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DEVELOPMENT IN THE NORTH BASIN: IS HAGUE PREPARED?

by Ginger Henry Kuenzel

The 2025 Lake George Recreation Study Summary Report, recently released by the Lake George Park Commission (LGPC), should make the towns and people of the north basin sit up and take notice. It reads, in part:

Lake George has always had a geographic divide. The southern basin, particularly Bolton and Queensbury, has historically been the center of development. The north has remained comparatively wild and undeveloped. But that balance is shifting. It's not a development boom, but rather a slow, steady migration of infrastructure and activity. The south has reached its carrying capacity; the north represents the frontier. This shift carries implications beyond simple geography. Northern towns, historically spared the intensive regulatory and infrastructure demands of their southern neighbors, will need to prepare. Communities that have maintained a quieter, less commercial character may find themselves wrestling with the same pressures that have long defined the southern lake.

The study's findings have broad ramifications for Hague — and all towns in the north basin — as development shifts northward. So, the question is: How is Hague preparing?

Hague created a Comprehensive Plan in 2004, with updates in 2017 and 2025 (click [HERE](#) to read the 2025 update). The stated goal 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.” Such a plan also provides essential guidance to the town board for making decisions about future plans, projects, and improvements.

Along with identifying priority projects, the 2025 update lists three key town board actions needed to ensure that the plan is implemented:

1. Assign a small group to serve as the 2025 Comprehensive Plan Implementation Committee, along with a project manager.
2. Establish the 2025 Comprehensive Plan Update as a regular agenda item at town board meetings, with the committee providing progress reports on a regular basis.
3. Develop a special line item in the budget to meet the needed cash match requirements for grants.

Responding to a question during the July town board meeting about the status of these recommended actions, Supervisor Patchett said that no committee has been appointed. ▣



SCHOOL ADVISORY COMMITTEE (SAC) UPDATE

by Chair Jack Bast

Equalization Rate

In February, the town applied to the New York State Department of Taxation and Finance for a special equalization rate to prevent Hague taxpayers from paying an unfairly large share of the Ticonderoga Central School District (TCSD) tax levy. Supporting evidence was submitted in April and May.

On June 18th, the New York State Office of Real Property Tax Services (ORPTS) recommended denying the application. Hague responded on July 2nd that the staff used a narrow calculation that ignored a major, system-wide problem affecting the shared tax base.

Special equalization rates are intended to correct serious unfairness when a town-wide rate no longer provides a “reasonable and rational” way to divide taxes. Hague argued that ORPTS disregarded important evidence including millions of dollars in improvements missing from Ticonderoga's tax rolls.

Hague asked ORPTS to reject the recommendation, consider certified evidence of \$100 million in unassessed improvements made by Sylvamo, and approve a Segment Special Equalization Rate for the 2026–2027 school year.

PILOT vs. Host Agreement

In February, the town approved SAC-recommended Resolution #62 of 2026 opposing a proposed change to

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SENIOR CLUB NEWS

by Mike Kowalsky

On the day that Hague celebrated our nation's birthday with a spectacular fireworks display, the Senior Club's ice cream sale was a rousing success. Sundaes, cones and a variety of Eskimo pies will now be available at the Hague Visitors Center every Wednesday evening during Music in the Park.

Our outing to the Port Henry Iron Museum was both informative and awe-inspiring. The donated artifacts from the Moriah community appeared endless, many dating back to the turn of the 20th century. It was apparent that the men who entered those mines had nerves of steel, backs of iron, and an unbreakable trust in each other. The half-hour trip to learn a little about this important piece of our history was an excellent way to spend an afternoon.

Upcoming events will include a one-hour paddlewheel cruise on the Minne Ha-Ha on **August 6, 2026**, followed by lunch at a yet-to-be-determined restaurant in Lake George. Adventurers will meet at the community center at **9:45 am**. On **August 13th**, the previously postponed outing to the Old Fort House Museum in Fort Edward, NY, will provide those who sign up the opportunity to visit several historic buildings and stroll through The Doctors' Apothecary Garden. The gathering at the community center will be at **noon**.

Finally, the Senior Club Annual Picnic will be held at the Hague Volunteer Fire Department on **August 25th at noon**. All members are encouraged to bring their favorite dish to share; the club will provide hamburgers, hot dogs, and drinks. It's a wonderful time to gather together and share summertime stories. ▣



Front Row: Sona Jones, Jean Yager, Judy Szabo; Middle Row: Pat Hintze, Viola Vassallo; Back Row: Mike Kowalsky, Bill Fritzky



HVFD

by Donna Trudeau



The Hague Volunteer Fire Department (HVFD) had 19 combined fire and EMS calls for the month of June for a total of 117.5 hours. Yes, we were busy!

We had two stand-bys: one to help Bolton with their triathlon and one fire stand-by.

We also had three EMS trainings and four fire trainings. We are always training so we can help our community.

A length of service award program (LOSAP) will be on the ballot in November. It is a pension-like, municipally-funded program designed to recruit, reward, and retain volunteer firefighters and EMS personnel. If passed, this will provide all first responders with a length of service benefit. We hope it will pass!

We are planning our last fundraiser for **August 8th from 4 pm until...** Please come out and support your local fire department as the funds we raise help us purchase what is needed to respond to the needs in our community. Thank you. ▣

PAT MCDONOUGH RETIRES FROM THE HAGUE CHRONICLE

by Judy Stock

The board, staff, and readers of *The Hague Chronicle* bid Pat McDonough a fond farewell and extend their heartfelt appreciation for more than 20 years of dedicated volunteer service. Pat and her husband, Dennis, now make their home in North Creek.

Pat first joined the mailing staff of *The Hague Chronicle* when a large group gathered each month to fold, staple, label, and stamp more than 700 copies



of each issue. She later expanded her role by proofreading every issue and contributing numerous articles. As an active member of the Hague Historical Society (HHS), she also compiled the popular "Looking Back" column and submitted the organization's monthly news.

Pat eventually took on leadership responsibilities as a member of *The Hague Chronicle* Board, serving as secretary until her retirement. Mike Kowalsky has taken Pat's place as secretary on the board.

Pat also contributed to many special projects, including serving on the committee that celebrated the publication's 40th anniversary and helping edit the special 50th-anniversary edition.

Many other Hague organizations have benefited from Pat's generosity,

enthusiasm, and energy. She was an active participant in the Mohican Crafters and the Hague Senior Citizens, where she served several terms as secretary and chaired the Memorial Day Float Committee.

