

Town of Sterling  
&  
Village of Fair Haven  
Comprehensive Plan



This document was originally adopted by the Town of Sterling Town Board on July 19, 2010 and by the Village of Fair Haven Village Board of Trustees on September 13, 2010.

The Village of Fair Haven Village Board of Trustees adopted amendments to this document on June 19, 2018 regarding information about the Central Business and Bayfront Districts in the History portion of Section 1, and the goals and objectives for the Village in Section 3. Specific pages added or amended by the Village include page 12a, 60-68, 69a and 69b.

The Town of Sterling Town Board adopted amendments to this document on September 24, 2018 regarding updating certain statistical data in Section 1, the goals and objectives for the Town in Section 3, and the amendments previously adopted by the Village on June 19, 2018. Specific pages amended by the Town include page 12, 14, 17, 27, 30, 35 and 46-53.

The Village of Fair Haven Village Board of Trustees adopted the amendments from the Town of Sterling described above on November 13, 2018.

Cover Photo Credit: George Fischer & Seaway Trail.com | Modified by Geoff Milz |

Little Red School House Museum built in 1852 | Railroad Crossing Sign references

railway signal tower in the rear of the Museum

# Acknowledgements

The Town of Sterling and Village of Fair Haven wish to acknowledge the hard work, perseverance and determination exhibited by the many individuals and organizations that have contributed countless hours and resources to make this plan the robust document that it is.

Chief among those deserving such recognition are the **citizens of the Town of Sterling and Village of Fair Haven** whose vision and values formed the foundation upon which this document is based. Whether they participated in the visioning sessions held in the summer of 2006 or took the time to fill out the lengthy survey that was mailed out to every household in the Town and Village, this plan can only be considered reflective of the public will because of their thoughts and input.

Further, thanks must be given to **Hon. James Walsh** who, in his time as representing New York’s 25<sup>th</sup> Congressional District, was able to secure the funds necessary to support its completion.

The **Cayuga County Department of Planning and Economic Development** provided the professional support staff used in the development and preparation of this plan. The **Fair Haven Beach State Park** served as the gracious host of the visioning sessions and the **Central New York Regional Planning and Development Board** provided professional services in the beginning stages of the plan development. The **Town of Sterling** provided space at the Town Hall to host the meetings of the Joint Comprehensive Planning Committee for the nearly four year duration of the plan production process.

Finally, the Town and Village are grateful for those dedicated individuals who volunteered so much time and effort in their service on the Joint Comprehensive Planning Committee:

- Joan Kelley** | Chair, Comprehensive Planning Committee
- William McVea** | Village Mayor
- Lonny Palmieri** | Town Supervisor
- Agassi ‘Gus’ Taft** | Town Board
- Vernon Bishop** | Town Planning Board
- Sue Allen** | Town Planning Board
- Vince Reynolds** | Town Zoning Board of Appeals
- Steven Lynch** | Director, Cayuga County Planning & ED
- Geoffrey Milz** | Planner, Cayuga County Planning & ED
- Amy D’Angelo** | Fmr. Planner, Cayuga County Planning & ED

- Carol Grant**
- Bonnie Bridson**
- Heidi Taylor**
- Kathy Hicks**
- Paul Hicks**
- Gayle McVea**
- Susan Lemon**
- Don Richardson**
- Robert Kolsters**

## Note to the Reader:

# How To Use This Document

At first glance, comprehensive plans can seem unwieldy – they are big, bulky and its hard to figure out just how to get the information that you want. As you'll find if you read this plan cover to cover, all of the information is where it is for a reason. For those of you who don't need extra bedtime reading and know just what they are looking for - here's a quick overview:

### Section 1 – Inventory and Analysis of Existing Conditions

Chocked full of facts and figures, graphs and charts, Section 1 provides the reader with a clear view of the demographics, natural resources, economic conditions, etc. of the town and village, just as it did the joint comprehensive planning committee.

### Section 2 – Community Surveys

This section summarizes the community surveys that were conducted in 2007 throughout the town and village. These surveys, combined with the information gathered in the community visioning sessions and existing conditions (section 1) provide the basis for the plan's goals as well as the objectives for achieving each goal.

### Section 3 – Goals & Objectives

This is the real meat of the plan. The town and village worked together to chart a common way forward by identifying common themes in the surveys and visioning sessions and verbalizing those common themes as goals. Both the town and village also described ways to achieve each goal – called objectives. Each was prioritized as either a short, medium or long term objective and the joint comprehensive planning committee identified key organizations who may be willing to collaborate with the town and village to achieve the objectives. A summary of the town and village goals can be found on the next page.

### Section 4 – Maps

You will find as you read through the document that the text often refers to a map or set of maps. This is the section you'll find them in. Check them out – we think they are very informative!

### Section 5 – Other Data

This section includes all of the hard data that was compiled as part of the comprehensive planning research process. The complete survey results, census data and other information is found here.

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# Section One:

# Inventory & Analysis of Existing Conditions



## Introduction

Towns and Villages are given, by the State of New York, the power to create a Comprehensive Plan to serve as a blueprint for achieving the community's goals. Statute requires that all local land use regulations be written in accordance with such a plan. Comprehensive Plans are "living documents" which evolve and change as its goals are achieved and the community articulates new visions and recognizes new needs.

The process of producing a Comprehensive Plan is long and requires the sustained and coordinated efforts of many to be successful. Such has been the case with this plan. In the Summer of 2006 the following ad was placed in the Post-Herald and the local shopper:

HELP: Sterling Is Changing!

Would you like to have some say in how Sterling changes in the future?

This is your chance to have input into the future of our town and village. We will be holding a series of meetings at Sabin Hall at Fair Haven Beach State Park this summer to get input from you, the community, to help us update our Comprehensive Plan which will be our guide for the future direction of Sterling. Staff from Central New York Regional Planning and Development Board and the Cayuga County Planning Department will conduct the meetings. The meetings are planned for every other week until the process is complete; the Wednesday dates are June 21, July 5, July 19 August 2, August 16 and August 30 at 7:30 pm. We welcome all town and village residents to attend.

For more information, call Town Supervisor Joan Kelley at 947-6104 or Mayor Bill McVea at 947-5112.

With this announcement as its beginning, many residents of the Town and Village came together whether in person, or by way of survey, to offer

their vision of how the Town and Village should be in the future. During the Summer of 2006 there were a total of 6 visioning sessions attracting over 130 residents. The sessions were facilitated by Amy D'Angelo of the Cayuga County Department of Planning and Economic Development and Kristy LaManche of Central New York Regional Planning and Development Board with the financial support of Congressman James Walsh.

At the end of the Visioning sessions, all participants were invited to volunteer to be on the Joint Town of Sterling – Village of Fair Haven Comprehensive Plan Committee. 16 volunteers stepped forward and came together for the first meeting of the Committee on November 29, 2006. The Committee met seven times in 2007, eight times in 2008 and 10 times in 2009. They developed a survey that was sent to 1160 town residents and 650 village residents in April of 2007. The survey response rate was tremendous with a 26% response rate from the Town and an 40% response rate from the Village. The surveys were tabulated and analyzed by staff at the Cayuga County Department of Planning and Economic Development and, along with information generated at the visioning sessions, served as the basis for the goals of the plan.

Each of the Committee's meetings were open to the public and the Committee was often joined by town or village residents who were curious about the plan's contents or eager to share concerns.

It is anticipated that this document be revised every five years and affirmed every year by the Town and Village Boards.

# History

## Early History

For more than a thousand years the *predecessors* of the Haudenosaunee (Iroquois) people enjoyed the beauty and natural resources in the area that would become the Town of Sterling. The Haudenosaunee themselves appeared about 900 years ago and also took advantage of the abundant fish and game here. No evidence of a permanent village has been found in the area of Sterling and their seasonal presence here declined rapidly following the Revolutionary War.

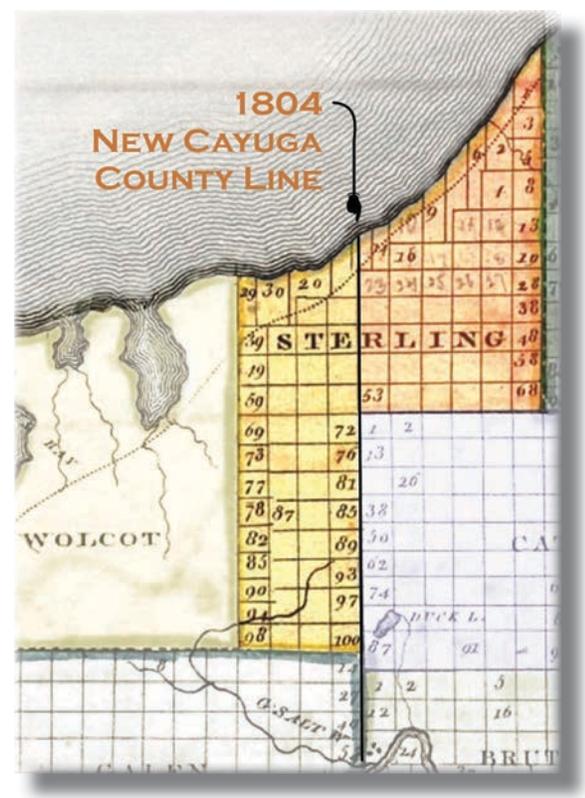
New York's Revolutionary War soldiers were promised land in exchange for their service. To fulfill this promise, Governor Clinton ordered an area of Central New York to be surveyed which became known as the *Military Tract*. This created 28 new townships consisting of 100 lots of 600 acres each. Each veteran or surviving family member received 100 acres or more, based on rank. The township of Stirling, named for General William Alexander, Lord Stirling, was originally spelled with an "i" when it was surveyed in 1795 as the 28<sup>th</sup> and last township in the *Military Tract*. It was governed as part of Cato until the Town of Sterling was formally organized in 1812.<sup>1</sup>

Due to the shape of the shoreline, Sterling's 100 lots could not be laid out in a perfect rectangle, as many of the townships were. When Seneca County was created in 1804, 51 of Sterling's lots went to the new county (now part of the Town of Wolcott, Wayne County) and the area encompassing the eastern 49 lots constitutes the boundaries of Sterling today.

Sterling had no permanent settlers until Pierre Du-

mas arrived at Sterling Valley in 1805. Many others soon followed. At this time, the Haudenosaunee trails were known and used to traverse the township – mainly the routes of Old State Road and Sterling Station Road. The first settlers widened these ancient trails into roads for wagons and branched off these to carve out paths to their new property. Throughout the early 1800's, settlers used axe and ox to clear the virgin forests for farms. Crops, especially corn, were planted by hand among the stumps while cottage crafts such as soap and candle making, woodworking and weaving were common to all homesteads.

As in most places, the first businesses to be erected were grist mills for grain and lumber mills for building. Locations for these mills were selected based on where Sterling's streams provided water power. Thus, Sterling Valley, Sterling Center and Martville



<sup>1</sup> *Looking Back At Fair Haven, New York*, 2008, Charles H. Sweeting and Robert J. Kolsters

were the first hamlets to develop. In all, Sterling would eventually have more than a dozen dams on her creeks. Gristmills and sawmills, fences and orchards, hay, wheat and corn fields became familiar sights. Early commerce began with local tradesmen and farmers exchanging goods and services. The town's economy evolved based on local trade between farm and village. Stores sprang up offering items made elsewhere in exchange for surplus produce, eggs, milk and whatever Sterling's citizens had to offer. By 1835, there were three gristmills, ten sawmills, an ashery, one fullery, one carding mill and two tanneries. The contour of the land became predominately farm fields and pastures.

In 1828 the federal government authorized a survey of Little Sodus Bay outlining suggested improvements to the port. However, nothing was done for twenty years until the invention of the steam engine began to change the way the nation did business. In 1852, in an effort *not* to be mistaken for a small port and thereby encourage the building of a railway to the bay, the hamlet of "Little Sodus" removed the word *little* by officially changing its name to *Fair Haven* and attempted to rename its inlet, *Ontario Bay*.

Plans were underway for the *Lake Ontario, Auburn and New York Railroad* to carry Pennsylvania coal to our shores for shipment far and wide. Management and financial problems ensued before work was eventually postponed during the Civil War years. When the line was eventually opened as the *Southern Central Railroad* in 1871, the channel and harbor had been greatly improved in anticipation of the port's new connection to the nation.

Fair Haven grew to become one of Lake Ontario's most important ports, transshipping coal, grain, lumber, salt, fish and many other products. At times, imports and exports exceeded all other U.S.



Fair Haven Lighthouse



1894 - Ship at Train Trestle



Railway Signal Tower at Sterling Station

ports on the Lake. With the railroad in place, local products suddenly gained larger markets. Produce and dairy products were sent into the city quickly and easily. Dairy farms flourished in Sterling along with the ice industry.

A round trip to the County Seat that once took two days by wagon could be accomplished in an afternoon aboard a new passenger train. Though the bay had long been appreciated by visitors, the rails were soon bringing hundreds and sometimes thousands of picnickers for the day. Summer homes, camps and rental cottages sprang up along the shore. By the end of the century Sterling and Fair Haven were well into their prime. Apple dryers, canning and other small businesses provide local jobs. New *steam* powered ships carried ever larger shipments of coal. The telephone, automobiles and electricity moved us toward the roaring 20s.

Roads were being improved and destinations for travelers were created. In 1928, Fair Haven Beach State Park was established, providing new jobs for local residents. When the economic depression of the 1930s hit, the Civilian Conservation Corps provided jobs for Park improvements. More than 200 workers per year from 1934 to 1942 survived *The Depression* by building many of the structures we see in the Park today. While local farms continued to produce much needed food, trucking began to replace the use of railroad cars. Homes were being warmed by electricity and natural gas. Coal stopped arriving from Pennsylvania in 1937 and other uses for the rail line were only enough to sustain it for a few more years.

Following World War II, employment for Sterling's residents shifted toward commuting to nearby cities. The number of retirees, summer residents and visitors increased. The fishing industry was subsi-



1875 - Dietel Hardware Store



1912 - Hunter Cottage



Hunter Cottage circa 1900

dized by the stocking of a variety of Salmon and other species that had declined. Local businesses that remained adjusted their facilities to comply with the demands of fishermen, boaters, cottagers, and other recreational pursuits.

### *Recent History*

Many farms that sustained the first settlers continue today using modern agricultural methods. Tourism has also continued to aid the area economy. Water sports and relaxation attract many visitors each year. However, Fair Haven Beach State Park hosts the lion's share of campers and day visitors during the summer months. In the mid 1980's, approximately 350,000 people per year visited the Park, with that revenue going directly to the State of New York rather than local businesses. In 2017, this figure was 540,000.

An additional public recreation area of approximately 14 acres is the West Barrier Bar (WBB) at the northwest corner of Little Sodus Bay. This area, on the west side of the channel, separating Little Sodus Bay from Lake Ontario was largely created by the accretion due to the action of westerly wind and waves. It was owned by Cayuga County as a public park with an inter-municipal agreement (Sept 2007 – August 2012) to turn over the park to the Town & Village after five years. In 2013 the Village took ownership of the park; and the Village provides monitoring of the park and a volunteer group called the Bar Tenders assist with maintenance.



**Sterling Mill Site dates back to 1835**



**Railway Signal Tower at Sterling Station dating back to 1885**



**1958 - Fair Haven Beach State Park**

## *Village of Fair Haven*

### **CENTRAL BUSINESS and BAYFRONT DISTRICTS:**

Since 2005, when visioning for the current Comprehensive Plan was done, a number of buildings along the approximate one mile of the Village's Main Street have been renovated and new businesses have become established. Core among these and unofficially comprising "the traditional heart of the Village," are locally owned Bayside Grocery & Deli, which occupies the largest commercial building in Fair Haven, and the locally owned Hardware Cafe, a restaurant and local artisans shop, which occupies a renovated old Victorian hardware store, originally built in 1881. Both of these businesses, which depend a great deal upon the patronage of summer visitors, stay open year round.

