

NORTH CREEK

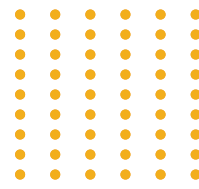
History

North Creek hamlet is located both within the Town of Johnsbury and the Town of Chester. A majority of the hamlet containing the downtown commercial core is located in the town of Johnsbury, with a smaller portion that crosses the Hudson into the town of Chester. Encompassing the intersection of State Route 28 with State Route 28N, North Creek was a bustling community and has been considered the primary location for commercial activity within the Town of Johnsbury.

Logging, farming, and hide-tanning were among some of the early industries of this area. More notably, North Creek was home to the original northern terminus of the Adirondack Railway. The addition of the railway enabled visitors from the city to visit Gore Mountain and skiing facilities. Despite the decline of the tannery industry, the railway and garnet mining in the area provided a continued economic base to allow for population growth in the hamlet. Churches were present, as well as a bank, hotel, hardware store, a dentist and attorney's office during this time.

Over the years businesses change hands and purpose, but the core of the community remains strong today. North Creek is home to the Johnsbury Central School, a library grocery store, pharmacy, fire station, post office, and parks.





NORTH CREEK

Planning Context

The APA designated hamlet of North Creek is contained both within the Town of Johnsbury and the Town of Chester.

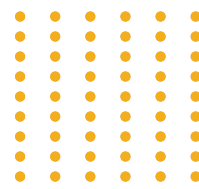
The Town of Johnsbury Comprehensive Update of 2025 recommends that the zoning code in the North Creek hamlet be updated to allow for the increased density of the sewer district to maximize economic growth, reduce the cost burden on rate payers, and to ensure that new development and economic opportunities are allowed by right (xi).

The Town of Johnsbury Comprehensive Plan of 2007 cites that there are significant opportunities for in-fill housing along existing streets and roads but also acknowledges that much of the land within the hamlet that is suitable for development may not be realistically available or accessible for development. Therefore, the potential would lie residential infill development along existing or new streets and cluster infill development (Pg. 55).

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 of age, neglect, and economic erosion. Associations, 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 the physical growth. Low income housing should be made integral to any plan for hamlet improvement" (Pg. 1).

The Resolution include 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).



NORTH CREEK

Planning Context, Continued

Within the Town of Johnsbury, the hamlet of North Creek contains the following zone districts:

Hamlet Residential (HR) - Principally permits single and two-family dwellings, accessory structures including guest cottages, and mobile homes. Requires site plan review or APA approval on multiple family dwellings/townhouses, and assisted living facilities/senior citizen housing development. Commercial uses are very limited within this district.

Hamlet Mixed Use (HX) - Principally permits single and two-family dwellings, accessory structures including guest cottages, and mobile homes. Requires site plan review or APA approval on multiple family dwellings/townhouses, and assisted living facilities/senior citizen housing development. Most commercial uses are permitted by site plan review or by special use permit.

Hamlet Business 1 (HB1) - Residential use is very limited within this district, only allowing for residential on the second or third story of a non-residential use by special use permit and a senior housing development by site plan review. Most commercial uses are permitted by special use permit.

Hamlet Business 2 (HB2) - Residential use is very limited within this district, only allowing for residential on the second or third story of a non-residential use by special use permit and a senior housing development by site plan review. Most commercial uses are permitted by special use permit.

Hamlet Public and Semi-Public (HP) - Residential uses that are permitted in this zone district by either site plan review or special use permit include multiple family dwelling/townhouse, assisted living facilities for seniors, and senior citizen housing development. Commercial uses are limited within this district.

There is also a Main Street Overlay District that lies entirely within the Hamlet Business 1 Zone District.

HAMLET OF NORTH CREEK

Towns of Johnsburg and Chester



Population: ~550 ¹

Land Area:
1736 acres

Major Roads:
NYS Route 28 &
NYS Route 28N

Major Waterbodies:
Hudson River

Median household income:³ \$58,516

Median value of a single family home:⁴ \$205,210

Housing Units: 473

542  Parcels with Septic

0  Parcels with Public Sewer (Public Sewer is in the works)

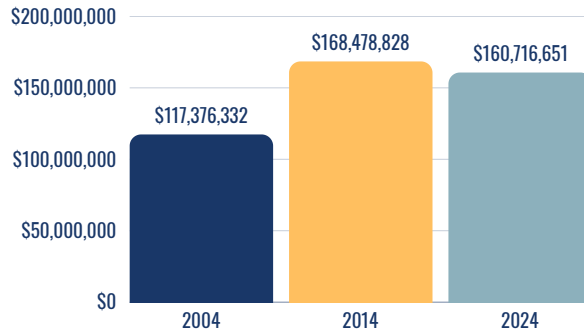
187

Vacant
Parcels
719.6 total acres

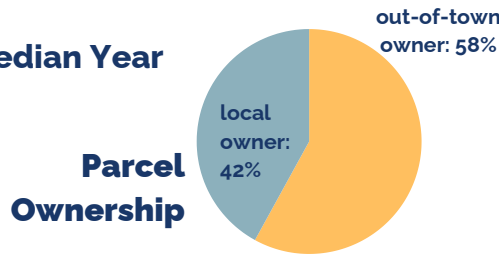
Adirondack Park Agency
Approved Local Land
Use Plan?