Pat may be best known for her service as president of the Hague Historical Society and for the many engaging slide presentations she gave about local history. For several years, she and Judy Stock worked side-by-side on numerous projects. They also shared a vehicle in the Memorial Day parade, representing both the HHS and *The Hague Chronicle*.

Pat's dedication has helped preserve Hague's history, strengthen its community organizations, and shape *The Hague Chronicle* for more than two decades. We are deeply grateful for her friendship and service and wish Pat and Dennis much happiness in North Creek. ▣

LOCAL RESIDENTS OPEN BOAT TOUR COMPANY

When they realized that many visitors to Hague never get the opportunity to go out on the lake, local residents Tom and Amanda Vickerson decided to offer guided boat tours in the northern Lake George region. The tours highlight our crystal-clear water, islands, and Adirondack landscapes.

To book a tour for up to six persons, go to northernlakegeorgeboatours.com or call 518-591-4773. ▣



LGLC 2026 PROGRAMS

The Lake George Land Conservancy's (LGLC) 2026 annual Living Lands Summer Series continues on **Wednesdays at 5:30 pm** at the LGLC office in Bolton Landing or virtually.

Hotels of the Narrows will be presented **August 5th** by Town of Bolton Historian Ted Caldwell and *Black Bears of the Adirondacks*, will be presented **August 26th** by Wildlife Research Technician Charlotte Demers.



Presentations are free and offered in-person (space is limited) at the LGLC office in Bolton Landing or virtually. Details and online registration are available at lgc.org/living-lands.

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AREA AUGUST MUSIC

2026 Ticonderoga Festival Guild Summer Concert Series:

Tuesdays at 7 pm – Knights of Columbus Pavilion, Downtown Ticonderoga

August 4th: *Get Up Jack*

August 11th: *Across the Pond– A Beatles Tribute*

August 18th: *Gold Dust Gypsies– A Fleetwood Mac Tribute*

All concerts are held rain or shine. Spectators are encouraged to bring their own chairs. For information, click [HERE](#).

2026 Town of Hague Music in The Park:

Wednesdays – Town of Hague Beach and Park; August performances: 6 to 8 pm

August 5th: *Loose Monkeys*

August 12th: *Hodgepodge*

August 19th: *Storm Windows*

August 26th: *Rich Ortiz*

Food trucks will begin serving at 5:30 pm. Spectators should bring their own chairs. In the event of inclement weather, performances will take place in the Hague Community Center.

2026 Ticonderoga Area Farmers Market:

Saturdays from 9 am to noon in Downtown Ticonderoga at the intersection of McCormick Street and Champlain Avenue

August 1st: *Dan Rabineau*

August 8th: *Jim Shaw*

August 15th: *Storm Windows*

August 22nd: *Barkeater*

August 29th: *Hank Bisner*

The Ticonderoga Area Farmers Market will feature local farmers, vendors, live music, kids' activities, special events, giveaways, and more throughout the season. Additional details and weekly highlights will be announced on the Ticonderoga Area Farmers Market Facebook page or visit [HERE](#).

2026 Silver Bay YMCA Summer Concert Series:

Saturdays at 8 pm – In the auditorium at Silver Bay YMCA

August 1st: *Holy Roller*

August 8th: *Jammy Buffet*

August 22nd: *Kindred Valley*

August 29th: *Reese Fulmer & The Carriage House Band*

For more information, visit www.silverbay.org. ▣

LETTER FROM THE HAGUE CHRONICLE SCHOLARSHIP WINNER

Hello,

I was awarded the Dorothy Henry/Hague Chronicle scholarship and I am very honored and appreciative to have received this opportunity.

I am the son of Brian and Renee Kennedy. I am one of three kids; I have an older brother, Kevin Kennedy (34) and an older sister, Fallon Kennedy (26). I currently live on New Hague Road.

I enjoyed school; the subject I loved the most was math. I always loved numbers and was good at doing mental math.

I never made the honor roll, but always kept my GPA above a 3.0.

I am happy to say I was part of the football and baseball teams in high school. I always enjoyed being on a team with my buddies, but what I enjoyed the most about those teams was putting in the work to succeed and make it to the next level.

When I am not in school, I love to workout, hang out with friends, and go for drives.

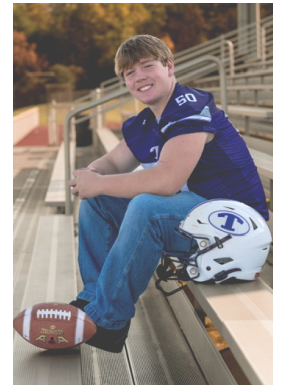
I plan to attend Hudson Valley Community College to pursue a degree in mechanical engineering while playing football, with the hopes of moving onto a four-year school.

When I finish college, I hope to work for General Electric as a mechanical engineer.

This scholarship will ease the financial burden I will be responsible for while pursuing higher education.

I would like *The Hague Chronicle* to know how much I truly appreciate its generosity!

Sincerely,
Brady Kennedy ▣



ZONING BOARD OF APPEALS - 6/18/2026

Present were Chairman Robert Goetsch and Board Members Chris Richards, Oliver Gourley, Thomas LaPointe, and Tina Barth-King. Also present were Zoning Enforcement Officer (ZEO) Ed Kirchberger and Recording Secretary Kathy Santaniello.

PUBLIC HEARINGS

Scott area variance, 69 Pine Cove Road: The board conducted a public hearing on the Scott's request for an area variance to construct a 15-foot by 29-foot addition with a basement on the north side of the home. The addition will create a new entrance, convert the garage into living space, enlarge bedrooms, and add a bathroom. Relief was required from the front yard setback. No one spoke for or against the proposal and the board unanimously closed the hearing.

Brown Shoreline Variance, 23-29 Abenakis Drive:

The public hearing remained open on Brown's after-the-fact shoreline variance for boulders forming a shoreline wall, the lack of a required vegetative buffer, and the shoreline stairs requiring a site plan review. No applicant representative attended. Because additional information had recently been received, the board unanimously left the hearing open.

OLD BUSINESS

Scott area variance: The board reviewed the planning board's recommendation supporting the proposal with conditions concerning stormwater management and maintaining a grassy driveway area free of shrubs to preserve parking. Applicant representative Kevin Wood presented calculations showing impervious coverage would increase from 27.0% to 27.2% after excluding driveway portions within the town right-of-way.