Other local businesses on Main Street, most of which have taken over or restored old existing buildings (both residential and commercial), include - most but not all - O'Connors Pub, Bayview Wellness Center, South Shore Artisans (artisans co-op), Fair Haven Arts Center (non-profit community art and event space), Savannah Bank, Screwy Louie's Sport Shop, Fair Haven Liquors, DOC Fine Art Gallery, Front Porch Gifts, Hadcock Flea Market, OnePhoto Photography, and Sterling Cidery. At the west edge of Fair Haven's Main Street is the West End convenience store, and towards the eastern edge, in a new building, is Anchor Laundromat. Also near the eastern edge of Main Street, in a renovated Victorian, is the newly opened Turner's 1816 House Bed & Breakfast.

According to community surveys collected during the previous Vision Plan development, besides preserving the existing rural and small town character, respondents most wanted to have more restaurants in the Village. Accordingly, in addition to the Hardware Cafe and O'Connors Pub, Fair Haven has Guiseppe's Pizza on Main Street and the Fly-by-Night Cookie Company on

Fancher Avenue. The Village also now has Little Sodus Inn at the southern tip of the Bay, Pleasant Beach Hotel & Restaurant on the mideast side, the Turtle Cove Restaurant on the mid-west side, and Colloca Estate Winery on the upper west side of the Bay. Just outside the eastern boundary of Fair Haven is the Village Grill.

In 2015 the Village began officially to transition from septic tanks and leach fields to a new, modern district-wide sewer system. As more and more buildings have come into compliance, the water quality in Little Sodus Bay and Blind Sodus Bay has improved dramatically, and the area overall has become more attractive for both residential and commercial development. By the end of 2017, almost all buildings in Fair Haven have been connected to the Cayuga County Water & Sewer District #2 municipal system.

### **PUBLIC RECREATION DISTRICT:**

Ownership of the West Barrier Bar Park has transitioned from Cayuga County to the Village of Fair Haven. A unique narrow, long sandbar, the West Barrier Bar is situated at the northwest corner of Little Sodus Bay, on the west side of the channel. It separates the Bay from Lake Ontario. Created by the centuries-long action of westerly wind and waves on the lake edge, the WBBP encompasses approximately 14 acres, is open and undeveloped, and has been enjoyed by both residents and visitors for many decades.

The Village currently maintains an access area, parking area and boat launch, and supports an appointed staff person to co-ordinate maintenance, clean-up and volunteer work. The local volunteer West Barrier Bar Tenders are essential partners with the Village in this effort. Additionally, Fair Haven's well-known FlyBy- Night Cookie Lady runs an adjunct used-book store called the BookNook, and donates all its proceeds to help improve the West Barrier Bar Park.

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Another Sterling attraction is The Renaissance Festival. Thousands of tourists come from all over the state for the fun and entertainment. ‘The Faire’ serves as a seasonal part-time employer for some local residents and many traveling performers. The Faire first opened in the mid 1970’s for 7 or 8 weekends during the summer. Recently sold in 2008, the Renaissance Festival’s new owner has expanded the season to include entertainment for Halloween with ‘Screamer’s Hollow’. There is also word of future plans for possible winter and spring activities.

The Sterling Nature Center, in the northeast corner of the town was developed out of an area originally owned by the Rochester Gas & Electric Company (RG&E). In 1973, RG&E purchased 2800 acres with the intention of building a nuclear power plant. RG&E never built the plant and marketed the property for years. During that time, potential buyers considered using the property as a low-level radio-active waste site, and other undesirable uses. However, the townspeople came together in strong protest, and those potential buyers withdrew their interest in the property.

Subsequently, a study of the area (the Saratoga Feasibility Study) was submitted to the Sterling Site Task Force and the Central New York Regional Planning and Development Board in February 1992. The Town of Sterling entered an agreement with Cayuga County to commit \$500,000 towards the purchase of the property and the County then purchased the property for approximately \$3,000,000. The county was awarded a New York State grant of approximately \$950,000 for a conservation easement on approximately 1400 acres of the property keeping the 2 miles of lake front and wetlands in the public sector. This area is now called the Sterling Nature Center. This substantial

length of Lake Ontario shoreline includes both, beaches and high bluffs. A large portion of the property is designated as wetlands and protected by State of New York and U.S. Army Corps of Engineers regulations. The remainder consists of farmlands and wooded areas. The Nature Center maintains miles of nature trails favored by hikers and cross-country skiers.

Considering its significant size and unique characteristics, it is important to consider the potential impact of commercial development in this area. Community involvement with its development has helped to maintain public access to large portions along the shorelines, and recreational, residential, commercial and light industrial development can be balanced in such a way that the rural character of the area is preserved.

## Regional Context



Located in Central New York, The Town of Sterling (45.65 mi<sup>2</sup>) and the Village of Fair Haven (1.76 mi<sup>2</sup>) are the northernmost municipalities of Cayuga County. The Town is situated between Wayne County's Town of Wolcott to the West and Oswego County's Towns of Hannibal and Oswego to the East. The Town's northern boundary is Lake Ontario and to the South it abuts Cayuga County's Town of Victory.

Fair Haven is located in the Town's northwest corner and surrounds the Little Sodus Bay. The Village center is nearly 17 miles southwest of the City of Oswego and nearly the same distance east of Great Sodus Bay. The Village is 31 miles north of the Cayuga County seat in the City of Auburn and 45 miles northwest of the City of Syracuse.

State Routes 104 and 104A are the Town's major East-West thoroughfares while State Route 38 is the major transportation connection to points South. Little Sodus Bay provides water access from the Town and Village to harbors along Lake Ontario, the Saint Lawrence Seaway and on to the Atlantic Ocean.

There are several regional hospitals and international airports within 50 miles.

## Prior Planning Initiatives

The following plans are on file at the Cayuga County Department of Planning and Economic Development.

### ***Town of Sterling Master Plan (c. 1995)***

The Town of Sterling Master Plan succinctly describes the Town's history before relating the results of two community attitude surveys conducted in 1982 and 1991. The plan also articulates the Town's development concepts as they relate to two Town planning goals. Key among the priorities presented in this Plan are the continuation of the study of land use options for the 2800 acre RG&E property, the protection of drinking water resources, and the creation of a Tourism Plan

### ***Wayne/Cayuga Seaway Trail Tourism Region, Tourism Development Zone Plan: Lodging Market Assessment (1995)***

Prepared by Phoenix Associates for Seaway Trail, Inc., this report assesses the viability of the development of additional lodging facilities in Cayuga and Wayne Counties to serve tourists traveling on the Seaway Trail National Scenic Byway. After presenting data on economic and demographic trends and conditions, transportation infrastructure and tourism market conditions, the report concluded at that time that there was no strong indication that additional lodging is needed to serve peak-season vacationer/traveler demand in the study area. This conclusion was challenged by residents and the Sterling/Fair Haven business community. They could not recall the consultants, Phoenix Associates, conducting any field visits or interviews of local business owners. Since this study was conducted, the Pleasant Beach Hotel has opened and thrived.

### ***Wayne and Cayuga Counties Tourism Action Plan (1996)***

This Tourism Action Plan was commissioned by Seaway Trail, Inc. "with the intent of assisting these counties realize their tourism potential." It builds on a 1988 Tourism Development Plan for the entirety of the 454 mile Seaway trail extending from St. Lawrence County in the North-East to Chautauqua County in the South-West. This Action Plan identifies themes, opportunities and constraints for the Seaway Trail and Trail related tourism in Wayne and Cayuga Counties before offering an inventory of the bi-county region's resources and nine recommendations for enhancing tourism vis-à-vis the Trail. Among the most pertinent recommendations for the Town of Sterling and the Village of Fair Haven are the creation of three Trail gateways at prominent Town intersections, the development of a Trail pull-off and transient docking facilities in Fair Haven and the establishment of a walking trail connecting Fair Haven's Main Street with Fair Haven State Park and the Sterling Nature Center.

### ***Fair Haven: A Vision of the Future (2001)***

In the Spring of 2001, five students of landscape architecture from the State University of New York's College of Environmental Science and Forestry (SUNY-ESF) facilitated two community visioning workshops. With funding provided by the New York Department of State, the students guided residents through a series of exercises intent upon identifying "the ways in which residents use and value the community." The outcome of the workshops was a vision statement and series of supporting goals and implementation strategies which would eventually be adopted in the 2005 Village Master Plan.

### ***Fair Haven Waterfront Initiative (2001)***

Building on the work completed by the SUNY-ESF visioning team, another group of SUNY-ESF landscape architecture students completed this series of design alternatives aimed at implementing the vision presented in the 2001 Fair Haven: A Vision of the Future document. The Fair Haven Waterfront Initiative presents design alternatives for three Village focal points: infill development of the municipal parking lot on Main Street, revitalization and streetscape improvements for Main Street, and lower bay waterfront access and connections. To address the perceived need for infill development of the existing municipal parking lot the students offered six design alternatives ranging from attractive fencing along the perimeter of the lot to the construction of a civic center or Village Hall. To address need for a revitalization of Main Street the plan suggests, among other strategies, the hardening of the Street's edges through curb installation, parking design and landscaping. Finally, the plan considers design solutions for enhancing waterfront access to the Bay at six sites including Cottage Street, Fancher Avenue, King Street, the Pleasant Beach Hotel, Phillips Park and a potential Village Moorings site.

### ***A Tourism Plan for the Lakeshore Ecology Trail in Wayne and Cayuga Counties (2002)***

This document, written by SUNY-ESF landscape architecture students, proposes a bi-county scenic byway called the *Lakeshore Ecology Trail* between the Little Sodus Bay in Fair Haven and Sodus Point in Wayne County. It is intended to be a spur off of the Seaway Trail, a 454 mile national scenic byway which stretches from Massena, NY at its north-east terminus to its south-west terminus at Lake Erie

on the Pennsylvania-Ohio border. The plan proposes a specific route for the Lake Shore Ecology Trail as well as detailed inventories and assessments of the roads, services, businesses, accommodations along the route pertinent to the planning and eventual implementation of the proposed scenic byway. The goals for the byway were adapted from the goals culled from the 2001 visioning exercises conducted by SUNY-ESF students.

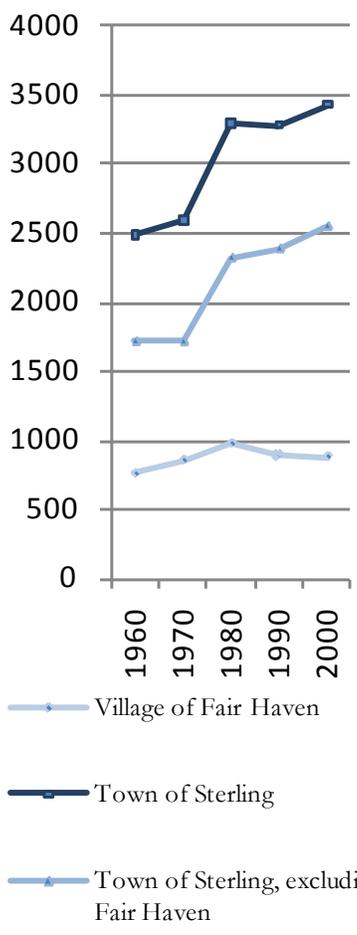
### ***Village of Fair Haven Master Plan (2005)***

The Village Board of Trustees adopted a Village Master Plan on February 14, 2005. In it the board describes a vision for the village as "...a waterfront village committed to maintaining a population of permanent and seasonal residents and to protecting and enjoying its natural and cultural resources while accommodating carefully planned growth and tourism...". The Plan provides six goals meant to realize this vision including the protection of water quality, improved waterfront access, Main Street revitalization, responsible development, maintenance of the visual character and continuation of community activities and services. In addition to the articulation of a vision and goals, the Plan provides narrative insight into the type of development the Village expects to be found in the Village's land use zones. A preferred approach to coastal area management and traffic pattern management is also included.

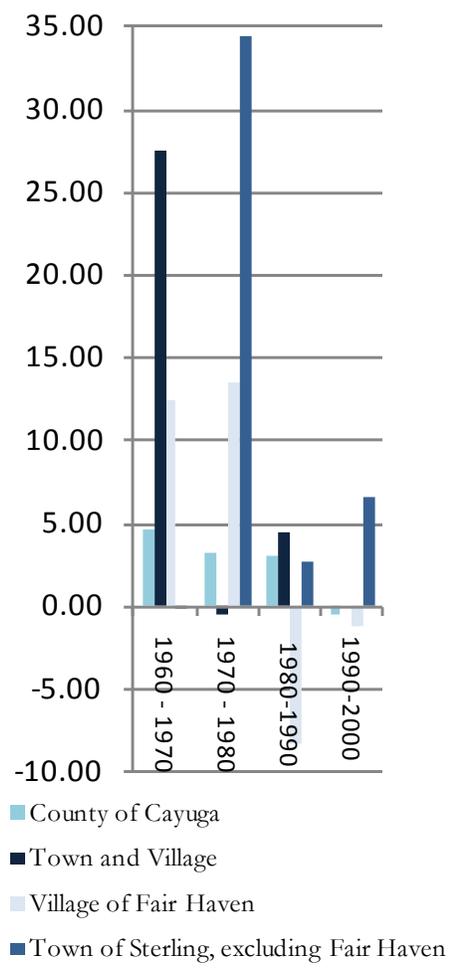
# Population and Demographics

The Town of Sterling and the Village of Fair Haven combined to have a population of 3,432 in 2000. That represents a 4.47%, or 144 person, increase in population from the 1990 US Census. In the period from 1960 to 2000 the Town and Village populations had increased by 37.5% from 2,495 to their current figure. This high rate of growth over the forty year period from 1960 to 2000 can be contrasted with the more moderate County-wide population growth rate of 10.8%, and further contrasted with the County's negative population growth rate over the ten year period from 1990 to 2000. In 2010 Census, Sterling and Fair Haven population decreased 11.4%.

