUNTY REAPPRAISAL DELAYED

The reappraisal of real property in Warren County scheduled for completion on February 1, 1973 has been extended to May, 1974 by a weighted vote of the Warren County Supervisors, 108 to 54.

The reappraisal work being done by the M. Clemenshaw Company of Cleveland is virtually completed but the delay was recommended in order to "give the people in the county a good program". Apparently it is the computer program that will take

In the December, 1970 issue of Open Door Days, a monthly magazine published in Deebrook, New Hampshire, there is a short article written by Mrs. Joseph Rounds who was Marjorie Ackerman, a former Hague school-teacher.

Mrs. Rounds relates that in September 1914 a 20 year old school teacher came to Hague, Bertha Beaumont who later became the wife of Hans Taltzin. The school, which was located in West Hague, was painted red with white trim. It consisted of one room only with an attached shed for the wood used in the big stove to heat the room. All 25 pupils and teacher drank water from a dipper in the pail on a shelf in the corner of the room.

Mrs. Rounds was in the 5th grade. She dreamed of the time when she too would teach. That dream came true when a few years later she became a teacher at the same school with conditions much the same. In cold weather she was the first to arrive in order to get the fire started. She taught for two years and then went on to a career in nursing.

In 1971 while visiting in Florida Mrs. Rounds learned that her former teacher was still living in nearby Palm Harbor. When she called on her she was greeted with the words - "It's been 57 years since we met as pupil and teacher". Needless to say it was a joyous reunion.

Hague's first exchange student. She is staying with the William K. DeLara family as the guest of Sally DeLara, a junior at Hague Highschool. Her trip was made possible by the Open Door Exchange program.

Although she has already graduated from highschool, she is taking typing which was not available to her in Brazil. She is also studying American customs as well as the language.

Marie's home is in an area near Rio de Janeiro which has a sub tropical climate. Consequently this is her first experience with snow and cold weather. She accompanied several Hague classmates to Hidden Valley Ski area at Lake Lamerne on a recent Saturday and took a ski lesson. The event with pictures, was featured in the Glens Falls Post-Star and Times.

WALTER LAMB ELECTED COUNTY BOARD CHAIRMAN

At its organizational meeting early in January, the Warren County Board of Supervisors elected Walter F. Lamb of Bolton Landing, Chairman of the Board. He succeeds Earl F. Bump, Town Supervisor from Horicon, who had been chairman for the past seven years.

Looking Back - On January 2, 1953, Richard Bolton of Hague was re-elected chairman of the Board of Supervisors for the seventh year.

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