Board members discussed stormwater management, parking, the undersized lot, and town road boundaries along Pine Cove Road. The applicant accepted the recommended conditions and said the family rejected more intensive alternatives, including a second story or expansion toward the lake, to preserve the neighborhood's character and minimize impacts on Lake George.

The board unanimously approved the variance with three conditions:

- Comprehensive stormwater management for the existing home and addition.
- The grassy area beside the driveway must remain free of plantings to preserve parking.
- There can be no future expansion of the building footprint.

The board concluded the proposal would not adversely affect the neighborhood or environmental conditions, represented only a minimal increase in impervious coverage, and was reasonable despite being self-created.

Brown Shoreline Variance: Kirchberger reported that the Adirondack Park Agency (APA) identified an additional issue involving an existing retaining wall within the shoreline setback that may have required a variance but was not

addressed in previous approvals. After discussions with the town attorney and APA, the applicant must decide whether to amend the current application to include the wall or pursue it separately.

The board unanimously authorized Kirchberger to advertise the continued July public hearing, including the retaining wall issue, provided an amended application is submitted within one week. Kirchberger noted that his office had spent considerable time reviewing the property's history.

This article was written by the editor of The Hague Chronicle from draft minutes of the Hague Zoning Board of Appeals.

PLANNING BOARD - 7/9/20206

Present were Chairperson Sandra Powell and Board Members Henry Friedman, Pamela Peterson, Alane Vogel, and Chris Navitsky. Also present were Zoning Enforcement Officer (ZEO) Ed Kirchberger, Recording Secretary Kathy Santaniello, engineer Anthony DeFranco, Michael Regan, Linda Toner, Lari Dhein, Kate Bullock, and the Fischmans.

Powell clarified that the town code allows a lawful nonconforming structure with a conforming use to be enlarged by up to 25% following a site plan review and approval by the planning board. A variance is not required.

PUBLIC HEARINGS

Fischman, 20 Forest Bay Road North, Site Plan 07-26:

The applicants proposed replacing the existing house.

Zoning Issue: *Development within 100 feet of a body of water.*

The board previously issued a negative environmental declaration. The Adirondack Park Agency (APA) determined the project was non-jurisdictional, and the Lake George Park Commission issued a stormwater permit. Toner and Dhein supported the project but requested confirmation of the setback and additional vegetation. No one spoke against the application.

Regan, 7929 Lakeshore Drive, Site Plan 06-26:

Regan proposed replacing the 599-square-foot house with a 789-square-foot modular home.

Zoning Issue: *Development within 100 feet of a stream.*

The board issued a negative environmental declaration. The APA found the project non-jurisdictional, and Essex County found no countywide impact. No public comments or communications were received.

OLD BUSINESS

Fischman, 20 Forest Bay Road North, Site Plan 07-26: DeFranco presented updated landscaping, shoreline buffer, and stormwater plans. The project will retain two shoreline pines, move the patio farther from the lake, add native plantings and rain gardens, and reduce impervious surfaces. The stormwater system is expected to capture 75% to 80% of the water currently entering the lake.

The board unanimously approved the application, conditioned upon adding three larger shoreline shrubs,

PLANNING BOARD, CONT'D

scarifying and aerating soil beneath removed pavement, and ensuring all submitted information is accurate and complete.

Regan, 7929 Lakeshore Drive, Site Plan 06-26:

The house will meet front and side-yard setbacks, the driveway will be shortened, and no wetlands or vegetation near North Brook will be disturbed.

The board unanimously approved the application, conditioned upon shortening the driveway by ten feet and installing construction fencing around the septic system.

NEW BUSINESS

Brown, 23-29 Abenakis Drive, Variances 04-26, 05-26, and 06-26:

The applicants requested three after-the-fact variances for rock walls omitted from the approved plans. *Zoning Issues: Removal of shoreline vegetation; walls within the shoreline setback; development within 100 feet of the lake without site plan approval; and a wall exceeding four feet.*

The board unanimously issued positive referrals for Variances 04-26 and 05-26, conditioned upon a 15-foot shoreline buffer and a continuous two-foot-wide native planting buffer in front of both walls.

The board issued a positive referral for Variance 06-26, conditioned upon plantings covering at least 50% of the wall's height. The vote was (4-1), with Vogel opposed.

OTHER BUSINESS

Kirchberger will provide five missing town code appendices.

Bullock asked why her lot-line adjustment was not on the agenda. Powell cited unreadable surveys, unclear acreage and dimensions, and an incomplete APA review. Bullock was advised to work with Kirchberger.

Kirchberger distributed a revised Luke Ventures LLC drawing showing the building moved farther into the bank. The proposal will be considered at a future meeting.

This article was written by the editor of The Hague Chronicle from draft minutes of the Planning Board.

TOWN BOARD - 7/14/2026

Present were Board Members Jack Bast, Maureen Cherubini, Edna Frasier, and Lara Smith and Supervisor Josh Patchett. Also present was Deputy Town Clerk Amanda Peterson. Town Clerk Kim Coffin was absent.

Ginger Kuenzel discussed the town's comprehensive plan and potential development in the Lake George region. Jonathan Smith expressed concerns about invasive species in Lake George. Pat Hintze discussed goose waste on the town park beach.

REGULAR COMMITTEE REPORTS

Building/Grounds (Frasier/Patchett): Frasier thanked Hintze for decorating the visitor center for the Fourth of July.

Highway (Frasier/Cherubini): Work continued on the new highway building.

Museum/Historian (Bast/Smith): The Hague Historical Society (HHS) held its annual meeting on June 24th at the Hague Community Center. The program focused on the Hague Central School District from 1927 to 1979.

Kuenzel, who was named HHS president for another year, announced that *Loyalists in the North Country* will be presented on August 3rd at 7 pm at the community center.

Kuenzel read a letter from longtime summer renter Janet Drobinske, who included a \$250 donation and recalled buying a Hague School Raiders sweatshirt more than 50 years ago. She praised HHS and Hague's community spirit. (See Looking Back, page 10.)

Personnel (Bast/Cherubini): A vacancy remains on the Zoning Board of Appeals. ZEO Clerk Sarah Devers left after accepting a full-time university position in Florida. The town posted the vacancy and began interviewing applicants.

Recreation/Promotion/Youth (Smith): The Silver Camp program is going well. A reduced speed limit sign will be installed on Silver Bay Road.