### Town and Village Population over Time



### Population Change (Percentage)

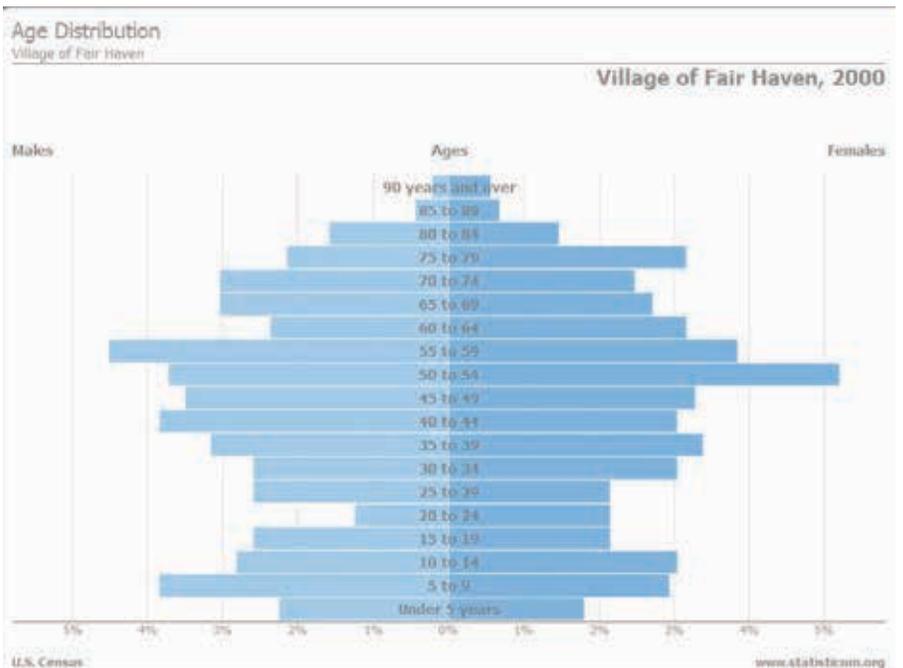
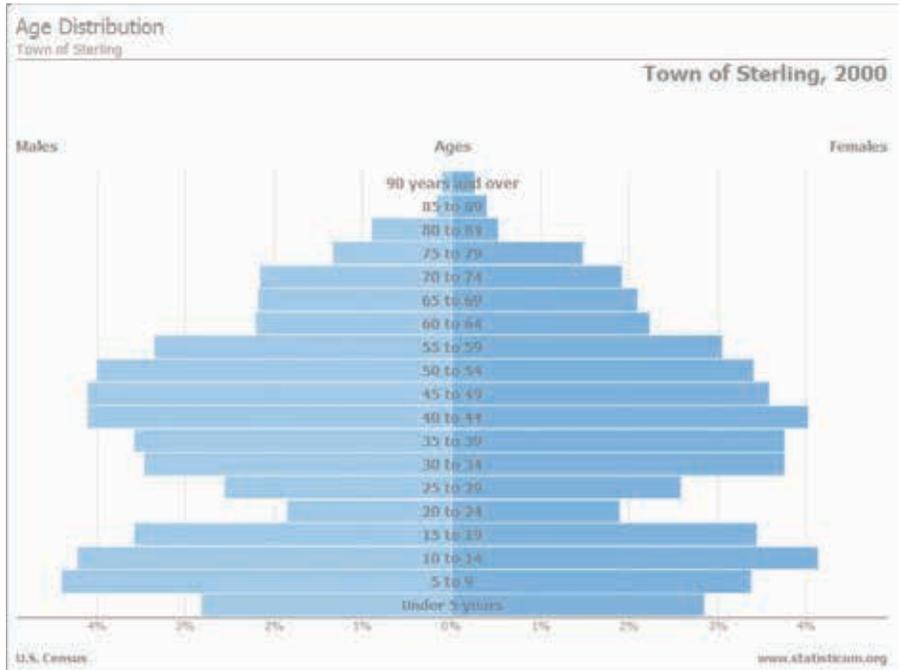


When the two municipalities are examined on their own, the population trends point towards the felt effects of the more recent national trend of population movement away from more dense settlement. The Village of Fair Haven saw robust rates of growth in the 1960's and 1970's followed by modest population decline in the 1980's and 1990's.

Conversely, the Town outside of the Village saw negligible population growth in the 1960's followed by aggressive growth in the 1970's, modest growth in the 1980's and steady growth in the 1990's.

An analysis of the Town and the Village age group distribution, represented by the population pyramid graphs, shows the Village of Fair Haven to have more older residents than the Town outside the Village and noticeably fewer youth. 27.1% of the population in the Village of Fair Haven is 60 years or older compared to only 14.9% in the Town outside of the Village while only 21.6% of the population is 19 years or younger in the Village compared to 31.4% of the population of the Town outside of the Village.

Racially, the Town and Village are nearly identical. 98% of the population is White with the remaining two percent split among American Indian and African-American. The three most prevalent ancestories of residents of the Town and Village are English, German and Irish. The Town and Village’s racial composition are comparable to the County’s composition.



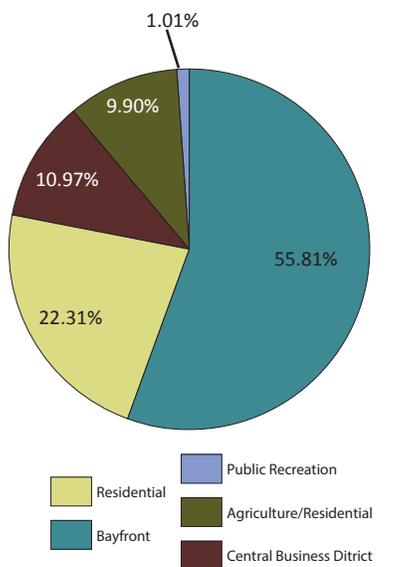
# Current Zoning & Land Use

## Zoning

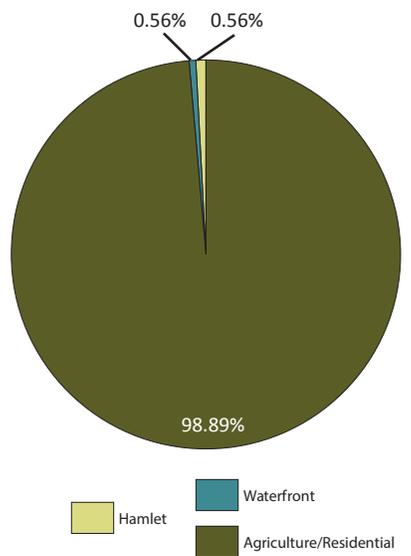
Zoning is a tool given to local governments by the State of New York to “promote the health, safety, morals and general welfare” of the community. Though it is used by different communities in different ways, zoning can be a very effective tool for local governments to guide growth and ensure that the community takes on or retains certain characteristics in its built environment. Zoning ordinances can govern how a building sits on a parcel, its height, the lot area coverage and setbacks from lot lines as well as other dimensional characteristics of buildings. They can also dictate what land uses are permitted in certain areas of the municipality, or zones.

Fair Haven currently has six zoning districts in its Zoning Ordinance: Agricultural/Residential, Bay Front, Central Business District, Public Recreation, Special Development and Residential. The Bay Front district covers most of the Village’s 2220 acres. This district provides for an additional layer of scrutiny for the development of areas around Little Sodus Bay, requiring new development to be critiqued with regard to the physical character of the specific site, the natural resources on and around the site and socio-economic factors that may affect the Village. The second largest district, covering 22% of the Village, is the Residential district. The residential district provides for higher-density residential uses, allowing for 12,000 square-foot lots, while the Agriculture/Residential district (10% of land area) allows for 20,000 square-foot lots. The Central Business District (11%) and Public Recreation District (1%) accounts for the balance of the Village’s land area.

The Town has six zoning districts but nearly all of the Town’s land area is covered by the Agricultural/Residential District. 157 acres of the 27,232 acre Town are covered by a Hamlet zone and another 157 acres are covered by a Waterfront zone. The Agricultural/Residential zone provides for low density residential development with a minimum lot size of 2 acres. The Hamlet district allows for higher residential density and some commercial activities and services similar to those that would be found in a small village. The Waterfront District is located along the Lake Ontario shoreline and creekbank areas where, because of existing residential densities and sensitive environmental factors, special considerations are made for development. (See maps on pages 72 & 73)



Village of Fair Haven - Zoning Districts by Area



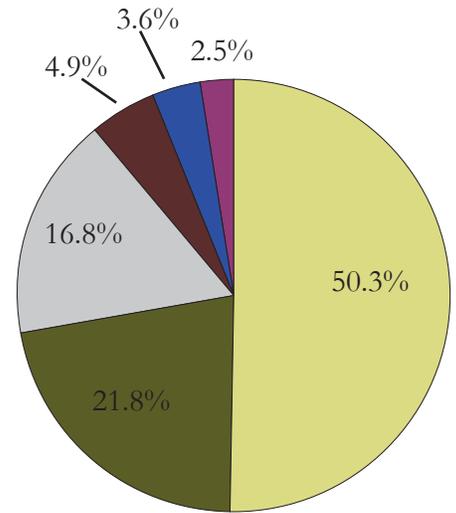
Town of Sterling - Zoning District by Area

### Land Use

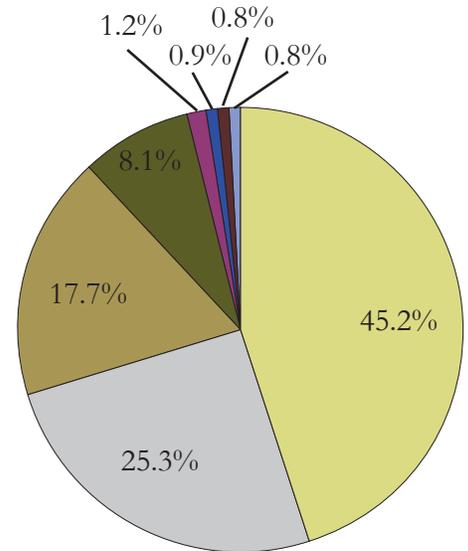
Each parcel of land is used in a particular way. It is the municipal assessor’s job to determine what each parcel is used for by each property owner. This differs from zoning in that zoning describes which uses are *allowed* to be in a zone (along with dimensional requirements) while land use describes what the land is *actually* used for.

According to the Cayuga County Office of Real Property Services, over 50% of the Village of Fair Haven’s acreage is currently used for residential purposes. A large majority of the parcels in residential use are classified as single family year-round residences (69%), with seasonal residences occupying the next largest residential classification (21%). The Village currently has 224 acres of land used for parks and 50 acres put to commercial use, representing 21.8% and 4.9% of the total Village acreage respectively.

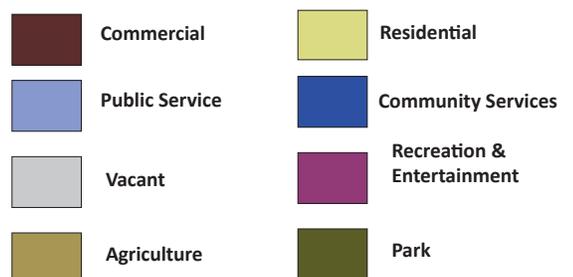
Residential is also the most prevalent land use in the Town outside of the Village, making up 45% of the Town’s land area. The most prominent residential classification in the Town is Rural Residential with Acreage accounting for 70% of the Town’s residential land. Vacant land, defined as “property that is not in use, is in temporary use, or lacks permanent improvement”, accounts for over a quarter of the Town’s land. 17% of the Town’s land is used for agriculture, a majority of which is classified as productive agricultural vacant land. Livestock and field crops are the dominant remaining agricultural uses making up 15% and 10% of the Town’s agricultural lands. Parks account for nearly 8% of the Town’s land with 491 acres of State-owned parkland, 1430 acres of County-owned parkland and 39 acres of locally-owned parks. (See map on page 75)



Village Land Use by Acreage



Town Outside-of-the-Village Land Use by Acreage



# Environmental Features

## *Bedrock Geology*

Underlying the town of Sterling are two major shale bedrock formations – the Slurian Grimsby Formation and the Slurian Rochester Shale. Very roughly, the boundary between the two can be thought to follow Sterling Station Road. The bedrock geology to the North, including all of the Village of Fair Haven, is the Grimsby Formation. This formation is composed of red shale interspersed with red sandstone. The Rochester Shale formation sits under the southern portion of the Town. Made up of brownish-gray shale interbedded with limestone, the Rochester Shale formation is known to be rich with fossils. The fossil record in this formation dates back to about 425 million years ago and is the result of a diverse and dense population of prehistoric aquatic invertebrates including many species of trilobites. (See map on page 76)

## *Soils*

The most prevalent soil types in Sterling are Williams, Sodus, Muck and Ira. The Williams soils tend to be found in the vicinity of the Sterling and Blind Sodus Creeks and collectively cover over 6300 acres. They are characterized by their depth (deep) and drainage (“moderately well”). Closely related to the drumlin fields, the Sodus and Ira soils are the result of glaciation and tend to be well drained and predominated by sandstone. The Sodus soils cover nearly 5,500 acres and tend to be associated with the slopes of the drumlin fields while the Ira soils, roughly 3,600 acres, are often found on the drumlin tops. The location of the Town’s 3,600 acres of Muck soils, black and rich with organic matter, often correlates with the Town’s wetlands and hydric soils.

Each soil type can be characterized in terms of its texture, hydrologic group and the extent to which it is hydric. Information provided by these characterizations can help decision makers evaluate the suitability of various development types given the site’s particular soils.

## *Hydrologic Soil Groups*

Hydrologic soil groups indicate the extent to which water can be expected to runoff the land based on the type of soil. The USDA Natural Resources Conservation Service has identified four hydrologic groups ranging from lowest run off potential (A) to highest run off potential (D).

*Group A* is made up of sandy soils with the lowest runoff potential and high rates of infiltration even when thoroughly wetted. The soils tend to be deep and well drained with a high rate of water transmission.

*Group B* is made up of silt loams or loams with a moderate runoff potential and infiltration rate when wetted. The soils tend to be moderately deep to deep and moderately well to well drained.

*Group C* soils are generally made up of sandy clay loams. They have low infiltration rates when thoroughly wetted and consist chiefly of soils with a layer that impedes downward movement of water and soils with moderately fine to fine structure.

*Group D* soils are clay loam, silty clay loam, sandy clay, silty clay or clay. This group has the highest runoff potential. They have very low infiltration rates when thoroughly wetted and consist chiefly of clay soils with a high swelling potential, soils with a permanent high water table, soils with a clay layer at or near the surface and shallow soils over nearly impervious material.

Of all the soils in the Town and Village, 73% of the soils are in Group C, 12% are in Group A, 12% in Group D and 3% are in Group B. (See map on page 80)

## *Hydric Soils*

Hydric soils are defined by the UDSA as those soils that formed under conditions of saturation, flooding or ponding long enough to develop anaerobic conditions—conditions in which no oxygen is present. Hydric soils are used by soil scientists and ecologists to help identify wetlands. For land use officials, the delineation of hydric and partially hydric soils can supplement wetlands maps to help decision maker’s steer development away from environmentally sensitive areas.

The Town and Village has roughly 3432 acres of hydric soils and 1172 acres of partially hydric soils. (See map on page 80)

## *Waterbodies*

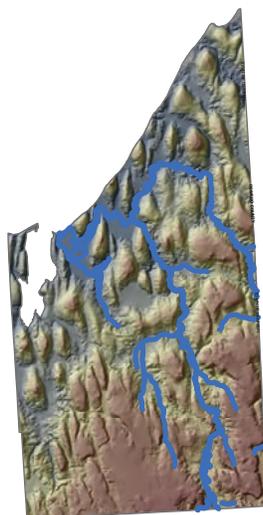
The New York Department of Environmental Conservation assesses the quality of the State’s water resources and publishes their findings in a series of documents collectively called the Waterbody Inventory and Priority Waterbodies List or WI/PWL. Each of the State’s major watershed basins has its own document in which the basin’s waterbodies are categorized according to their level of impairment. Ranging from “waterbodies having no known impact” to “Impaired Segments”, the WI/PWL water quality categories are helpful for local officials making land use decisions that may positively or negatively affect the quality of water in the Town.

All of the waterbodies in the Town are located in the Lake Ontario Basin. The most recent edition was completed in August 2007. The next revision is due out in 2012. The Town has three listed riverine systems, a lake and an embayment. Nine Mile Creek, Sterling Creek including Sterling Valley Creek and Blind Sodus Creek are the river systems leaving The Pond (the lake) and Little Sodus Bay (the embayment).

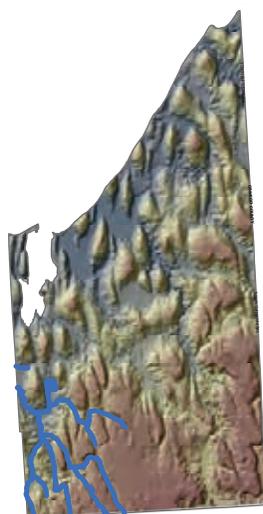
**Nine Mile Creek** is located in the north-eastern portion of the Town and extends 22.2 miles from the Village of Hannibal to its mouth at Lake Ontario. The WI/PWL lists the creek in the “Minor Impacts” category citing its stressed aquatic life, limited recreational activities and poor aesthetic value resulting from failing septic systems in and around the Village of Hannibal.



