

POTTERSVILLE

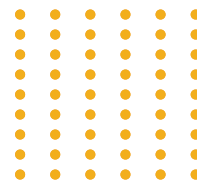
History

Pottersville was founded on March 25th, 1799 as part of the town of Chester, in northern Warren County. The post office in Pottersville was established on December 5th, 1839. The first post master was Joel F. Potter, which gave the hamlet its name.

In the years after the Civil War, Chester became a center for summer visitors and hotels and boarding houses sprung up to welcome them. Numerous summer camps were established for children and adults in and around Pottersville. The Wells House was built around 1845. It became known as a midway rest stop for travelers on their way to Schroon Lake. The Wells House offered fish dinners caught on Schroon Lake and venison from the surrounding forests. The hotel was frequented by "Summer Folks" from areas such as New York City, Albany, and Glens Falls. Cottages, colonies, and motels were added with the coming of automobile transportation.

Early economy centered on farming, lumbering, and tanning. Pottersville had a tannery, at various times known as Fraser-Major, Milton Sawyer, and Fay & Company, which later became a cider mill. A stage line operated by Waddell & Emerson ran daily from the Delaware & Hudson station at Riverside, through Pottersville, to the steamboat landing at the foot of Schroon Lake. The stage route ran east from Riverside and then north to Pottersville on all single-track dirt roads.

Today, Pottersville is a crossroads for travelers coming from North Creek or Schroon Lake, taking Route 9. The hamlet is in close proximity to the Natural Stone Bridges & Caves, a popular tourist attraction that features the largest marble cave entrance in the eastern United States. Pottersville is also home to a post office, restaurants, and a gas station.



POTTERSVILLE

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 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).

The Town of Chester zoning for hamlets corresponds with the APA Land Use Classifications. 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 POTTERSVILLE

Town of Chester



144



Parcels with Private or Community Septic

0



Parcels with Public Sewer

46

**Vacant
Parcels**

222.7 total acres

**Adirondack Park Agency
Approved Local Land
Use Plan?**

Yes



Population: ~235 ¹

Land Area:
784 acres



Major Roads:
I-87 & US 9



Major Waterbodies:
Schroon River



Median household
income: **\$81,875**



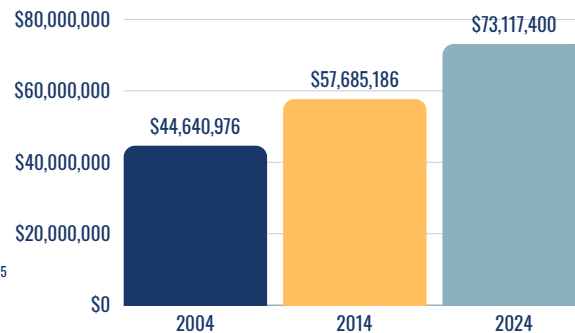
Median value of a
single
family home: **\$151,000**



Housing Units: **133**



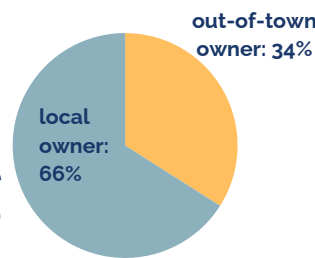
**Full Market
Value of
All Parcels in
Hamlet
2004-2024
adjusted for
inflation**



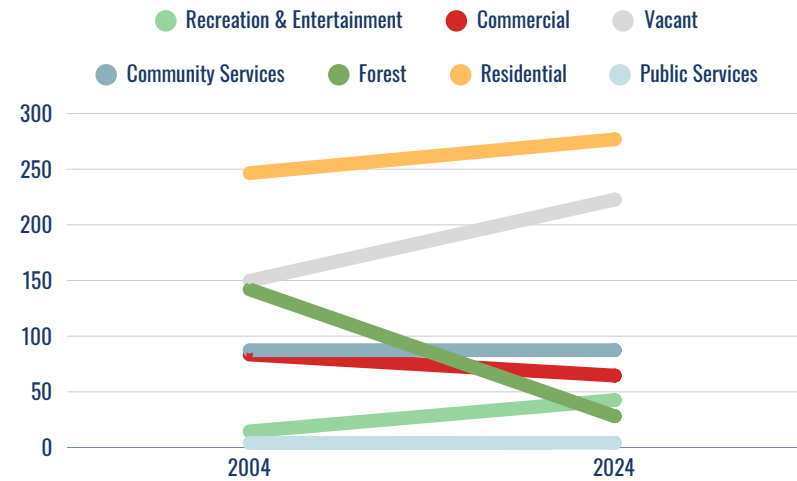
**Housing Median Year
Built: 19xx**



**Parcel
Ownership**



Acres by Land Classification 2004-2024



Community Services



Pottersville Post Office



North Warren Central School District
~7 miles to school



Pottersville Fire and EMS



No Library
~6 miles away



No Grocery Store



No Pharmacy



No Medical



No Sewer District



Water District



Sidewalks



Streetlights



Multiple Parks



No Trails





No 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 POTTERSVILLE

-  Parcel Boundaries
-  Hamlet Boundary

Land Classification

-  Large Commercial
-  Community Services
-  Private Forest
-  Public Services
-  Recreation and Entertainment
-  Residential
-  Vacant

Community Facilities

- a Christ Church
- b Lighthouse Baptist Church
- c Automotive Shop - Pottersville Garage
- d Store - Auto Plus
- e Pottersville United Methodist Church
- f Pottersville Volunteer Fire Department
- g Gas Station - Sunoco
- h United States Postal Service - Pottersville

to North Creek



to Riparius



0 500 1,000 2,000 Feet