Town Park/Beautification (Smith/Frasier): The board discussed using shotgun blanks, registered dogs, or other methods to discourage geese from gathering at the town park.

SAC (Bast): Hague submitted a rebuttal on July 2nd after New York State Office of Real Property Tax Services (ORPTS) staff recommended denying its request for a special equalization rate. Hague argued that the recommendation ignored significant distortions in the Ticonderoga Central School District (TCSD) tax base, including \$100 million in Sylvamo upgrades the town maintains are unassessed. Hague requested a Segment Special Equalization Rate for the 2026–2027 school year.

On June 12th, Hague filed a complaint with the New York State Office of the Comptroller seeking an investigation into four alleged systemic and legal failures by TCSD that the town believes have unfairly affected its taxpayers. The complaint and Resolution No. 103 of 2026 are available on the town website.

Six Hague residents attended the July 7th TCSD Board of Education meeting. Peter Carney discussed the Champlain Hudson Power Express project and a proposed change from a PILOT agreement to a Community Host Agreement. (CHA). Hague opposes the change because it could reduce the district's ability to collect payments if CHPE fails to meet its obligations.

Hague resident Miya Savage was introduced as the student representative to the board of education. Savage is a National Honor Society member and received two district awards that resulted in offers totaling \$88,000 in merit scholarships over four years.

COMMUNICATIONS AND PETITIONS

Event Pavilion: A public input meeting will be held on July 21st at 6 pm.

TOWN BOARD, CONT'D

Lake George Open Water Swim: The event will be held on August 15th. The town boat launch will be closed from 7 am to noon.

Steamer Dock and Hague Community Center: MacDougall and Mazin Contracting proposed \$1,150 to pressure wash and paint the steamer dock, \$980 to replace its staircase, and \$400 to clean the community center gutters. The town will provide materials and determine whether a permit is required.

Hague Food Pantry: Limited food availability from Warren County Connection has increased the need for community donations. The pantry accepts unexpired food and monetary contributions. Current needs are posted on the town website.

NEW BUSINESS

Assessment Settlement: Resolution No. 104 of 2026 unanimously authorized the settlement of property assessment cases filed by the Cartwright family as successors of the Hague Personal Residence Trust.

Military Flags: Resolution No. 105 of 2026 unanimously approved military flags for veterans who have owned and resided in Hague for at least five years, subject to an application and verification of community service.

BESS/PILOT Legal Services: The board unanimously retained Vincelette Law Firm to help ensure TCSD is included in PILOT discussions involving a proposed Battery Energy Storage System project in Ticonderoga. The estimated \$3,000 expense will be paid from the 2026 SAC budget.

Sewer Budget: The board unanimously increased the sewer department's medical insurance budget by approximately \$12,500 for Sewer District No. 1 and \$6,250 for Sewer District No. 2.

Highway Salt Storage Shed: Resolution No. 106 of 2026 unanimously adopted a SEQRA Negative Declaration after determining that the proposed shed would have no significant adverse environmental impacts.

Short-Term Rentals: Bast proposed revisiting the town's short-term rental regulations because the previous law was invalidated by a filing error. He suggested that the zoning enforcement officer and town attorney prepare a revised law addressing the former law's deficiencies.

Patchett said a new law should address health, safety, community character, and environmental concerns. Frasier supported forming a small drafting committee. The board requested an opportunity to review proposed changes before they are sent to the town attorney.

Smith said existing laws might address some concerns and requested information about the former law's costs and effectiveness.

Jami Jordan encouraged the board to continue addressing geese at the town park and requested information about the Essex County Industrial Development Agency's role in PILOT agreements.

The next Hague Town Board meeting will be held on **August 11, 2026, at 6 pm.**

This article was written by the editor of The Hague Chronicle from draft minutes of the Hague Town Board.

AUGUST EVENTS CALENDAR

Summer activities continue throughout August with concerts, children's programs, and community events in Hague and Ticonderoga.

The Hague Wednesday Concerts in the Park series will conclude with performances at the Hague Town Park and Beach on **August 5th, 12th, 19th, and 26th.**

The Festival Guild Tuesday Summer Concert Series will continue at the Knights of Columbus Pavilion in Ticonderoga at **7 pm** on **August 4th, 11th, and 18th.**

The Festival Guild's free Children's Programs will be offered on Wednesdays at **10:15 am** on **August 5th and 12th** at the Knights of Columbus Pavilion.

The Ticonderoga Heritage Museum's Children's Workshop Series continues through **August 14th**, with programs held Wednesdays and Fridays from **9 to 10 am.**

Main Street Summer Socials will be held in downtown Ticonderoga on Sundays, **August 9th and 23rd.** ▣

CONCERTS IN THE BARN AT BROOKWOOD RV RESORT

This summer, there will be FREE Saturday night concerts that are open to the public in The Barn at Brookwood RV Resort at 133 State Route 9N in Ticonderoga. Parking is off Bull Rock Road.

There will be a cash bar for drinks/snacks including beer, wine, water, soda, and snacks. Bring a chair. Please, no outside food or beverages.

Saturday, August 8, 2026, 6 to 8 pm: *Barkeater*

Saturday, August 15th, 6 to 8 pm: *Eric Peters*

Saturday, August 22nd, 6 to 8 pm: *Adirondack Song Dogs* ▣

HAGUE CHRONICLE NEWS:

Please send all news items to Editor Bobbi Bryant Taylor at: editor@thehaguechronicle.org.

SOUNDINGS

DIED: Richard F. Kingsbury, 84, of Petaluma, CA and Hague, NY on November 16, 2025, peacefully at his Petaluma residence from heart complications, with his wife by his side.

He was born in Meadville, PA to Ernest and Rose Kingsbury.



Richard earned a BS and a Masters in Mechanical Engineering from Cornell University. His professional career involved starting up two electronics businesses, Litronix and Optomicronix. Litronix was one of the earliest high-tech companies in what later became known as Silicon Valley. An entrepreneur, engineer, and a man with solid ideas, he showed himself to be an innovator, earning a patent on the face of the first flat calculator. He was also an exceptional manager.

Richard began to visit Hague as a child, where their family summer cottage was built in 1947. He visited as often as he could, and spent entire summers in Hague following his retirement. He was involved in the Forest Bay Association.

Richard Kingsbury was a loving family man, an engineer, an avid golfer, and a lifelong athlete.

He played four varsity sports in high school and, in college, he played football, baseball, and ran track. After college, he took up golf in earnest and played into the last year of his life.