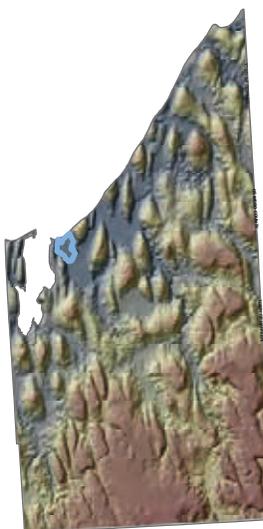
Nine Mile Creek



Sterling Creek



Blind Sodus Creek



The Pond

**Sterling Creek** is the Town's largest riverine system with its southern branch and tributaries extending as far South as the Town of Conquest. In the Town of Sterling, the river was evaluated in three sections: the northern branch of the river called Sterling Valley Creek, and two sections of the main branch including the river's middle section from the hamlet of Martville to the hamlet of Sterling and its lower section from the hamlet of Sterling to its mouth at The Pond. Sterling Valley Creek was given a clean bill of health by DEC and placed in the No Known Impacts category. The lower and middle sections of the river, however, were listed in the Minor Impacts category. Both sections are known to have issues with silt and sedimentation as well as elevated nutrient loads. The source of Sterling Creek's water quality troubles is related to the agricultural land uses in the area. In recent years, the invasive aquatic plant Water Chestnut has caused problems downstream of the Sterling Renaissance Fair.

**Blind Sodus Creek** - running through the south-eastern corner of the Town - has not been assessed by the DEC.

**The Pond** is an 83 acre lake located at the mouth of Sterling Creek and adjacent to the northeastern portion of the Village of Fair Haven. The Pond is separated from Lake Ontario by a thin barrier bar with a small outlet. The DEC suggests the need for verification of the water quality of the Pond. The County Soil and Water Conservation District has organized weed-pulling events to combat the proliferation of invasive plants such as Eurasian Milfoil and Water Chestnut.

**Little Sodus Bay** is an 800 acre embayment off of Lake Ontario. The Bay is surrounded by the Village of Fair Haven, and is central to its character, identity and economy. The DEC considers the Bay's water quality impaired and has listed bathing, fish consumption, aquatic life, recreation and aesthetics as impacted uses. The WI/PWL describes algal blooms and excessive weed growth resulting from elevated nutrient loading as the primary impairment factor. Other minor pollutant problems stem from dioxin, PCBs and the bioaccumulating pesticide Mirex in the Bay's sediment. The Bay is included on the New York State 2008 Section 303(d)

List of Impaired Waters as a waterbody that is impaired but not listed because “total maximum daily loads” – or TMDLs - have been developed for the pollutants responsible for its impairment. Little Sodus Bay is on the List of 303(d) segments impaired by pollutants related to construction activity (e.g. silt, sediment or nutrients). This means that *owners or operators* of single family homes and single family residential subdivision construction activities that involve soil disturbances of one or more acres of land, but less than 5 acres, and *directly discharge* into the Bay must prepare a Stormwater Pollution Prevention Plan (SWPPP) that includes post-construction stormwater management practices designed to conform with the most current version of the technical standard, New York State Stormwater Management Design Manual.

**Other Waterbodies** not included on the waterbody inventory/priority waterbody list are:

- Vought’s Creek
- Eight-mile Creek
- River Styx

### *Wetlands*

Wetlands are an important natural resource for the Town. Wetlands provide ecological services resulting in better water quality, floodwater storage, habitat for fish and wildlife, scenic natural areas, biological productivity and ecological health. Wetlands are often defined by their plants, soils, and frequency of flooding - answering the questions does the area support hydrophytic plants? and does the area have hydric soils? NYSDEC describes wetlands as “areas saturated by surface or ground water sufficient to support distinctive vegetation adapted for life in saturated soil conditions”. The legal definition of a wetland in New York State is found in the “Freshwater Wetlands Act” located in Section 24 of the New York Environmental Conservation Law.

There are two important inventories of wetlands in the Town of Sterling: one conducted by the DEC and the other conducted by the US Department of the Interior. NYSDEC inventoried and mapped the Towns wetlands that are bigger than 12.4 acres. These wetlands were named and organized into four classes according to their ecological value, with those in Class I being the most valuable. The wetlands named by the NYSDEC are the only wet-

lands that are regulated by the State of New York. There are, however, other wetlands in Sterling. The US Department of the Interior publishes a list of all known wetlands in the country called the National Wetland Inventory (NWI). The NWI includes those wetlands under 12.4 acres which are not included in the NYSDEC list and organizes wetlands according to their ecology. Though not used for regulation, the map of NWI wetlands is a tool for local land use decision makers to use when making decisions that may affect the Town's natural environment. The Town has 25 NYSDEC-named wetlands covering almost 2300 acres. Nearly 40%, or 896 acres, of the DEC wetlands are determined to be in Class I. These most valuable wetlands are located in and around the flood plain of the Lower Sterling Creek. 32% or 726 acres of Sterling's wetlands are in Class II and 29% or 665 acres are in Class III. The NWI has over 250 separate wetland areas listed in Sterling, amounting to 3,089 acres. (See map on page 81)

## Flood Plains

From a municipal perspective, as the Town and Village consider future development, it is important to take into account the location of floodplains and to steer development away from these areas. From a private citizen's perspective it is important to know whether their property is or is not in a floodplain for safety and insurance purposes. Most standard homeowners insurance policies do not cover flood damage and the conventional insurance market often fails to meet the needs of residents who wish to purchase flood insurance for their property. For this reason the Federal Emergency Management Agency (FEMA) administers the National Flood Insurance Program. The Town of Sterling has entered into the program with the passage of Local Law #1 – 2007 and now Town residents are eligible to receive FEMA flood insurance and federal disaster relief funds in the event of a flood emergency. More information on flood insurance is available at the Cayuga County Department of Planning and Economic Development website: <http://www.co.cayuga.ny.us/planning>.

There is one type of flood risk zone in the Town and Village - those areas with a 1% annual chance of flooding. This area is also referred to as the 100 Year Flood Zone and shown on the map in red. Individuals who own a home that is located in the 100 year flood zone face a 26% chance of their home flooding over the course of their 30 year mortgage period. Currently, there are few homes built in Sterling and Fair Haven's high flood risk areas. The location of flood hazard zones, along with a host of other geographic data, can be found at Cayuga County's Online Geographic Information System - E-Cayuga - at [www.ecayuga.com](http://www.ecayuga.com). (See map on page 74)

## Agriculture

According to Cayuga County Office of Real Property Services (ORPS), in 2009, 81 parcels in agricultural land uses occupy approximately 4830 acres - or 17% of the Town's total acreage. This number does not include parcels which are classified as residential but whose land is leased to farmers for agricultural use or parcels which are classified as vacant but used for agriculture. ORPS data indicate that productive agricultural vacant land, dairy products and field crops collectively account for over 80% of the agricultural acreage in Town. The remaining 20% of agricultural land is used for greenhouses, cattle, orchard crops, and truck and specialty crops.

The State of New York has declared it their policy to conserve, protect and encourage the development and improvement of its agricultural land for production of food and other agricultural products and to conserve and protect agricultural lands as valued natural and ecological resources. One of the tools that the State has given to local land owners and county governments to implement this policy is the ability to create agricultural districts. Once land has been put into an agricultural district the owner of that land is eligible to enjoy a set of benefits outlined in NYS Department of Agriculture and Market's Circular 1150: Article 25AA –Agricultural Districts. Those benefits include an agricultural tax assessment on the land; greater protection from eminent domain acquisition, benefit assessments, ad valorem levies and other rates or fees in certain improvement districts; and protection from local laws that unreasonably restrict or regulate farm operations within agricultural districts. The Town of Sterling has 14,760 acres in Cayuga County's Agricultural District #1, representing over half of the Town's land area. Currently in Sterling there are 100 agricultural tax exemptions taken summing to \$2,998,526 or roughly 2% of the Town's \$149,913,976 total assessed value.

Despite the large proportion of land dedicated to agriculture, as an industry it accounts for a small and decreasing share of the Town's employment. The percentage of those working in Sterling's agricultural sector has been steadily declining since, at least, the 1980 US Census in which 4.1% of the Town's 1110 employed persons worked in the agriculture, forestry, fisheries or mining industries. By the 2000 US Census that percentage had dropped to 1.3%. The Town of Sterling has a lesser proportion of individuals working in the farming industry than the County as a whole which boasts a 4% share. Sterling accounts for only 1% of the County's agricultural employment despite accounting for 4% of the total employment.

Almost two-thirds of the Town is considered either USDA Prime Farmland (29.8%) or Farmland of Statewide Importance (34.9%). The Prime Farmland designation is given by the United States Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) and "is based on physical and morphological characteristics (of the soils) such as depth of the water table in relation to the root zone, moisture holding capacity, the degree of salinity, permeability, frequency of flooding, soil temperature, erodibility, and soil acidity. Land classified as prime farmland has the growing season, moisture supply, and soil quality needed to sustain high yields when treated and managed according to modern farming methods." Soils of Statewide importance is also designated by the NRCS and are made up of soils that are nearly as productive as USDA Prime soils but are in lesser land capability classes. The poorer quality soils in the Town tend to coincide with poorly drained soils - or the wetlands - and the steep slopes of the Town's drumlin fields. Further, the town is uniquely positioned to produce orchard crops due to the moderation effect that the lake provides.

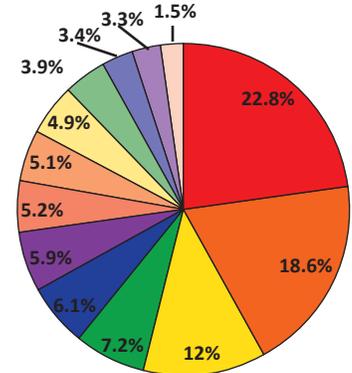
# Economic Conditions

Though it does not give a complete picture of the Town and Village’s economic health, an examination of US Census employment data at the Town and Village level and business pattern and purchasing power data available at the Zip Code level, allows one to begin to mosaic together a picture of the prevailing economic situation.

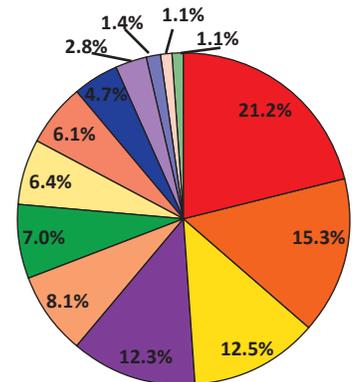
Over the period beginning in 1980 and ending in 2000, the Town has enjoyed robust increase in the number of employed persons. The rate of increase of employed persons outpaced the growth in population in the Town and its constituent parts. While the population of the Town increased by 131 people - or 4% - from 1980 to 2000, number of employed persons increased by 407 - or 37%. Over the same twenty year period, the number of employed persons in the County grew by 19% concurrent with 2.5% population growth. The growth in employed persons was more profound in the Town outside of the Village. Though the number of employed persons remained steady in the Village, the town outside of the village saw an explosive 56% increase.

In 2000, the three largest industries employing residents of the Town were (1) Education, health and social services, (2) Retail trade and (3) Manufacturing, representing 18.5%, 17.7% and 17.1% of the total employment respectively. When the employment numbers are further broken down into the Village and Sterling outside of the Village, it becomes clear that the residents in the town outside of the Village are more dependent on the Retail sector for employment while residents in the Village are more dependent on the Educational, Health and Social service sector.

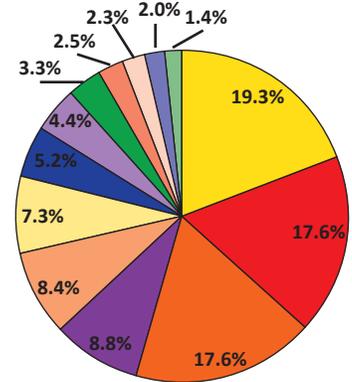
An analysis of businesses in the 13156 zip code –covering most