Yes 

Full Market Value of All Parcels in Hamlet 2004-2024 adjusted for inflation



Housing Median Year Built: 1974



Acres by Land Classification 2004-2024 ²



Community Services

-  North Creek Post Office
-  Johnsburg Central School District
-  North Creek Fire and EMS
-  Town of Johnsburg Library
-  Tops Friendly Markets
-  Walgreens
-  North Creek Health Center
-  No Sewer District (coming soon)
-  Water District
-  Sidewalks
-  Streetlights
-  Multiple Parks
-  ~2 miles of Trails
-  North Creek Dog Park
-  No Community Garden

¹ 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. ² Land use averages are based on property class and do not include public rights of way. ³ ACS, 2023 5-year estimate for block group in which majority of the hamlet falls. ⁴ Data from NYS Real Property System, 2024 tax roll. Median year built and median value do not include mobile homes. ⁵ Data from NYS RPS, 2004, 2014, and 2024 tax rolls. Adjusted for inflation.

HAMLET OF NORTH CREEK

Parcel Boundaries

Hamlet Boundary

Land Classifications

Large Commercial

Community Services

Public Recreation Lands

Public Services

Recreation and Entertainment

Residential

Vacant

Community Facilities

a Grocery Store - Tops

b Pharmacy - Walgreens

c United States Postal Service - North Creek

d Community Bank

e Braley & Noxon Hardware Store

f Town Hall - Town of Johnsburg

g Johnsburg Public Library

h Tannery Pond Community Center

i Johnsburg Central School

j Warren County Head Start

k North Creek Volunteer Fire Company

l North Creek Baptist Church

m Gas Station - Stewart's Shops

n Dollar General

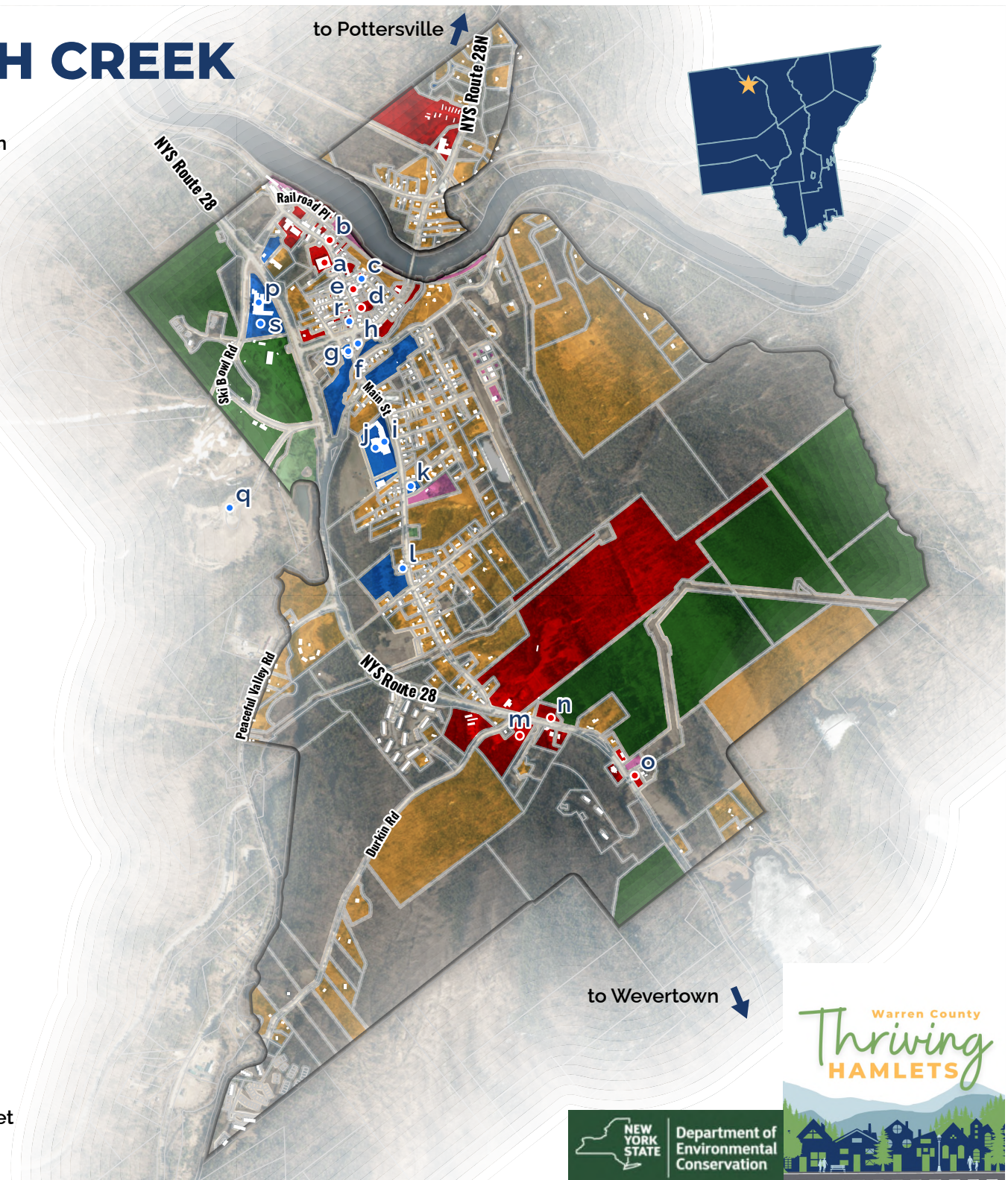
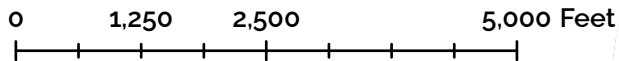
o Gas Station - Mobil

p Elderwood at North Creek Nursing Home

q Johnsburg Transfer Station

r St. James Church

s Hudson Headwaters Health Network - North Creek



to Wevertown ↓