He was preceded in death by his parents, Rose and Ernest, his first wife, Ann, and by his sister, Barbara.

He is survived by his sister, Rosemary Kahn, his wife Winnie, and his six children: Marion Miller (Ron), Laura Rime (Nelson), Jennifer Pugh (John), Eva Rendle (Todd), John Kingsbury (Kay), and Paul Kingsbury (Dilara).

He was blessed with 16 grandchildren and one great grandchild. Richard was

a devoted and loving father, grandfather, and husband. He centered his career and his adult life around his family.

Donations in Richard's memory can be made to your favorite charity or to St. Vincent High School, 849 Keokuk Street, Petaluma, CA 94952 at <https://www.svhs-pet.org/>.

DIED: Ann Pfeiffer Barber, 89, formerly of Buffalo, Silver Bay, and Shelburne, Vermont, on January 14, 2026.

Ann and her husband, John C. Barber Jr., built a rich life together and enjoyed many years at their cherished home in Silver Bay. She was an active member of Putnam United Presbyterian Church in Putnam, NY, generously contributing her time and talents.

An avid gardener and award-winning master flower arranger, Ann enhanced the gardens and buildings of the Silver Bay Association. She was also a member of the Stitcher's Guild in Buffalo, where her creative needlework earned multiple awards. As a dedicated Girl Scout leader, she inspired countless young girls.

Her warmth, creativity, and commitment to family, faith, and community will be deeply missed by all who knew her.

Ann was predeceased by her husband, John.

She is survived by her daughters, Elizabeth Marderosian (John), Kathryn "Katie" Barber (Jim Lawler), and Christina Riccardi (David); and grandchildren, John C. Marderosian, Eliza Lawler, Max Lawler, Nicholas C. Riccardi, and Gavin Riccardi.

In lieu of flowers, donations may be made in Ann's memory to the Silver Bay YMCA at <https://silverbay.org/donations/>. ■



SILVER BAY HAPPENINGS

August 2, 2026, The Joe Halm Sunrise Mountain Run, a one-mile race, which gains 940 feet from start to finish. There will be awards for the fastest male, female, and child under 12. Meet at the Inn Circle. **Registration is 1 to 1:30 pm, walkers start at 1:30 pm and runners start at 1:50 pm.**

August 2nd, 3 pm — The Peter Neal Memorial Softball Game at North Field

August 8th — Annual Meeting (check <https://silverbay.org> for time, not posted yet)

August 14th and 15th, 7:30 pm — Evening of Dance featuring dancers from the most renowned professional institutions across the country

August 20th — *Gramercy Brass* will perform a free children's concert at **10 am** and an evening concert at **7:30 pm**. Classics and Jazz for brass and more.

August 27 at 7:30 pm — *The Dons*, an acoustic duo playing ballads, bops, and broadsides

Freewill donations will be taken at the door of the **August 20th** and **August 27th** concerts. Suggested donation is \$10 - \$20. All proceeds go toward the preservation and maintenance of Grace Memorial Chapel.

Grace Memorial Chapel has outstanding acoustics, beautiful stained-glass windows, and a vibrant history since 1884. The chapel was designed by William Tuthill, who was the chief architect of Carnegie Hall in New York City.

SUMMER LECTURE SERIES CONTINUES

Monday, August 3rd, 7:30 to 8:30 pm, Morse Hall, Dr. Natalie Venon and the Miliare Group, *The Truth About the 401(k): Setting Up Your Retirement for Long-Term Success*

Tuesday, August 4th, 7:30 to 8:30 pm, Morse Hall, Bob Lewis, *The Battle of Valcour Island on Lake Champlain*

Friday, August 7th, 7:30 to 8:30 pm, William Boyd Center Conference Room, Brian Mann, NPR Journalist, *Reflections on Journalism*

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SAC UPDATE, CONT'D

the Champlain Hudson Power Express (CHPE) cable project's Payment in Lieu of Taxes (PILOT) Agreement. The proposal would replace the PILOT with a Host Community Agreement (HCA). Hague opposed the change because the agreements are governed by different laws, potentially affecting the TCSD tax levy.

Concerns about CHPE's financial health have increased. On July 17th, Hague again urged all parties to reject the HCA based on the following:

- Since commercial operation began, CHPE operated during only parts of 11 of 64 days. Its Capacity Factor was below 6.5%, compared with the planned 95%.
- CHPE lost more than \$168 million in Tier IV Renewable Energy Credit revenue because it failed to operate as planned.

If losses continue, CHPE could seek relief from its HCA obligations. Reduced payments could affect town and school budgets, while taxing jurisdictions would have fewer options than under a PILOT if CHPE failed to pay. Services and school programs could face cuts, leaving taxpayers to replace the revenue. Hague strongly urges all parties to reject the change.

Complaint to the Comptroller

On June 12th, Supervisor Patchett submitted a formal complaint to the New York State Office of the Comptroller seeking an investigation and corrective action concerning four serious system-wide and legal failures by TCSD. Hague believes these failures unfairly changed the division of the school tax levy, causing its taxpayers to pay more than their fair share. As of press time, the town had received no response.

Potential BESS Project and Resulting PILOT

Brookfield Corporation and New York State are considering a \$100 million Battery Energy Storage System (BESS) project in Ticonderoga. Although local opposition appears widespread, 38 of 39 similar New York projects are moving forward. If the project

proceeds, a PILOT agreement involving Ticonderoga and TCSD is likely.

If fully taxable, the project would pay approximately \$800,000 annually in school taxes. Because Hague belongs to TCSD, another poorly negotiated PILOT could affect its taxpayers for many years.

Past records show that Ticonderoga and TCSD have not effectively negotiated energy-related PILOT agreements. On September 10, 2024, the Hague Town Board approved Resolution #91 of 2024 requesting cooperation on future agreements affecting Hague taxpayers. Neither has cooperated.

Hague is considering formally demanding participation in all discussions, negotiations, and decisions concerning a BESS PILOT affecting Hague residents or TCSD taxpayers.