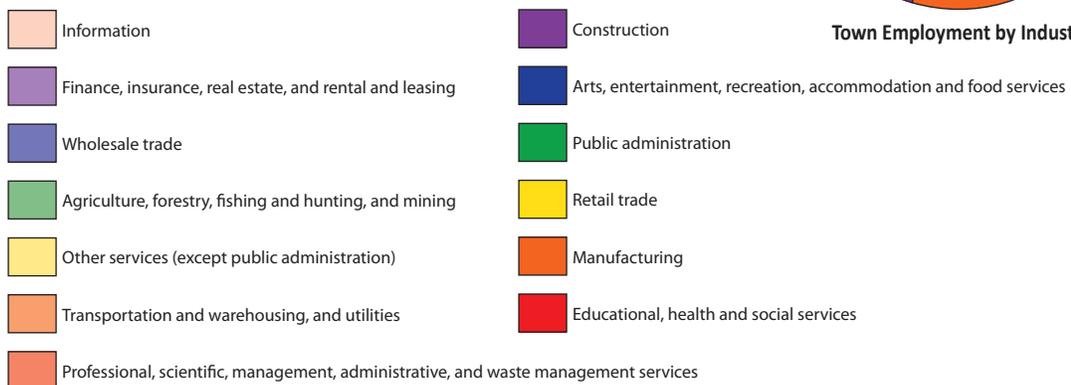
County Employment by Industry



Village Employment by Industry

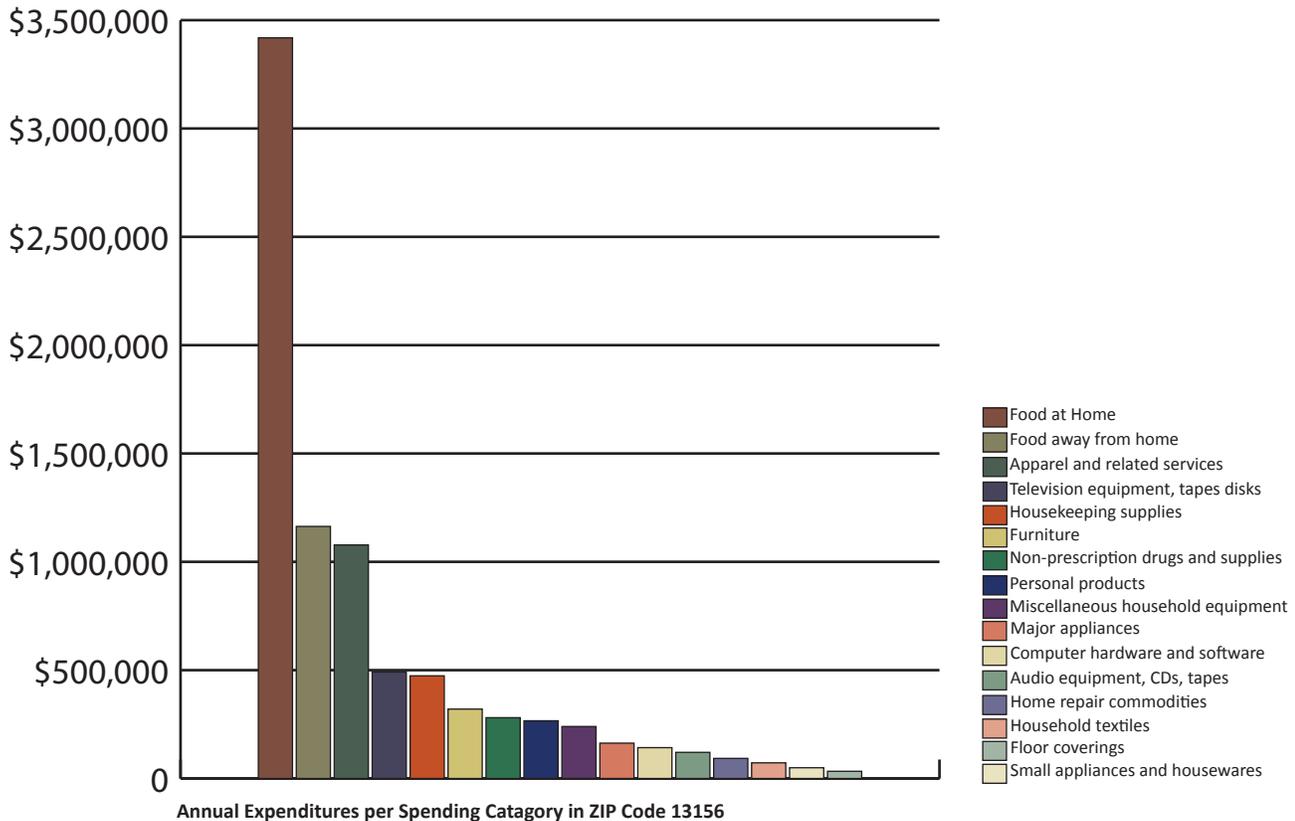


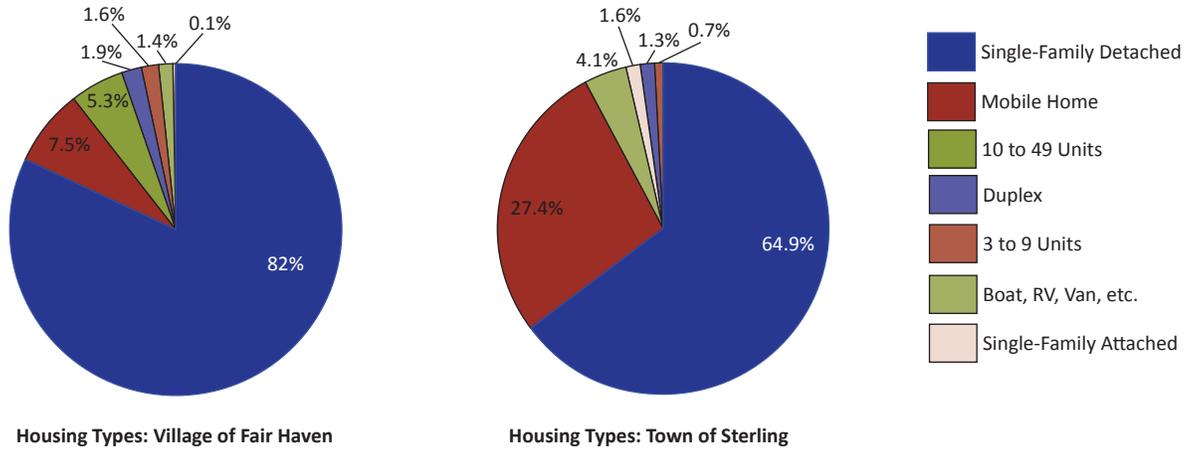
Town Employment by Industry



of the town outside of the Village and the entire Village – indicates that in 2006 there were 19 business establishments in seven major industry categories. Nearly all (84%) were small businesses of 1 to 4 employees. The construction industry made up the largest portion of the business community with 7 of the 19 establishments followed by the administration, support ,waste management and remediation industry with 3 establishments. The combined annual payroll of the 19 businesses in 2006 was \$2,092,000. When divided among the 52 reported employees of the firms, the average amount paid to each employee was \$40,230.

In 2004, the University of Wisconsin – Milwaukee Employee and Training Institute developed detailed reports on the purchasing power of each Zip Code in the Country based on 2002 Bureau of Labor Statistics Consumer Expenditure Surveys and 2000 Census data. Included in the “Purchasing Power Profile” report are various consumer expenditure categories, the estimated annual amount spent on each category in the area and the expenditures per square mile. This information may be helpful to the Town and Village as they move forward with plans for economic development. The report produced for the 13156 Zip Code suggests, for example, that every year residents of the 13156 Zip Code spend more than 1.1 million dollars on food to be eaten away from their homes. With the limited options for dining out in Sterling and Fair Haven, it is reasonable to assume much of this money is being spent outside of the Town – thereby bringing to light a potential growth market.





## Housing Characteristics

According to the US Census, in 2010 there were 671 housing units in the Village of Fair Haven and 1,159 in the Town of Sterling. Of the 671 units in the Village, almost half are listed as vacant. This statistic highlights the biannual migration of many of Fair Haven’s residents due to seasonal or recreational use. In the Town-outside-the-village, the housing unit vacancy rate is listed at a much lower. Of the occupied housing units in the Village, three quarters are owner-occupied leaving the final 25% occupied by renters. In the Town, the owner-occupied housing account for over four out of five units, leaving the remaining 19% as renter-occupied.

The most prevalent housing types in the two municipalities were single-family detached and mobile home. Four of five housing units in the Village are single-family, detached homes while 7.5% of the units are mobile homes. In the Town outside-the-Village, nearly two-thirds of the housing units are single-family, detached homes and over a quarter of the units are mobile homes.

The housing stock in the Village tends to be older than both the Town-outside-the-Village and the County at large. The older homes in the Village are more likely to be found to the South-East on and around Wilcox, Parsonage and Platt Streets. Lake Street on the East side of the Bay hosts many homes dating to the 1800’s. Much of the newer housing development and rehabilitation has occurred in close proximity to the Bay.

Houses from the nineteenth and twentieth centuries can be found interspersed throughout the Town with pockets of nineteenth century homes around the hamlets and pockets of newer development in Moon Beach as well as on McIntyre Road and Juniper Hill Road. The Town and Village have been proactive in seeking out Community Development Block Grants (CDBG) to improve housing stock.

## Parks and Recreation

### *State Parks*



Fair Haven Beach State Park

**Fair Haven Beach State Park** – Established in 1928, Fair Haven Beach State Park is known as one of the best public beaches on Lake Ontario. The Park covers 862 acres (nearly 1100 if the golf course Springbrook Greens at Fair Haven Beach State Park is included) and attracts over 400,000 visitors annually. With its water access to Little Sodus Bay, Lake Ontario and Sterling Creek, there are numerous opportunities for anglers, swimmers and paddle-sport enthusiasts. The varied terrain includes sandy beaches, bluffs and marshes and is easily accessible from the Park’s many campsites and cabins. Fair Haven Beach State Park is responsible for generating much of the Village’s retail business and as such has been at the forefront of many discussions of economic development within the village and the town.

### *Inter-County Trails*

**Seaway Trail/Bicycle Route** – The New York Seaway Trail is a 454-mile scenic driving trail that runs through both the Town of Sterling and the Village of Fair Haven on 104A and Old State Road. Beginning in Ripley on the New York/Pennsylvania border and continuing to Rooseveltown on the St. Lawrence River, the trail was designed in 1978 to promote regional economic development through tourism. In addition to the driving route, the Trail designers created an on-road biking route that follows the same path. Complete with a guidebook, maps and descriptions of special interest loops, the Trail custodians – Seaway Trail, Inc. – intended the Trail to be a multimodal way to connect and explore the Lake Ontario Corridor.



Seaway Trail Logo

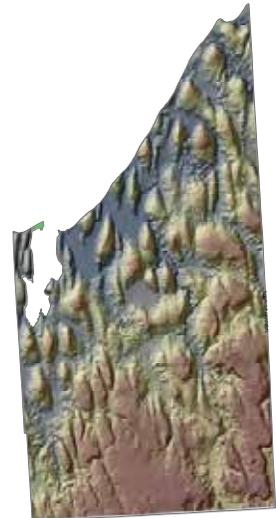
**Lakeshore Ecology Trail** – Proposed in the *Wayne and Cayuga Counties Tourism Development Action Plan*, the Lake Shore Ecology Trail was intended as a driving route to link the Village of Fair Haven with Sodus Point in Wayne County and the Seaway Trail. In 2002, Students and Faculty in the SUNY-ESF Landscape Architecture Department developed *A Tourism Plan for the Lakeshore Ecology Trail* that includes an assessment of bicycle-friendly routes and recreational opportunities along the Trail.



Sterling Nature Center

### ***County Parks & Trails***

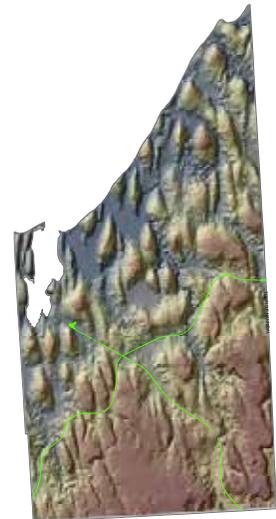
**Sterling Nature Center** – The Sterling Nature Center sits on 1416 acres of land Northeast of the Village of Fair Haven and Fair Haven Beach State Park. The land that is now the Nature Center and 1300 more acres was purchased from Rochester Gas and Electric by the County in 1994 for 2.8 million dollars – one tenth of the price RG&E paid for the land in 1973. The Town paid \$450,000 to the acquisition. The County purchase prevented the site from being used to produce coal-fired or nuclear power or as a low-level radioactive waste storage facility. The surplus land was sold off to a private owner and what remained was developed as a multi-use public park facility with diverse habitat and 2 miles of Lake Ontario beachfront. The Nature Center currently has 5.6 miles of trails and supports a thriving blue heron rookery.



West Barrier Bar

**West Barrier Bar Park** – The West Barrier Bar Park is a 14 acre County park located on the northwest shore of Little Sodus Bay. It provides access to a natural sand bar that separates the Bay from Lake Ontario and has several improvements including an access road, parking area and boat launch. From 2007 to 2012, the park will be transitioning in ownership from the County to the Town and Village.

**The North Trail (Cato-Fair Haven Trail)** – The North Trail runs from its southern terminus on State Route 370 in Village of Cato, 14.50 miles North North-east to its northern trailhead on Main Street in the Village of Fair Haven. The Trail was commissioned in the mid-1970's and follows the old Lehigh Valley Railroad bed through Towns of Ira (~4.1 miles), Victory (~2.6 miles)



The North Trail and Hojack Trail

and Sterling (~7.8 miles). The Trail is a multi-use trail open to hikers, bicyclists and other non-motorized traffic from the Village of Cato to the Trail's intersection with the Hojack Trail. From the intersection with the Hojack Trail to the Village of Fair Haven, the Trail is open to ATV use. In the Winter months, the entire trail is open to snow mobile traffic.

**The Hojack Trail** – Commissioned in the mid-1990's, the Hojack Trail runs through the Town of Sterling from the Southeast to the Northwest along what was originally the Rome, Watertown and Ogdensburg (R.W. &O.) Railway line. The R.W. & O. became a part of the New York Central rail system but retained its R.W. & O. nickname, the “Hojack” line. The right-of-way eventually was bought by Rochester Gas & Electric, from whom the County purchased the land for the creation of the Trail. The entirety of the Trail stretches from the Village of Red Creek in Wayne County to the Village of Hannibal in Oswego County. The Trail has historically been open to non-motorized traffic and snow mobiles, but in 2008 the Trail was opened up to ATV traffic for its entire Cayuga County length.

### *Village Parks*

**Central Park** – Located on Main Street, Fair Haven's Central Park boasts a number of amenities including a bandstand for Saturday night concerts, a snack bar, an informational kiosk sponsored by the Chamber of Commerce and a Veterans Memorial.

**Cayuga Street Park** – With a picnic pavilion, two tennis courts and ball fields for the Village Little League, the Cayuga Street Park provides ample recreational opportunities as well as space for the 4<sup>th</sup> of July carnival and the Circus when it comes to town.

**Phillips Park** – This municipal park straddles Voughts Creek at the southern end of Little Sodus Bay. Redesigned in 1994, the park includes play equipment, picnic areas, handicap accessible fishing area, docking facilities, restrooms and visitor parking

# Municipal Facilities & Services

## *Village Hall*

Built using pole barn construction techniques, it is suspected that the current Village Hall was erected in the 1970s using taxpayer funds. The building includes four truck bays, a meeting room with the ability to accommodate 21 people and an office with three workstations.

## *Water Service*

Water for Village residents is supplied by three artesian wells located in the Town of Sterling. The water is remarkably clean as recent bacteriological studies have shown. Each well is able to produce over 350 gallons per minute and the Village has two towers for storage, one built using a USDA Rural Development Loan and the other built using Village Funds. The service area for the Village water supply includes roughly 750 accounts in the Village and a couple of dozen private lines outside the Village. Recent improvements, including a replacement of lines, were made to the system when NYSDOT did construction work on Main Street.

## *Sewage Districts*

The sewer system in Fair Haven is owned by the Cayuga County Water and Sewer Authority. It was funded by a combination of grants and loans from USDA Rural Development, ‘member money’ through the USEPA and a grant from the Governor’s Office for Small Cities – now called the Office of Community Renewal. The sewage is conveyed to a regional plant in Wayne County for treatment.

## *Solid Waste*

The Cayuga County Comprehensive Solid Waste Management Plan has identified five inactive solid waste disposal sites in the Town of Sterling and the Village of Fair Haven. Two<sup>1</sup> were privately owned but operated by the Village until their closure in 1971, another two<sup>2</sup> were owned by the Town and closed in 1970 and 1990, and the fifth site is owned and operated by the State on Fair Haven State Park property.

Currently in the Village, residential and commercial solid waste is handled by private contractors. The Village will pick up leaves placed in clear bags and brush from April through October. Additionally, the County holds four household hazardous waste events each year: one for household chemicals, two electronics collection events and one tire collection event. More information on event dates can be found online at the Cayuga County Planning Website<sup>3</sup> or by calling 315.253.1276. Recycling options for residents of the Town and Village include bringing recyclable materials to Auburn or contracting with private waste haulers to take recyclable materials.

Further, each year in the week after Labor Day, the Town and Village sponsor the solid waste event known as Trash Day. The Village also has a curbside yardwaste pickup program.

## *Lighting District*

There are two lighting districts serving two of the Town’s hamlet communities in Sterling and Martville.

<sup>1</sup> Located on Rt. 104A east of the railroad tracks and Rt. 104 East of Rt. 38  
<sup>2</sup> Located on the west side of Rt 104A north of Schoolcraft Rd. and on Curtis Co-op Rd. west of Rt. 38  
<sup>3</sup> <http://co.cayuga.ny.us/planning>

# Schools, Public Safety Facilities & Services

## *School Districts*

There are no schools in the Town of Sterling or Village of Fair Haven. Students attend school in one of four school districts that serve the Town. The Red Creek Central School District, centered in the Wayne County Town of Red Creek, serves the majority of the Town of Sterling west of Sterling Creek and all of the Village of Fair Haven. Most of the remainder of the Town east of Sterling Creek is served by the Hannibal Central School District in Oswego County. Students in the north-eastern tip of the Town attend Oswego City Schools, while students in the south-eastern corner of the Town are taught in the Cato-Meridian Central School District.

Data from the 2016-2017 New York State District Report Card's Comprehensive Information Report shows that Red Creek graduated 89% of its seniors and Hannibal graduated 66% of its seniors. The Red Creek school district outperformed all other districts in the Town on every New York State Regents Exam category examined in the analysis conducted for this plan. (See map on page 84)

## *Fire Departments*

Most of the Town, including the entire Village, is served by the Fair Haven Volunteer Fire Department. The Department has 61 volunteer firefighters including emergency medical technicians and paramedics. The firefighters in the Department are trained in ice rescue, high angle rescue and have a firefighter assistance survival team (F.A.S.T.). The Department maintains three engines (two of which are owned by the Village), a tanker, a brush truck, gator, two boats and a snow mobile with a sled in addition to several generators and portable pumps and other equipment. They responded to 417 fire and 446 ambulance calls in 2017. In 2017, the Department's members completed over 1,000 hours of State fire training. The southeastern corner of the Town, bounded roughly by Finches Corners Road and State Route 38, is served by the Red Creek Fire Department. (See map on page 85)

## *Ambulance District*

Village owns a professional Ambulance Service with two ambulances and a fly car. The service provides Advanced Life Support and is staffed 24 hours a day and seven days a week by paid EMTs and Paramedics. The Village Fire Department supplies drivers for the ambulance service.

## *Law Enforcement*

Law enforcement in the Town and Village is provided by the Cayuga County Sheriff's Department and the New York State Police.

## Historic Resources

### *National Register of Historic Places*

The Town of Sterling has two sites that have been recognized by the National Register of Historic Places.

