

RIPARIUS

History

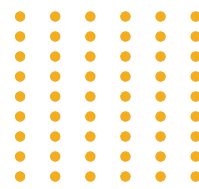
The hamlet of Riparius straddles the towns of Johnsburg and Chester. It's not entirely clear when a settlement on the site was established, but according to the Town of Johnsburg, the first incarnation was called Folsom Landing. Named after Jonathon Folsom who owned land on both sides of the river, Folsom was a businessman who established a ferry on his well-positioned property to take travelers across the Hudson as a shortcut from Chester.

Around 1870, the Adirondack Railroad Company established a stop called "Riverside" on what would have been the western side of Folsom Landing. The Adirondack Railway linked Saratoga to North Creek and was a vital mode of transportation for people and goods. At this time, Folsom Landing changed its name to Riverside. In 1872, the townspeople agreed to build a one-lane suspension bridge, naming it the Folsom Landing Central Bridge.

Fourteen years later in 1886, Riverside got its first post office, which was established in the railroad station. To differ it from numerous other towns called Riverside, its name changed once again the name it has today - Riparius.

Over the years, Folsom Landing/Riverside/Riparius was the site of many endeavors including a grain store, bowling pin manufacturer, Standard Oil Company plant, bottling works, and creamery.

Today, as you cross over the bridge in either direction, you will admire the views of the Hudson on both sides. The post office and fire station are located just outside of the hamlet boundary.



RIPARIUS

Planning Context

The APA designated hamlet of Riparius is contained both within the Town of Johnsborg and the Town of Chester. The Town of Johnsborg Comprehensive Plan states that due to steep slopes there is little land available for future expansion in Riparius but saw the most potential in the Riverside Station and vacant commercial property that could be available for future use or redevelopment (Pg. 56).

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 RIPARIUS

Towns of Johnsbury and Chester



Population: ~20¹

Land Area:
118 acres



Major Roads:
NYS Route 8

Major Waterbodies:
Hudson River

Median household income: \$65,050³

Median value of a single family home:⁴
\$258,000

Housing Units: 45

49



Parcels with Septic

0



Parcels with Public Sewer

18

Vacant
Parcels

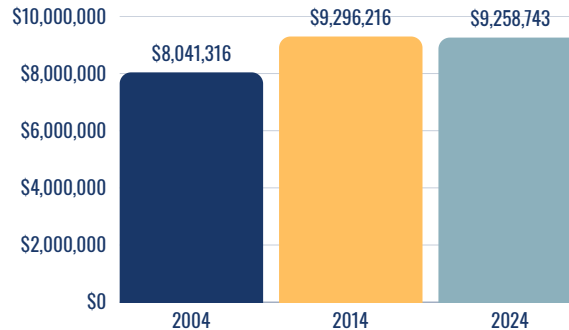
11.1 total acres

Adirondack Park Agency
Approved Local Land
Use Plan?

Yes



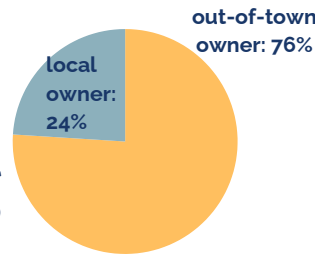
Full Market Value of All Parcels in Hamlet 2004-2024 adjusted for inflation⁵



Housing Median Year Built: 1920⁴



Parcel Ownership



Acreage by Land Classification 2004-2024²



Community Services

- Post Office - just outside hamlet
- North Warren Central School District - ~6.5 miles to school
- Riverside Fire and EMS
- No Library - ~6.5 miles away
- No Grocery Store - ~6 miles away
- No Pharmacy - ~6 miles away
- No Medical - ~7 miles away
- No Sewer District
- No Water District
- Sidewalks
- Streetlights
- Riparian Pocket Park
- 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 RIPARIUS

Parcel Boundaries

Hamlet Boundary

Land Classification

Large Commercial

Community Services

Public Recreation Lands

Public Services

Residential

Vacant

to Wevertown

Riverside
Volunteer Fire
Department

to Chestertown

State Route 8

E Hudson River Dr

Riverside Station Rd



Warren County
**Thriving
HAMLETS**



Department of
Environmental
Conservation

0 125 250 500 Feet