Board of Education (BoE)

The Board of Education's August meeting will be held **Tuesday, August 18th, at 5 pm** in the high school cafeteria. Please note the earlier starting time. Hague residents are strongly encouraged to attend. The division of the school tax levy between Hague and Ticonderoga will be announced. ▣

LGLC HIKE-A-THON A SUCCESS



More than 850 people participated in the 2026 Lake George Land Conservancy Hike-A-Thon in guided hikes, paddles, a wooden boat parade, and virtual excursions. Survey responses were overwhelmingly positive, with 98% likely to participate again. The 15th Annual Hike-A-Thon will be held **July 5, 2027**. Registration opens **March 1, 2027**. ▣

SILVER BAY HAPPENINGS, CONT'D

Monday, August 10th, 7:30 to 8:30 pm, Morse Hall, Dr. Natalie Venon and the Miliare Group, *Beyond the 529B: Optimizing Your Child's Financial Future*

Tuesday, August 11th, 8 to 9 pm, Morse Hall, Rob Fischer, *Journey to Costa Rica, Panama, and the Panama Canal*

NATURE SERIES LECTURES

On **Thursday, August 6, 2026 from 7 to 8 pm** at the Watson Arts Center in Silver Bay, Noah Chirnomas will present *The Islands of Lake George*.

The Islands of Lake George, a new book by author Noah Chirnomas, reveals the rich history of the 125 named islands on the lake. He spent three years poring through archives at museums and libraries, as well as the private collections of locals, in an effort to piece together long-forgotten history of the lake's beautiful islands.

During this slideshow presentation filled with photographs, newspaper clippings, and artwork, Noah will share the stories of how he uncovered his most interesting historical finds. He'll discuss topics including: Who did King George III deed an island to? Which island did Georgia O'Keeffe include in a painting? On which island did a Nobel Prize winner live? How did a relaxing day trip to an island lead to a massacre during the American Revolution?

Noah is also the author of *Dome Island: Forever Wild on Lake George*.

On **Thursday, August 13th from 7 to 8 pm** in the Watson Arts Center, The Adirondack Center for Loon Conservation will present a program on one of the Adirondacks' most iconic birds: the Common Loon. Participants will learn about their unique behaviors, incredible migrations, and the important work being done to protect and monitor loon populations across New York. ▣

DARRIN CHARITABLE TRUST AWARDS \$50,000 TO TCELC

The Margaret A. Darrin Charitable Trust has awarded Silver Bay's Ticonderoga Community Early Learning Center (TCELC) a \$50,000 grant to support the operation of the facility.



The TCELC is currently serving 52 children ages six weeks to five years with its high-quality, community-based, curriculum-driven early learning center. The center aims to fill a critical gap in early childhood services and empower working families through reliable care and school readiness programs.

In 2025, when a state-wide childcare crisis emerged, Silver Bay YMCA, in collaboration with local leaders, and residents, mobilized private philanthropy to ensure the TCELC could remain open. Together, more than \$250,000 was raised to support scholarships and offset the funding shortfall left by delayed state reimbursements.

To this day, state childcare funds remain insufficient to meet ongoing operating expenses.

"We are extremely grateful for the support the Margaret A. Darrin Charitable Trust has shown us. Early learning centers are not only beneficial for the development of young minds, but reliable childcare is essential for local employers. Silver Bay takes immense pride in the fact that by offering childcare services, we are in return supporting healthcare providers, schools, manufactures, hospitality businesses, and small businesses throughout southern Essex, northern Warren, and northern

Washington counties," stated Silver Bay YMCA CEO Lucas Callahan.

Michael Hanifin, the executive director of the Margaret A. Darrin Charitable Trust wrote in the award letter, "It is the mission of the Margaret A. Darrin Charitable Trust to utilize the power of giving to empower and transform the lives of those facing extraordinary adversity. We are happy to partner with, and assist you in your important mission of providing reliable and affordable childcare to those in need."

To learn more about the TCELC or to make a donation, visit silverbay.org/early-learning-center/ or call 518-585-7433. ■

NEWS FROM THE LAKE GEORGE ASSOCIATION

by LGA board member and Hague resident Ginger Henry Kuenzel

Floating Classroom: The LGA's ever-popular Floating Classroom will be coming to Hague on **August 3, 2026**. This trip is a great way to learn more about the lake through a hands-on, interactive experience. Click [HERE](#) to learn more and to purchase tickets for this trip or others leaving from locations in the south basin.

Grants for property owners on Lake George: Stormwater runoff and failing and aging septic systems are two of the leading threats to Lake George's water clarity and ecological health. The Lake George Association (LGA) offers grants to help property owners make improvements that reduce pollution and protect water quality. Click [HERE](#) to apply for up to \$10,000 for stormwater mitigation projects. Click [HERE](#) to apply for up to \$10,000 for septic replacement or repairs.

LGA annual meeting: For anyone interested in learning more about the protection of Lake George and the challenges facing bodies of fresh water everywhere, you won't want to miss the LGA's 2026 Annual Meeting on **Saturday, August 8, at 10 am** at the Fort William Henry Carriage House. This free event, which is open to the public, will feature the following:

1. CEO Dr. Brendan Wiltse will outline the LGA's recently released 2026 to

2030 Strategic Plan, with its science-driven approach to protecting Lake George water quality. He and Lake George Waterkeeper Chris Navitsky, PE, will also highlight LGA-funded projects and partnerships across the Lake George watershed.

2. New York State Department of Environmental Conservation (DEC) Commissioner Amanda Lefton will talk about what New York is doing to protect Lake George and other freshwater bodies throughout the state.
3. Dr. Peter Gleick, author and co-founder of the Pacific Institute and a leading voice on freshwater resources, sustainability, and water policy, will talk about the challenges facing fresh water systems and the role of science and policy in protecting clean water. Pre-registration is strongly encouraged. Click [HERE](#) to pre-register.

Harmful algal blooms (HABs): While the HAB threat to Lake George is currently low, we need to remain vigilant. As temperatures rise, nearby water bodies, including Lake Champlain, are already experiencing toxic cyanobacteria. Click [HERE](#) to learn more about HABs, what the LGA is doing to address this issue, and how you can identify a HAB.

Leadership and staff announcements: Bill Creighton, a member of the LGA board since 2015, has been named Chair of the Board of Directors. He succeeds Dr. John E. Kelly, III, who will continue to serve on the board. Megan Seeley has joined the LGA as Membership & Development Manager. Megan will lead member and donor engagement initiatives, support annual giving and sponsorship programs, and coordinate fundraising events.