**Sterling District No. 5 School House** – Located on the east side of State Route 104 A, north of County Route 38, in the hamlet of Sterling Center, the school house was built circa 1853. The building is architecturally significant as an intact example of rural educational design in northern Cayuga County. The school was modified in the early decades of the twentieth century to reflect the growing influence of standardization in educational architecture in New York State. The building nonetheless retains the overall form and decorative program reflecting its mid-nineteenth century origin. The principles of school design outlined by Henry Barnard in his book *School Architecture*, first published in 1842, are clearly detectable and the then-current taste for Picturesque architecture popularized primarily by Andrew Jackson Downing. Like many of the schoolhouses built in the nineteenth century in rural New York State, the building continued in use well into the twentieth century, until the consolidation of the local school district in 1946. During a brief span from the mid-1940s until the early-1950s the building also provided classroom space for the children of migrant farm workers employed in the harvesting of seasonal crops. Since that time the building has served as the Sterling Town Hall, a place of public assembly, and currently serves as exhibition and meeting space for the Sterling Historical Society.

**Sterling Grist Mill Complex** – The Mill Complex is located on the south side of State Route 104A, opposite Sterling Center Road in the Town's hamlet of Sterling Center. The Complex consists of a frame mill building built circa 1835, the rubble foundation of an 1859 tannery, and a circa 1900 concrete dam and penstock. These structures represent a cohesive group of resources that chronicle the early history and agricultural heritage of the small agrarian hamlet at Sterling Center and the earliest hydraulic –powered industrial site in the hamlet. The site highlights the importance of Sterling Creek in the development of the region and recalls Sterling Center's importance as the preeminent business hub of the Town throughout most of the nineteenth century.

### *Other Historic Resources*

The Freedom Trail of Auburn and Cayuga County documents sites which were a part of the County's strong abolitionist movement or Underground Railroad network. The **Kirk House** at 1280 State Route 104A in Sterling Center is recognized as the historically significant home of William and Martha Kirk whose work with the Baptist Church in Sterling is documented as part of the Underground Railroad.

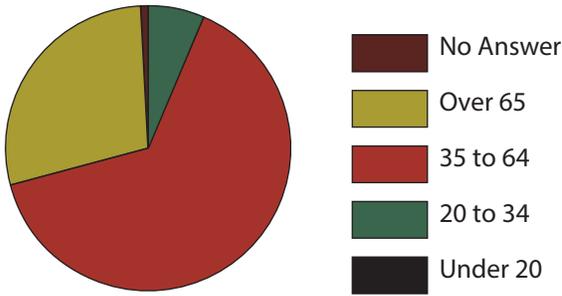
Further, a historic **railway signal tower** and related displays have been added behind the school house. The 28' tower was originally at Sterling Station at the intersection of the Lehigh Valley and 'Hojack' rail lines and relates to the 65 year period (1871-1936) of local prosperity during the age of the railway.

There are many state historical markers throughout the town and village which allow for self-guided tours of local history.

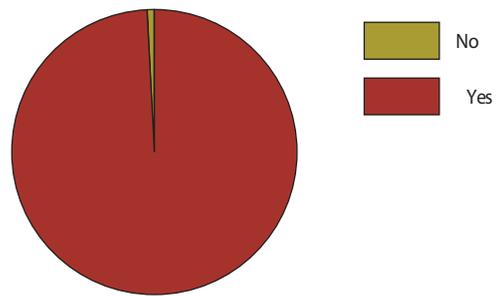
# Section Two:

# Community Surveys

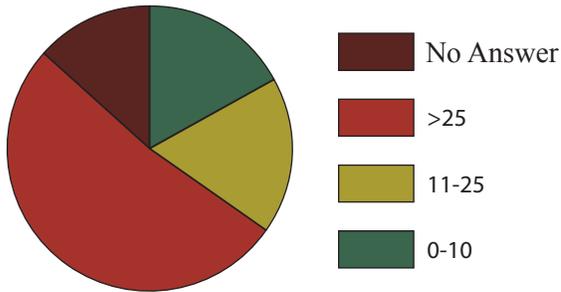
In the Spring of 2007, 1,810 anonymous community surveys were sent to the residents of the Town of Sterling and the Village of Fair Haven. Thirty-one percent or 561 surveys were returned - 26% of all town surveys (301 of 1160) and 40% of all village surveys (260 of 650). The surveys asked 31 questions of the residents and a sample was analyzed by the Cayuga County Department of Planning and Economic Development. The survey results were thoughtfully considered and often referred to by the Comprehensive Planning Committee as it developed the goals and objectives in the following section. **While the full results have been tabulated and displayed in Section 5, a brief summary of the results can be found here.**



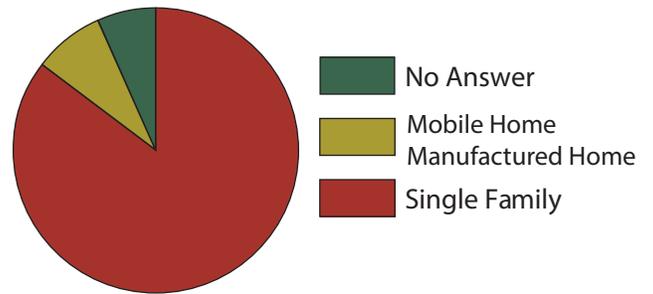
How old are you?



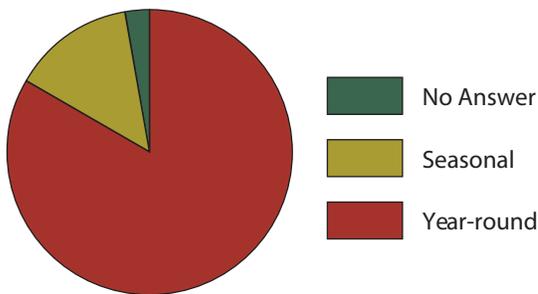
Do you own property in the Town of Sterling?



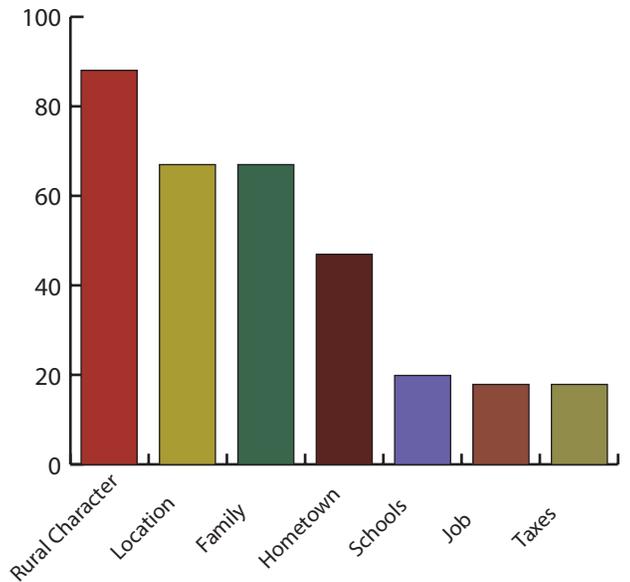
How long have you lived in Sterling?



What type of home do you live in?

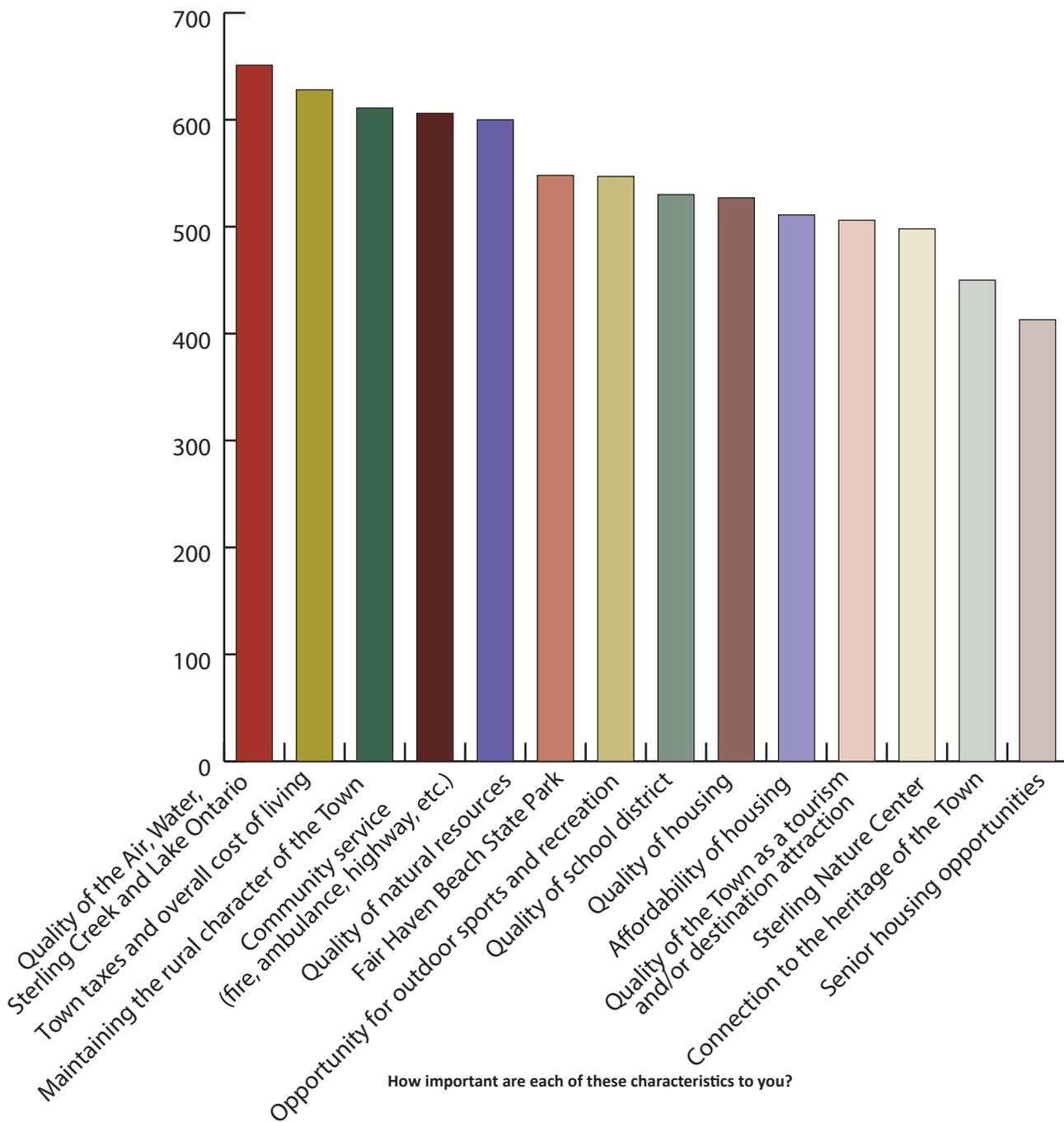


Is your residence seasonal or year round?



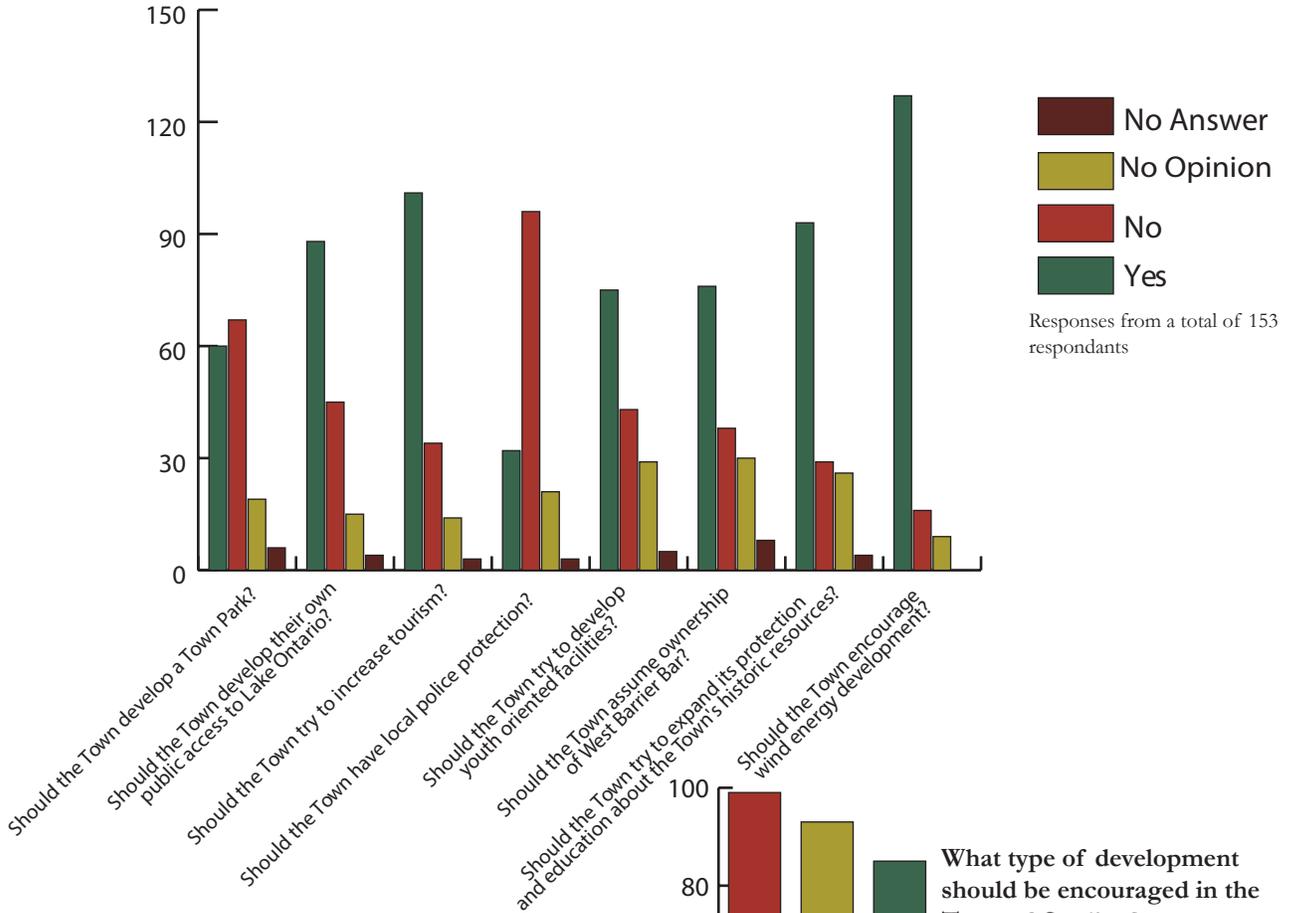
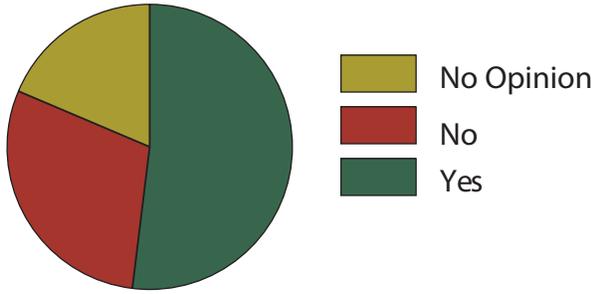
**Town of Sterling**

152 of the surveys returned from the Town of Sterling were tabulated and the full results can be found in Section 6. Most often the respondents were land-owning (99%), year-round residents (84%) living in a single-family home (85%), and were between the ages of 35 and 64 (64%). The largest percentage of respondents chose to live in Sterling because of its rural character (57%), its location (44%) and because of proximity to family (44%).

