

BAKERS MILLS

History

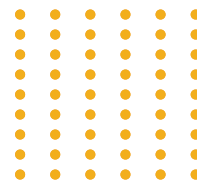
The Bakers Mills area along Route 8 in the town of Johnsburg was initially referred to as Number Eleven (the same as the mountain that rises above it) until a post office was established in 1879. The hamlet then took the name of Bakers Mills after John P. Baker, who was born nearby in the Glen in 1826. He moved to the Bakers Mills area in 1869 and bought the Hitchcock mill on Edwards Hill Road. Baker added more buildings, including a grist mill and saw mill; hence the name Bakers Mills.

In addition to the post office and mills, the hamlet was home to one of the larger tanneries in the Adirondacks, as well as a hotel, several boarding houses, a schoolhouse, a number of churches, and a large estate with a full golf course.

Today it is home to about 60 residents. It is comprised of a small grouping of houses and a church, with a post office and volunteer fire company just outside the official hamlet boundary.

Existing land use consists of primarily residential parcels, along with a few vacant lots. Many of the parcels are fairly large in size, with the median residential lot size being just over an acre.





BAKERS MILLS



Planning Context

According to the **Town of Johnsburg Comprehensive Plan of 2007**, historically the hamlet of Bakers Mills contained commercial activity - mainly as it was considered a community center during the logging era. The Plan determined that with exception of a wetland area north of State Route 8, there is land within the hamlet well suited for development. Most likely that potential would be in the form of residential development that was sized appropriately to accommodate septic systems. Little commercial growth is anticipated (Pg. 55).



In the Town of Johnsburg Comprehensive Plan Update of 2025, it's suggested that due to its comparatively lower land prices and housing costs, the hamlet could be a suitable for micro-grants to support the preservation and improvements of existing housing stock for workforce and affordable housing (Pg. 48).

Additionally, a recommended action is to “review and update the town zoning code to promote desired commercial activity and housing opportunities in the hamlet areas” (viii).

The entire hamlet of Bakers Mills is zoned Hamlet Mixed Use (HX). Single and two-family dwellings, mobile homes, and accessory residential units are principally permitted with higher density residential development requiring a special use permit or after review and approval by the Adirondack Park Agency and a Class A Regional Project.

HAMLET OF BAKERS MILLS

Town of Johnsburg



Population: ~60¹

Land Area:
64 acres



Major Roads:
NYS Route 8



No
waterbodies



Median
household
income:³
\$62,964



Median value of
a single family
home:⁴
\$189,708



Housing Units: 23



22  Parcels with Septic

0  Parcels with Public Sewer

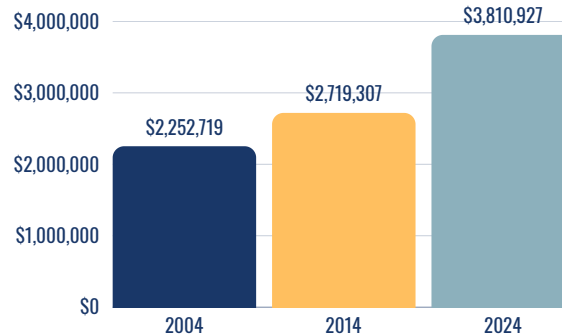
5
**Vacant
Parcels**
3.1 total acres

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

Yes



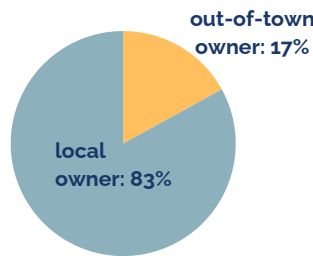
**Full Market
Value of
All Parcels in
Hamlet
2004-2024
adjusted for
inflation⁵**



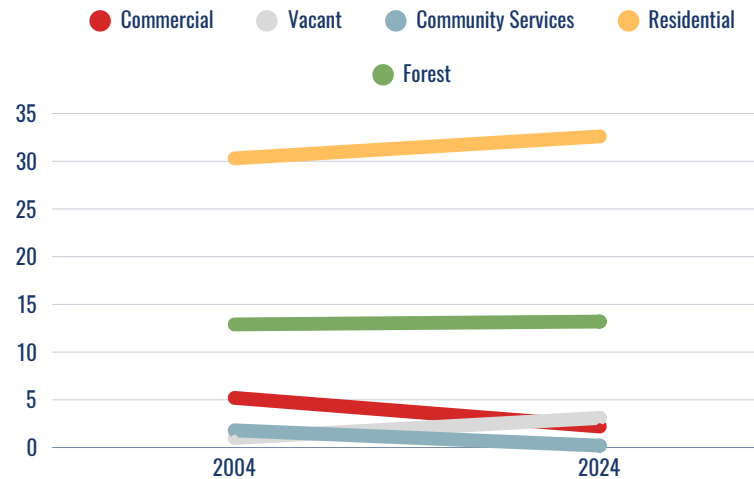
**Housing Median Year
Built: 1910**



**Parcel
Ownership**



Acreeage by Land Classification 2004-2024



Community Services

- 
Post Office - just outside hamlet
- 
Johnsburg Central School District - 7miles to school
- 
Volunteer Fire Station - just outside hamlet
- 
No Library - 7 miles away
- 
No Grocery store - 7 miles away
- 
No pharmacy - 7 miles away
- 
No medical - 7 miles away
- 
No Sewer District
- 
No Water District
- 
No Sidewalks
- 
No Streetlights
- 
No 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 BAKERS MILLS

Parcel Boundaries

Hamlet Boundary

Land Classifications

Community Services

Large Commercial

Private Forest

Residential

Vacant

Community Facilities

a Bakers Mills Fire Station

b Mountain View Community Church

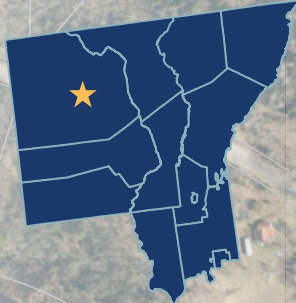
c United States Postal Service - Bakers Mills

0 250 500 1,000 Feet



to Wevertown ↑

to Speculator/Wells ↓



Bakers Mills Rd
NYS Route 8

Barney Hill Rd

Edwards Hill Rd

Warren County
Thriving
HAMLETS



Department of Environmental Conservation