LGA GALA: The 2026 LGA Gala drew nearly 400 guests to The Sagamore Resort on July 10th and has reported that it raised a record \$600,000. Proceeds will support the LGA's scientific research and projects protecting Lake George. Longtime board member Ike Wolgin was posthumously honored with the Killeen Lake Protector Award. ■

LOOKING BACK

by Ginger Henry Kuenzel, president,
Hague Historical Society



The Hague Historical Society recently received a heartfelt letter and donation to support our work. The writer, a frequent visitor to Hague for decades, had such extraordinary words of praise for our town and its people that we wanted to share the letter with all of you. She told a great story about a Hague Raiders sweatshirt of yesteryear. But even more importantly, she summed up beautifully what she and so many people recognize: Hague is indeed a very special place.

Local history is a precious commodity worth preserving before it is lost forever. Congratulations on the fine work you are doing to sustain and expand the rich history of Hague and its people. There is no small town in all the world that is dearer to my heart than Hague, having spent so many joyous summer days (and the occasional fall, winter, and spring ones) in its midst. Our family did not have the good fortune to reside there, even seasonally, as we were "serial renters," coming for a few weeks a year for the better part of a century. We deeply admired your setting, your history, your welcoming ways, and your pride in your community, particularly for the Hague Central School, which you are highlighting in 2026.

For many years, carefully tucked away in my home, was a mint-condition grey and red Hague Raiders sweatshirt, circa 1977-78 that I wished I still possessed so that I could send it to you—if only to keep your mannequin warm in between exhibits. Nearly 50 years ago, I bought it from the Hoyts in the Hague Market. I ran into a childhood friend from Hague just outside the store, and I held it up with a smile. "Please don't wear that if you're not from here," my friend said quietly. He was always kind, he was always candid, and this moment did not change that. We don't

often recall the exact moment our eyes are opened, but this statement was indelible—even when first absorbing the words, my naivete became apparent. This place, so important and so memorable to millions of visitors, is your home, and you are right to take a protective pride in it. While tourist dollars are an economic boon to the lake region, we tread on your turf, literally and figuratively, when spending them. We are, for lack of a better term, a necessary nuisance. So many of us who deeply love Lake George and Hague feel they are forever a part of who we are, but we cannot be a part of them in any real sense. This special place and the memories of its school and other sacred spaces belong to you who have spent your lives here.

Well, back to the sweatshirt I never wore, not even once. A few years ago, the research institute where I work hosted some visitors from The Hague, Netherlands. I mentioned to our guests that there is a beautiful lakeside hamlet in upstate New York named Hague. They hadn't heard of it but were very intrigued when I happened to mention that the sports teams from Hague's now-defunct school were the Hague Raiders. It seems there had been an American-style football team in The Hague known as the Hague Raiders, which one of the visitors had followed. The next day, on a whim, I gave my Hague Raiders sweatshirt to him. I emailed him yesterday to see how he was doing and if he still had the sweatshirt (I wasn't going to ask for it back, no fear). He replied that their elderly cat had taken a liking to it and often slept in its folds, and one day slept there forever. My Hague Raiders sweatshirt is now buried in a garden in The Hague Netherlands, sheltering a beloved family pet. I'd like to think my old friend would approve. Before closing, I must share how deeply grateful I am that I was able to spend some of the happiest days of my life in your beautiful corner of the world.

Thank you.

Janet Drobinske

AUGUST 2026 PROGRAMS AT THE DFI

The August lecture series at the Darrin Freshwater Institute (DFI) features three programs exploring Lake George history and ecology:

On **August 3rd**, author Noah Chirnomas will discuss the history and mysteries of Lake George's islands, followed by a book signing.

On **August 10th**, SUNY Cobleskill researchers Andrew Gascho Landis and Abbie Gascho Landis will examine freshwater mussels, their ecological importance, threats to their survival, and conservation efforts.

On **August 17th**, RPI lecturer Jeremy Farrell will present findings from the ALGAE project, which studied 100 sites to identify the conditions influencing nearshore algal growth in Lake George. ■

HAGUE 4TH QUARTER HONOR ROLL

Grade 2: 100 Club and High Honors -
Charleigh McLaughlin

Grade 4: High Honors - Anniah May

Grade 5: Honors - Elizabeth Gargan and Jackson Porter

Grade 6: Honors - Traeh Andersen and Liam Scoville

Grade 7: First Honors - Noah Mydlarz and
Maddison Smith

Grade 9: First Honors - Elena DeFranco

Grade 10: First Honors - James DeFranco

Grade 11: First Honors - Zebulon Denno, Brady Mydlarz,
and Kaiden Smith
Second Honors - Breyten Andersen

WHAT'S HAPPENING AT THE FORT

Fort Ticonderoga is entering August on extraordinary momentum. Named the *Best Living History in America* for the nation's 250th anniversary by *USA Today 10 Best* and recognized by *The New York Times*, *Travel + Leisure*, *Smithsonian Magazine*, and *Fodor's*, the site is welcoming record-breaking visitation this summer as REAL TIME REVOLUTION® brings the fight for independence back to life — in real time, on the ground where it happened, 250 years later to the day.

For families planning late-summer visits, Fort Ticonderoga now unveils its signature Heroic Corn Maze, alongside a full season of immersive programs, premium experiences, and daily adventures running through October 25.

"Two hundred and fifty years ago, the Continental Army held the line for liberty on this landscape," said Beth L. Hill, President and CEO of Fort Ticonderoga. "This summer, we are honoring that stand with the most ambitious season in our history — and we are just entering its summer peak. Our REAL TIME REVOLUTION® programming, boat cruises on Lake Champlain, the Heroic Maze, and our new premium experiences give families of all ages a truly extraordinary reason to visit Fort Ticonderoga this August and fall."

NEW IN 2026: The Heroic Corn Maze

Open now and running through October 25th, the 2026 edition of Fort Ticonderoga's beloved Heroic Corn Maze features an entirely new design built around six incredible stories of heroism and epic journeys from 1775 and 1776 — from covert scouting missions to Montreal to the legendary Noble Train of Artillery to Boston. The six-acre maze is divided into two phases for visitors of all ages, with Maze Quest challenges woven throughout. Use your knowledge of Fort Ticonderoga's history to find your way — and discover a new story at every turn. Open Tuesday through Sunday, 9:30 am to 5 pm.



REAL TIME REVOLUTION® — The Fight for Independence, Happening Now

Fort Ticonderoga's landmark public history initiative REAL TIME REVOLUTION® recreates the specific events of the American Revolution on their exact dates, in the exact locations they unfolded — 250 years later to the day. Programming runs through 2027 and includes: **August 29 – 30 — Fleet & Fortification: The Science of Defense:** Watch American troops outfit armed vessels on Lake Champlain while soldiers fortify strategic locations throughout the Fort Ticonderoga camp. ■

SUPPORTING THE HAGUE CHRONICLE: You can make a tax-deductible donation to *The Hague Chronicle* any time **HERE**. Our all-volunteer staff thanks you for the encouragement and the support you provide! We couldn't do it without you!