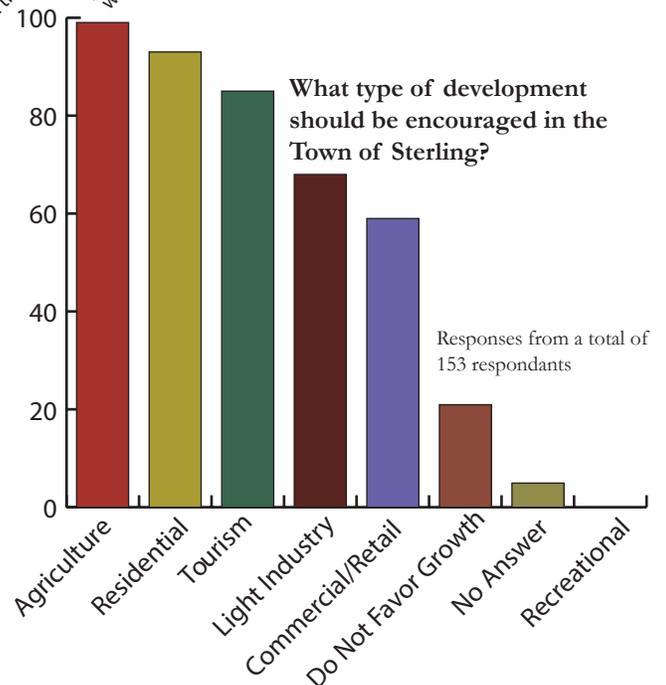


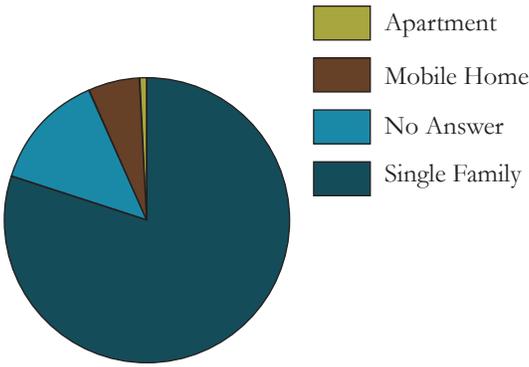
When asked to judge the importance of 14 town characteristics, respondents identified the “quality of the air, water, Sterling Creek and Lake Ontario” as the most important followed by “town taxes and overall cost of living” and “maintaining the rural character of the town”. Respondents identified agriculture as the type of development they would most like to be encouraged (65%) followed by residential (61%). It is interesting to note that despite the fact that 61% of residents would like to see the town encourage residential development, 64% of respondents support the idea of “encouraging the continuation of farming in the Town by limiting the conversion of farmland to residential uses”. This seems to suggest the need for a thoughtful and well-planned approach to residential development that meets both objectives by encouraging residential development in areas not suitable for farmland.

Should the Town encourage the continuation of farming in the Town by limiting the conversion of farmland to residential use?

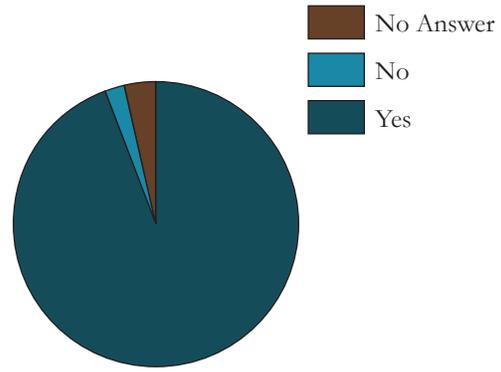


Most respondents indicated that they did not want public water (60%), nor did they want local police protection (63%). Most respondents who expressed an opinion did, however, want to encourage wind energy development (89%) and were in favor of the Town assuming ownership of West Barrier Bar (62%).

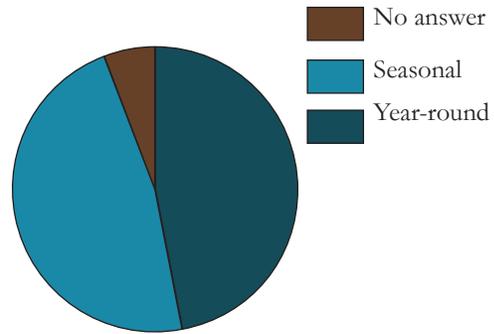
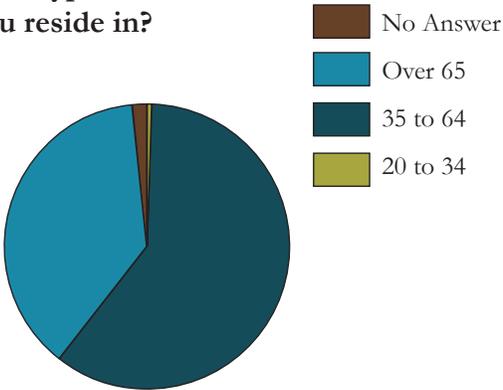




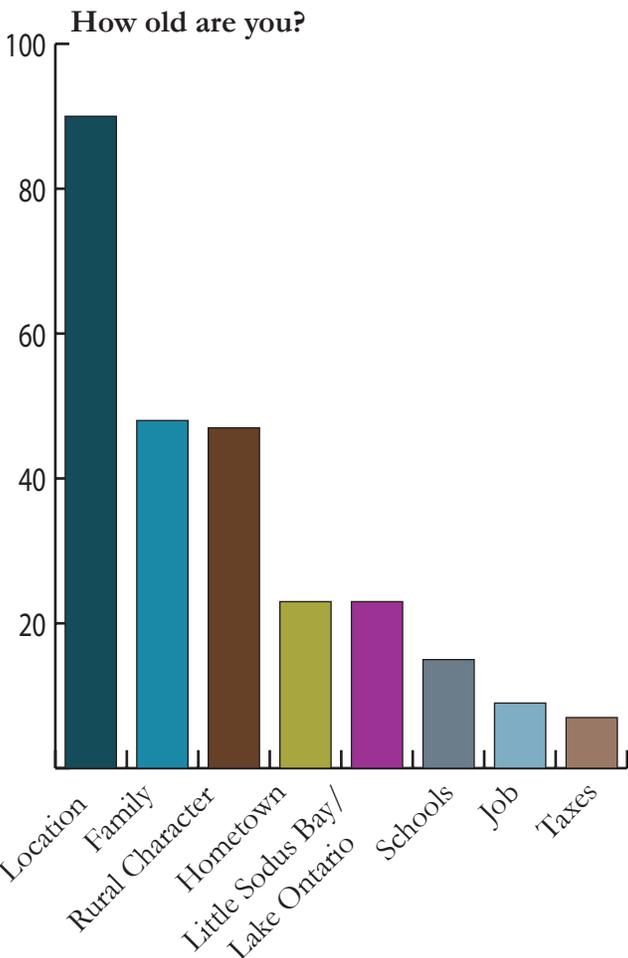
If you live in the Village, what type of structure do you reside in?



Do you own land in the village?



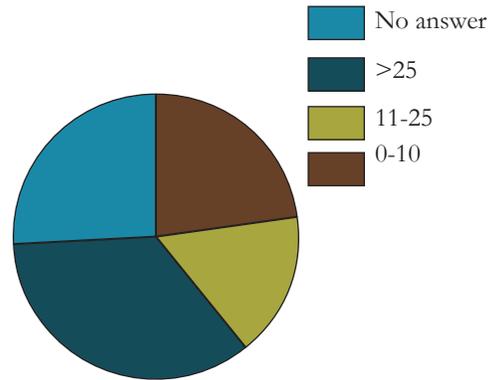
Is your residence year-round or seasonal?



What were your reasons for choosing to live or own land/property in the Village of Fair Haven?

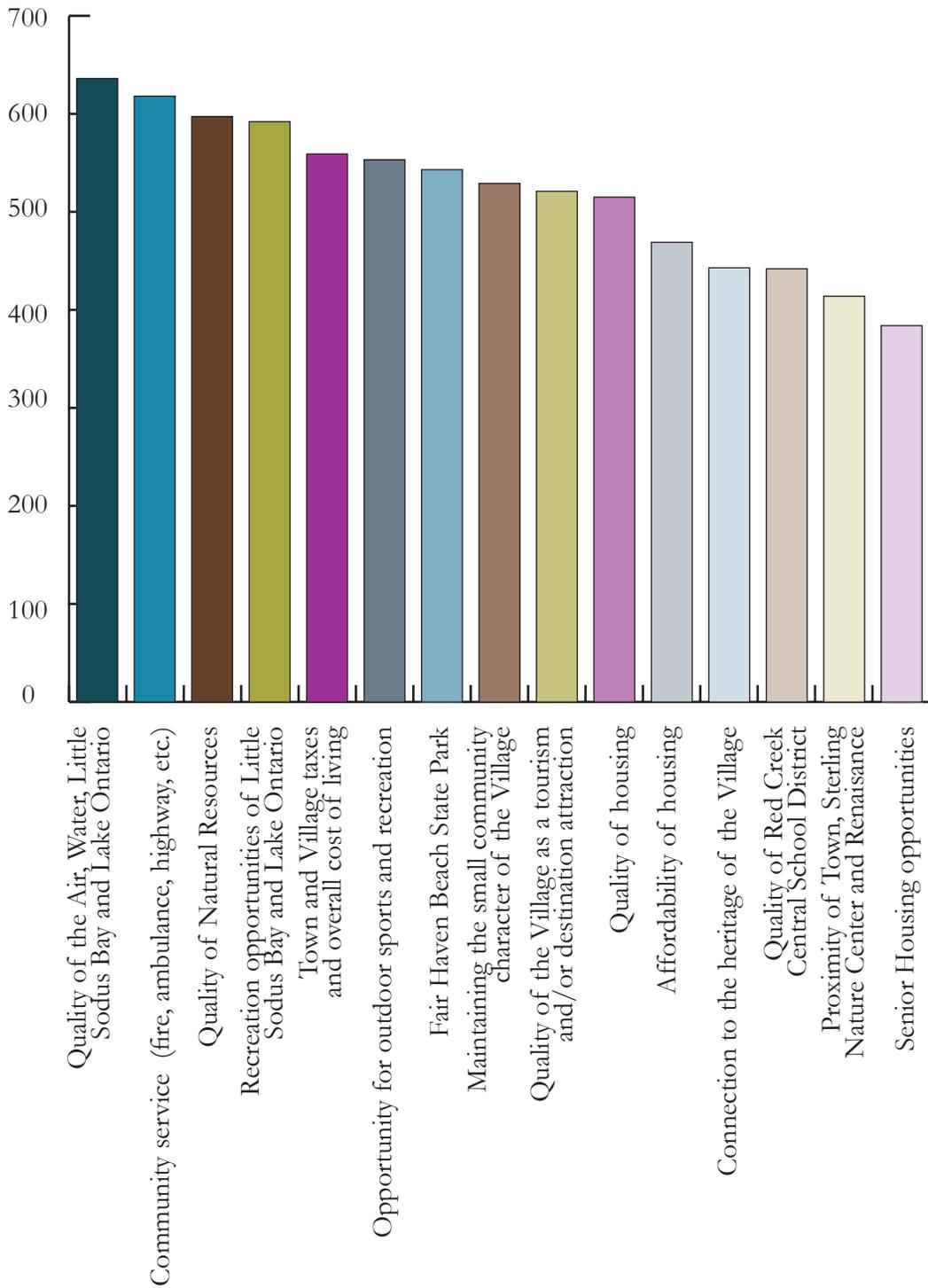
Responses from a total of 140 respondents

How many years have you lived in the Village?



**Village of Fair Haven**

The demographic profile of the typical village respondent was very similar to the typical respondent in Sterling, in that most own their own (94%) single-family home (80%) and are between the ages of 35 and 64 (60%). Residents of the village echoed the same reasons that Township respondents voiced for living where they do, citing location (64%), family (34%) and rural character (34%).



When Villagers were asked to judge the importance of 14 village characteristics respondents selected “quality of the air, water, Little Sodus Bay and Lake Ontario”, “community service (fire, ambulance, highway, etc.)” and “quality of natural resources” as the top three. Respondents identified tourism, residential and commercial as the types of development they would most like to see encouraged in Fair Haven. Many made note of the need for more restaurants and shops on Main Street and most agreed that the Village should adopt a subdivision law (70%).

# Section Three:

# Goals & Objectives

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œ Town of Sterling œ

Goals  
&  
Objectives

Updates adopted by the Town of Sterling Town Board of Trustees  
on September 24, 2018

## Agricultural Preservation & Environmental Quality

Embrace policies and programs that preserve valuable farmland, water quality, open space and scenic views

	SHORT TERM	MEDIUM TERM	LONG TERM	Opportunities for Collaboration
1. Conserve and seek opportunities to expand bay and lakefront public access	X	ongoing	→	Cayuga County Parks & Trails, Town Board, Planning Board
2. Guide waterfront development	X	ongoing	→	Town Board, Planning Board
3. Take full advantage of opportunities to protect the shoreline, drinking water supply, aquifers and wells	X	ongoing	→	NYS Dept. of State - Community Renewal, Cayuga County Parks & Trails, Sterling Nature Center, NYS Dept. of Envi. Conservation, Army Corps of Engineers
4. Encourage the State to maximize beach areas within Fair Haven State Park			X	Town Board
5. Form committee to explore the revitalization of Moon Beach including parking, traffic and beach accessibility	X	ongoing	→	Town Board
6. Support and enhance Sterling Nature Center, including improved waterfront access, a full-time director and increased programming.		X		Cayuga County Parks & Trails Friends of the Sterling Nature Center
7. Continue to support land use policies that support and promote clean, renewable, alternative energy development within the Town	X	ongoing	→	Planning Board, Town Board
8. Explore and support opportunities to work with local, state and federal agencies to address and control invasive species and noxious weeds	X	ongoing	→	NYS Dept. of Envi. Conservation, Cayuga County Soil & Water, Cayuga County Health Department
9. Support agriculturally-oriented business retention and development and support county/town development of NYS purchase of development rights (PDR) programs	X	ongoing	→	Planning Board

## Cultural & Historical Resources

Expand opportunities for residents and visitors to enjoy the Town’s natural, cultural and historical resources

	SHORT TERM	MEDIUM TERM	LONG TERM	Opportunities for Collaboration
1. Develop a designated bike path on Seaway trail and connected byways		<b>X</b>		Seaway Trail, Inc., Neighboring Towns, Cayuga County Parks & Trails, NYSPRH
2. Encourage ATV and snowmobile use in appropriate, designated areas	<b>X</b>	ongoing →		Cayuga County Parks & Trails, Poor Folks Snowmobile Club, Trail Tamers Snowmobile Club
3. Explore funding to conduct a Historic Structure and Cultural Sites Inventory and Analysis in the Town and Village.	<b>X</b>	ongoing →		Sterling Historical Society
4. Support the Sterling Historical Society in its endeavors	<b>X</b>	ongoing →		Town of Sterling Sterling Historical Society
5. Explore and support efforts to renovate/restore historic structures	<b>X</b>	ongoing →		Sterling Historical Society

## Sustainable Economic Development

Encourage growth that builds on existing assets including the development of the Town’s business, recreation and tourism base

	SHORT TERM	MEDIUM TERM	LONG TERM	Opportunities for Collaboration
1. Market Fair Haven as a resort community	X	ongoing →		Fair Haven Area Chamber of Commerce
2. Explore feasibility of developing a municipal community resource center			X	Fair Haven Village Board
3. Maintain and enhance existing Tourism Information Centers	X	ongoing →		Fair Haven Area Chamber of Commerce
4. Work with County Tourism Board and the Fair Haven Area Chamber of Commerce to promote tourism	X	ongoing →		Cayuga County Tourism Board, Fair Haven Area Chamber of Commerce
5. Establish an environment that encourages the development of local businesses	X	ongoing →		Fair Haven Area Chamber of Commerce Cayuga County IDA, Planning Board, Zoning Board
6. Support and promote the local business community, and new business development, through partnership and service	X	ongoing →		Fair Haven Area Chamber of Commerce, Cayuga County IDA, Planning Board, Zoning Board
7. Develop business grants		X	ongoing →	USDA - Rural Development, Cayuga County Dept of Planning and Economic Development
8. Maintain tax incentives for business improvements and explore the opportunity to establish tax incentives for residential improvements.	X	ongoing →		NYS Dept. of Envi. Conservation, Cayuga County Soil & Water, Cayuga County Health Department

### Infrastructure

Ensure that physical infrastructure is maintained and improved consistent with efforts to preserve, restore and promote the Town’s historic and architectural resources

	SHORT TERM	MEDIUM TERM	LONG TERM	Opportunities for Collaboration
1. Assess the condition of roads and bridges, including County and State Roads, and other Town infrastructure on an annual basis and report findings to the Town Board (and other appropriate agencies) on an annual basis.	X	ongoing →		Town Highway Department, Cayuga County Highway Department
2. Look for opportunity to expand access to telecommunications resources		X ongoing →		Sterling Town Board Sterling Planning Board
3. Solicit resident input on infrastructure needs	X	ongoing →		Sterling Town Board
4. Support efforts to restore the dams and mill structures in Martville and Sterling			X	Sterling Historical Society
5. Support efforts to improve streetscapes and renovate storefronts and structures in the Town and the Hamlets	X	ongoing →		Grant Writer

## Housing & Affordable Living

Promote affordable housing and preserve housing stock within the Town

	SHORT TERM	MEDIUM TERM	LONG TERM	Opportunities for Collaboration
1. Identify programs and resources, and educate residents about programs and resources to address affordable housing, access improvements and maintenance of existing housing stock	X	ongoing →		Consultant, NYS Dept. of Coastal Resources, Cayuga County Home-site, Grant Writer
2. Seek public resources to renovate housing structures within the Town	X	ongoing →		Consultant, NYS Dept. of Coastal Resources, Cayuga County Home-site, Grant Writer, CDBG
3. Promote a variety of housing options within the Town	X	ongoing →		Planning Board, Zoning Board
4. Regulate and control new housing development in a manner which maintains the Town's rural character while supporting the stated housing goals of the Town	X	ongoing →		Planning Board, Zoning Board

## Governance & Cooperation

Continue to effectively develop public policy and work with local, county, state and federal agencies to serve residents and businesses.

