

# CHESTERTOWN



## History

The main settlement of the Town of Chester was known as Chester Four Corners, or simply Four Corners. Two log taverns, both on property owned by B. Eaton, were the earliest buildings at the Corners. Later, when the post office was established this settlement became known as Chestertown to distinguish it from Chester in Orange County, New York.

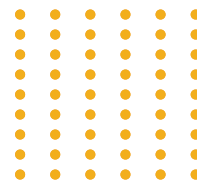
At first, most settlers of the area were farmers, although some farms were men with special skills – millers, blacksmiths, carriage makers, tinsmiths, and shoemakers. To clear the forests, trees were cut and much of the hardwood was used in the making of potash. Families raised sheep to feed and clothe their families during this time period. Carding mills and tanning were later developments of these early needs.



After the Civil War, the town supported dressmakers, milliners, watch tinkers, tailors, and clothiers who sold ready-made clothing. The livery stables, which were numerous, gave way in the turn of the century to garages for the new-fangled automobiles.

Today, its main street is home to many small businesses, a couple restaurants, as well as a grocery store, pharmacy, health center, and more.

Current land use consists mainly of residential and commercial activities on Main Street within the core of the hamlet, with more vacant and residential lots as you go towards the hamlet boundary.



# CHESTERTOWN



## Planning Context

In 2002, the Town of Chester updated their **Master Plan** and included by Resolution updated Goals & Objectives. The Resolution includes a vision statement for Hamlets within the Town of Chester:



"THE HAMLETS of our Town are encouraged to improve in appearance to reflect the positive qualities of small town life. To best accommodate the needs of our residents and visitors, the commercial areas should be kept centralized and accessible. The commercial corridors, the hamlet entrance, and the residential areas should given special attention to counter the affect the age, neglect, and economic erosion. Association, societies, and organizations should be encouraged to take an active role in the Town's programs both in planning and implementation. The boundaries of the hamlets could be expanded to allow for physical growth. Low income housing should be made integral to any plan for hamlet improvement" (Pg. 1).

The Resolution includes General recommendations and recommendations based on the existing zone districts. The Hamlet Residential and Commercial recommendations primarily focus on seeking to expand the boundaries of the hamlet where services are available, although encouraging commercial development within the hamlet is stated as a priority (Pg. 3).

The Town of Chester zoning for hamlets corresponds with the APA Land Use Classification boundaries. The Hamlet Zone district in the Town of Chester permits single-family residences and accessory uses by right with a zoning permit, while two-family or multi-unit dwellings and certain commercial uses are allowed subject to site plan review.

# HAMLET OF CHESTERTOWN

Town of Chester



Population: ~500\*<sup>1</sup>

Land Area:  
776 acres



Major Roads:  
NYS Route 8 &  
NYS Route 9

No major  
waterbodies



Median<sup>3</sup>  
household  
income: \$65,050

Median value of a  
single  
family home:<sup>4</sup>  
\$212,000



Housing Units: 280

295



Parcels with Septic

0



Parcels with Public  
Sewer

79

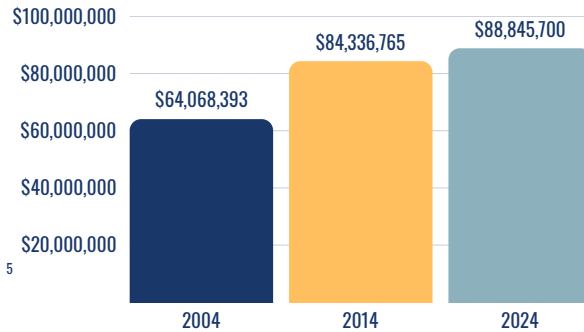
Vacant  
Parcels  
221.6

Adirondack Park Agency  
Approved Local Land  
Use Plan?