THE HAGUE CHRONICLE is a monthly news journal, which has been published by volunteers since January 1972. Current board members are Taylor, Quinn, McDonough, Schaffer, (see below) and Paul Budd.

Please send all news items and Soundings to editor@thehaguechronicle.org by the 20th of the preceding month. Please send any comments to publisher@thehaguechronicle.org.

Publisher/Editor: Bobbi Bryant Taylor
Layout Editor: Chris Quinn
Secretary: Mike Kowalsky

Treasurer: Charlene Schaffer
Staff: Claire Best, Carolyn Hoeschele, and Maureen Iannuzzi

LGLC 2026 PROGRAMS, CONT'D

The LGLC Discovery Series continues on **August 8th from 9 am to noon**, when participants will hike up the Pinnacle Trail with a naturalist and learn about the geology of the Adirondacks and the Lake George basin. They will find out what happened in the geologic past to create the beautiful scenery we see from the lookout. Three miles total. Free. More info **HERE**. ■

FARMERS MARKET

The Ticonderoga Area Farmers Market will feature two special themed events in August 2026:

August 8th: History Speaks

August 22nd: A Kids' Pirate Party ■

TI HERITAGE MUSEUM CHILDREN'S PROGRAMS

Wednesday, August 5, 2026—

KABOOM ART – Create a fireworks display on paper.

Friday, August 7th— THE WIDE, WIDE WORLD OF STAMPS — participants will discover the world of stamps and place examples on a map.

Wednesday, August 12th*— DREAM WEAVER — Design your own dream using the materials provided in the kit.

Friday, August 14th*— PATTERNS, PATTERNS EVERYWHERE — Create a montage art piece by choosing different objects around your home and do a crayon rubbing of several for your artwork.

*Grab and Go" projects. Kits with materials and directions will be available in the Museum Gift Shop anytime during the week of August 10 through 14.

This program is partially supported by funds from:

- The Statewide Community Regrant Program, a regrant program of the NY Council on the Arts and administered by the Adirondack Center for the Arts
- Stewart's Holiday Match Program
- The Sylvamo Giving Program ■

THE HAGUE CHRONICLE

PO Box 748
Hague, New York 12836-0748



ALL THE NEWS THAT FITS WE PRINT



AUGUST

August 2026

1	<i>The Hague Chronicle</i> published	8 – 9 pm	<i>Journey to Costa Rica, Panama, Canal</i> at Silver Bay
	<i>Dan Rabineau</i> at Farmers Market	9 – 10 am	Ti Heritage Museum Child Pgm. – <i>DREAM WEAVER</i>
	<i>Holy Roller</i> at Silver Bay	10:15 am	Festival Guild Children's Pgm.
2	Joe Halm Race at Silver Bay	6 – 8 pm	Hague MIP – <i>Hodgepodge</i>
	Peter Neal Softball Game at Silver Bay	noon	Seniors to Old Fort Museum
3	LGA Floating Classroom in Hague	noon - 6 pm	Main Street Summer Social in Ti
	<i>The Truth About 401ks</i> at Silver Bay	7 – 8 pm	<i>The Common Loon</i> at Silver Bay
	Noah Chirnomas at Darrin Institute	9 – 10 am	Ti Heritage Museum Child Pgm. – <i>PATTERNS</i>
4	Ti Fest Guild – <i>Get Up Jack</i>	7:30 pm	<i>Evening of Dance</i> at Silver Bay
	<i>The Battle of Valcour Island</i> at Silver Bay	15	9 am – noon
5	Ti Heritage Museum Child Pgm. – KABOOM ART	6 – 8 pm	<i>Storm Windows</i> at Farmers Market
	Festival Guild Children's Pgm.	7:30 pm	<i>Eric Peters</i> at Brookwood RV
	Hague Music in the Park (MIP) – <i>Loose Monkeys</i>		<i>Evening of Dance</i> at Silver Bay
	LGLC – <i>Hotels of the Narrows</i>	17	7 pm
6	Seniors to Minne Ha-Ha		<i>Algae</i> at Darren Institute
	Hague Planning Board Mtg.	18	5 pm
	<i>The Islands of LG</i> at Silver Bay		BoE Meeting in Ti
7	Ti Heritage Museum Child Pgm. – STAMPS	7 pm	Ti Festival Guild – <i>Gold Dust Gypsies</i>
	<i>Reflections on Journalism</i> at Silver Bay	19	6 - 8 pm
8	Silver Bay Annual Mtg.		Hague MIP – <i>Storm Windows</i>
	LGA Annual Mtg.	20	10 am
	Ti Farmers Mkt. – <i>History Speaks and Jim Shaw</i>		<i>Gramercy Brass</i> Children's Concert at Silver Bay
	LGLC Pinnacle Trail hike	6 pm	Hague Zoning Board of Appeals Mtg.
	HVFD fundraiser	6 pm	September deadline for <i>The Hague Chronicle</i>
	Main St. Summer Social in Ti	7:30 pm	<i>Gramercy Brass</i> Concert at Silver Bay
	<i>Barkeater</i> at Brookwood RV	22	9 am – noon
	<i>Jammy Buffet</i> at Silver Bay		Farmers Market – Kid's Pirate Party – <i>Barkeater</i>
10	<i>Freshwater Mussels</i> at Darren Institute	6 – 8 pm	<i>Adirondack Song Dogs</i> at Brookwood RV
	<i>Beyond the 529B</i> at Silver Bay	8 pm	<i>Kindred Valley</i> at Silver Bay
11	Hague Town Board Mtg.	25	noon
	Ti Festival Guild – <i>Across the Pond</i>		Seniors Annual Picnic
		26	6 – 8 pm
			Hague MIP – <i>Rich Ortiz</i>
		27	5:30 pm
			LGLC – <i>Black Bears</i>
		29	7:30 pm
			<i>The Dons</i> concert at Silver Bay
			Fleet & Fortification: Science of Defense at Ft. Ti
		9 – noon	<i>Hank Bisner</i> at the Farmers Market
		8 pm	<i>Reese Fulmer & Carriage House Band</i> at Silver Bay