Yes

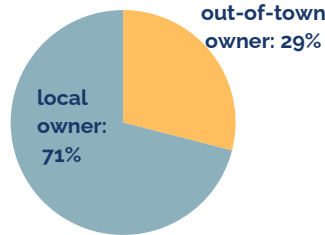


Full Market  
Value of  
All Parcels in  
Hamlet  
2004-2024  
adjusted for  
inflation<sup>5</sup>

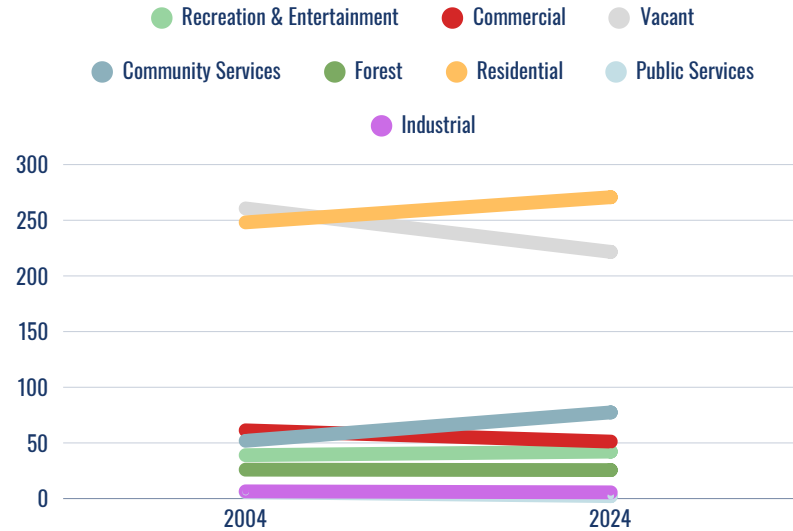


Housing Median Year  
Built: 1959<sup>4</sup>

Parcel  
Ownership



Acres by Land Classification 2004-2024<sup>2</sup>



## Community Services



Chestertown  
Post Office



North Warren Central  
School District



Chestertown/North  
Warren  
Fire and EMS



Chester Public  
Library



Tops  
Friendly Markets



Walgreens



Chester-Horicon  
Health Center



Sewer District



Water District



Sidewalks



Streetlights



Chester Municipal  
Center Park



~2 miles of  
Trails



Chester  
Dog Park



No Community  
Garden

<sup>1</sup> population is estimated from 2020 decennial census. Census block boundaries do not align with hamlet boundaries so a best estimate was made based on building locations. <sup>2</sup> Land use averages are based on property class and do not include public rights of way. <sup>3</sup> ACS, 2023 5-year estimate for block group in which majority of the hamlet falls. <sup>4</sup> Data from NYS Real Property System, 2024 tax roll. Median year built and median value do not include mobile homes. <sup>5</sup> Data from NYS RPS, 2004, 2014, and 2024 tax rolls. Adjusted for inflation.

# HAMLET OF CHESTERTOWN

Parcel Boundaries

Hamlet Boundary

## Land Classifications

Large Commercial

Community Services

Industrial

Public Recreation Lands

Public Services

Recreation and Entertainment

Residential

Vacant

## Community Facilities

a Hudson Headwaters Health Network - Chestertown

b Grocery Store - Tops

c Warren County Sheriff's Substation

d New York State Police

e Town Hall - Town of Chester

f United States Postal Service - Chestertown

g Church of the Good Shepherd

h St. John the Baptist Catholic Church

i Community Methodist Church of Chestertown

j Gas Station - Chestertown Mini Mart

k Faith Bible Church

l Chestertown Volunteer Fire Department

m North Warren Emergency Squad

n North Warren Central School - outside hamlet

o Gas Station - Stewart's Shops

p Dollar General

q Pharmacy - Walgreens

r Arrow Bank - formerly Glens Falls National Bank

s Gas Station - Buckman's Family Fuel

t Hardware Store - Mountain Hardware

to Wevertown

to Brant Lake

to Warrensburg



0 500 1,000 2,000 Feet