	SHORT TERM	MEDIUM TERM	LONG TERM	Opportunities for Collaboration
1. Update zoning and strengthen code enforcement	X	ongoing	→	Sterling ZBA, Planning Board, Town Board
2. Look for opportunities for the Village of Fair Haven and the Town of Sterling to coordinate delivery of services	X	ongoing	→	Sterling Town Board Fair Haven Village Board
3. Explore opportunities to share best practices and expand information sharing between the Town and Village governments and their boards and agencies	X	ongoing	→	Sterling Town Board Fair Haven Village Board
4. Provide responsible and responsive fiscal policy with the objective of reducing the tax burden	X	ongoing	→	Sterling Town Board
5. Maintain and expand working relationships with the NYS Department of Transportation and provide input on Town needs and access state resources	X	ongoing	→	Sterling Highway Department, Cayuga County Highway Department, NYSDOT

GOAL

Education

Develop educational and vocational opportunities to serve residents of Sterling and other communities

OBJECTIVES

	SHORT TERM	MEDIUM TERM	LONG TERM	
1. Promote quality educational and vocational programming through Town school districts	X	ongoing	→	Opportunities for Collaboration  School Districts
2. Promote multi-age educational programming through town resources.	X	ongoing	→	Sterling Nature Center Sterling Historical Society

## Recreation

Explore and support opportunities for residents of all ages to recreate safely

	SHORT TERM	MEDIUM TERM	LONG TERM	Opportunities for Collaboration
1. Promote recreational activities and facilities for our youth	X	ongoing	→	Youth Committee of Town & Village Boards
2. Support the connection and integration of trails	X	ongoing	→	CNY & Cayuga County Parks & Trails, NYS Parks, Recreation & Historic Preservation, Snowmobile & ATV Clubs
3. Encourage private development of all-season recreational facilities	X	ongoing	→	Fair Haven Area Chamber of Commerce

# Future Land Use in the Town of Sterling

## *Land Use Policy*

The conclusions reached in this section were arrived at through the careful deliberation of the comprehensive planning committee and are rooted in the input received by the committee from the visioning sessions and surveys. The committee considered maps of the Town’s current land use, development trends over time, sensitive environmental areas, and agricultural uses. They debated how best to guide future growth so as to harmonize the goals set forth in this plan with the physical development that will inevitably occur. Generally, this section outlines the Town’s vision and strategy for dealing with residential development, commercial and industrial development, agricultural development and conservation areas. It then describes three strategic efforts to guide growth and development in the town through the delineation of **mixed-use hamlet transitional areas**, **residential development areas** and **mixed-commercial development areas**.

### *Residential Development*

While not the only type of development, the recent trend (since 1970) in residential development in the Town can be characterized as moderately low-density, roadside development wherein agricultural or wooded lots are subdivided into 2-5 acre parcels with frontage onto existing public roads. This type of development has given the Town’s major thoroughfares a fragmented, ‘piano-key’ appearance that is inconsistent with the Plan’s vision for the maintenance of the Town’s rural character.

In light of the current development trends the Town seeks to steer development toward the three areas described below. This is a contrast and reaction to the ‘scatter-shot’ approach to residential

development that has occurred to date. In order to achieve the goals set forth in this comprehensive plan, residential development in the Town is encouraged to occur, primarily, in the **mixed-use hamlet expansion areas** and the **residential development area**. These areas are described in greater detail below.

### *Commercial and Industrial Development*

Compared to the pressure the Town faces from piecemeal residential development, there has been relatively little commercial and industrial development pressure. Currently, according to the town assessor, commercial is the primary use on only 50 acres in the Town. In terms of land use planning and zoning, most types of commercial development are currently either permitted with conditions or require a special permit in all zoning districts. Large-scale developments and those activities not listed or analogous to Section 506 – Permitted Uses of the Town Zoning Code are envisioned to necessitate the creation of a Planned Development District (PDD).

The Town is comfortable with the use of PDDs for exceptional commercial and industrial projects. The Town will continue to use PDDs as a tool for the regulation of non-listed uses and major commercial and industrial developments. The use of PDDs notwithstanding, the Town would like to encourage the development of retail and other low intensity commercial development toward three areas in the Town: 1) the Village of Fair Haven, 2) **mixed-use development area** and 3) **mixed-use hamlet expansion area**. These areas are described in greater detail below.

## *Agricultural Development*

The preservation of existing agricultural uses and the development of new agricultural land is a priority for the Town. The rural character of the Town is predicated upon an active and vibrant agricultural sector. The purpose of directing residential, commercial and industrial development toward certain areas is to preserve open space and the ability for agriculture to be sustained in Sterling.

## *Conservation Areas*

The Town has over 1,900 acres of public parklands within its boundaries. Any development that occurs in the Town must complement and not diminish the integrity of the Fair Haven Beach State Park, the Sterling Nature Center and other lands that have been conserved for public use.

## *Areas for Future Growth and Development*

### *Mixed-Use Hamlet Transitional Areas*

The purpose of the *mixed-use hamlet transitional areas* is to encourage and provide for a mix of appropriately-scaled commercial, new residential and very low-intensity industrial land uses in the Town of Sterling which accentuates the existing development patterns by concentrating new development around the Town's four hamlets.

The four *mixed-use hamlet transitional areas* are centered in and extend a reasonable distance from the hamlets of:

- *Sterling Valley* at the intersection of State Route 104A, Sterling Valley Road and Maroney Road;
- *Sterling Center* at the intersection of State Route 104A and Center Road;
- *Martville* at the intersection of Martville Road and Nichols Road; and
- *North Victory* at the intersection of State Route 38 and State Route 104.

At present, the hamlets of Sterling Valley, Sterling Center and Martville represent historical development from a time when waterpower was harnessed to provide power for mills that served the rural areas around them. Many of the oldest remaining homes in the Town of Sterling are located in the old hamlets at a density that rivals the Village of Fair Haven. This residential density has been sufficient to support a few small commercial retail and service businesses.

Going forward, the Town of Sterling wishes to encourage moderate density residential development that is oriented towards, clustered around and adjacent to the Town's hamlets. The character of the development will be in keeping with its surroundings and be built at a village scale using the principals of neo-traditional neighborhood design (i.e. front porches, uniform and modest front-yard setbacks, tree lawns, curbs etc.) Because the existing hamlets are largely built-out, the residential development that the Town envisions would need to be supported with road and utility infrastructure. This infrastructure could be built by a developer as a part of new development or built proactively by the Town to encourage development in the hamlets. It is envisioned that the wastewater needs of the new development in the hamlets will be serviced by pre-manufactured water treatment plants known as "package plants". Design standards should be produced for residential development in these areas. Details relating to such development will be addressed by the Town Planning Board at the appropriate time.

Appropriately scaled and designed commercial uses will be allowed and encouraged in these areas.

### *Residential Development Area*

The purpose of the *residential development area* is to encourage residential development to occur in an orderly fashion that preserves the Town's rural landscape and open spaces.

The residential development area is located in the most northeastern portion of the Town and includes the portion of the Town known as Moon Beach.

The Town's northeastern corner has become one of the most actively developed areas in Town. The area faces increasing development pressure from people who are moving out of the City of Oswego but still commute to the City for work. The proximity to the Sterling Nature Center and Lake Ontario make this part of Town very attractive. Adding to the area's attractiveness for residential development new waterlines. In 2016, the Town completed Water District #1 on Irwin Road and Marsh Road. In 2018, Water District #3 is slated for installation on Route 104A from the Fair Haven water pump house, around the Curtis Co-Op triangle, into Sterling up Williams Road, Center Road and New Street.

The Town envisions residential development in this area to be clustered. Densities in the *residential development area* will be typical of rural residential areas and be achieved through a variety of housing types and tenures which, while diverse, may be compatible. Water infrastructure can be extended from the Town of Oswego while new roads could be built by either the Town or a developer.

### ***Mixed-Commercial Development Areas***

The purpose of the *mixed-commercial development areas* is to acknowledge and identify areas with commercial potential and direct commercial development towards it as a part of the Town's larger vision for land use presented in this plan. Such an area is near the Sterling Renaissance Festival at 15385 Farden Road.

In 2008, the Sterling Renaissance Festival drew over 100,000 people to the Town of Sterling mak-

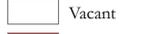
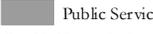
ing it one of the Town's biggest engines for the development of tourism related commercial uses. The Festival is surrounded by orchards, agricultural fields and the Sterling Valley Creek, and is less than .5 miles from the Sterling Nature Center. Agritourism, outdoor recreation, and appropriately designed overnight accommodations are envisioned to complement and leverage the popularity of the Festival.

# Town of Sterling

Cayuga County, New York

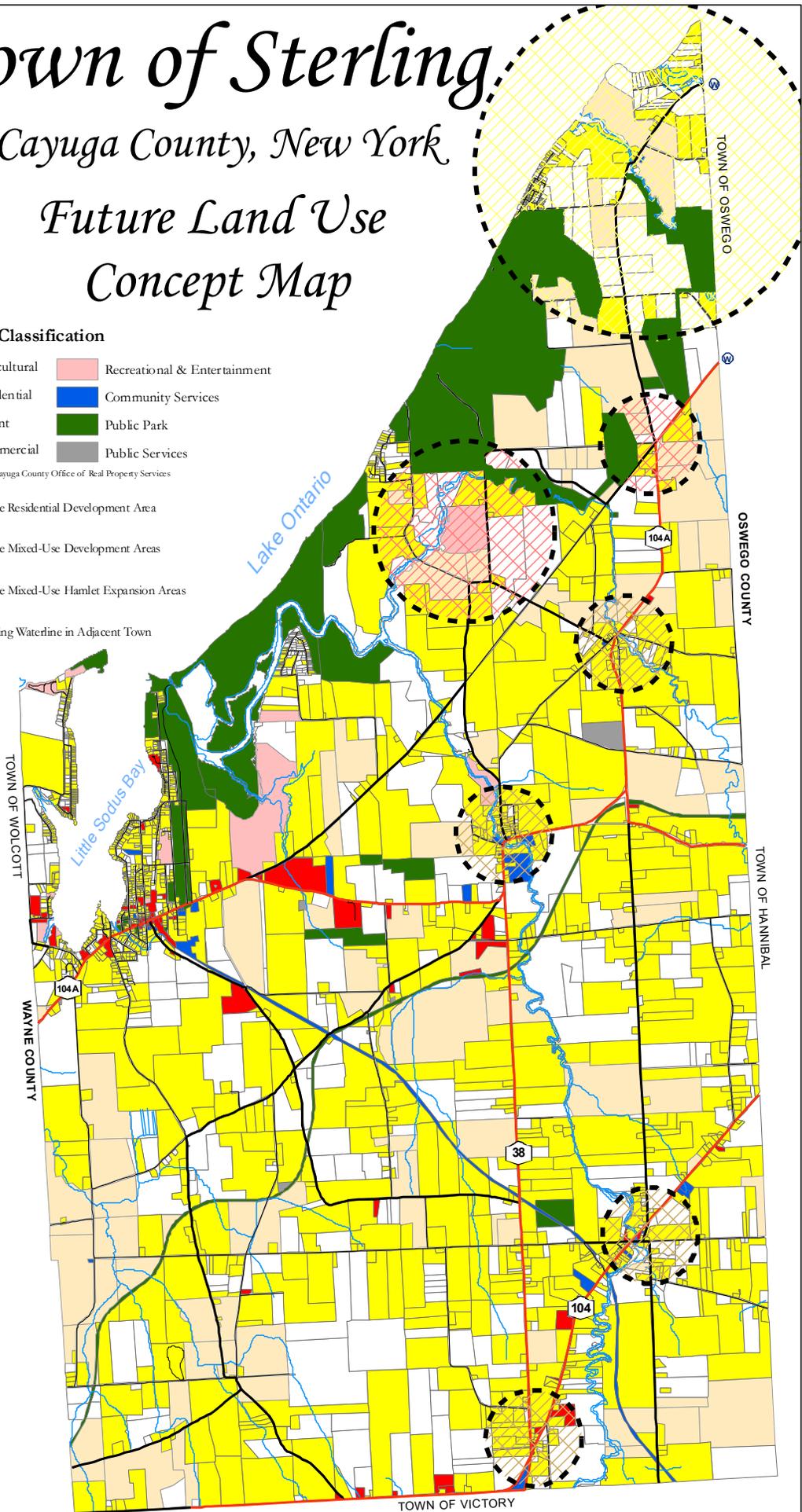
## Future Land Use Concept Map

### Property Classification

	Agricultural		Recreational & Entertainment
	Residential		Community Services
	Vacant		Public Park
	Commercial		Public Services

Data Source: 2008 Cayuga County Office of Real Property Services

-  Future Residential Development Area
-  Future Mixed-Use Development Areas
-  Future Mixed-Use Hamlet Expansion Areas
-  Existing Waterline in Adjacent Town



# Village of Fair Haven

## Goals & Objectives

Updates adopted by the Village of Fair Haven Village Board of Trustees  
on June 19, 2018

### 1. Natural Environmental Quality & Aesthetics

#### A. GOAL:

Embrace policies and programs that preserve and enhance the Village of Fair Haven's natural resources, rural and marine environment, water quality, undeveloped open space and scenic views.

#### B. GOAL:

Regulate development to maintain the Village's historic waterfront identity and aesthetics, consistent with the comprehensive plan's vision held by the residents of the Village of Fair Haven.

#### OBJECTIVES:

1. Preserve and enhance the existing natural and marine environment, including the combined waterfronts of bays and lake, as well as the rural and historic small-town character of the Village.
2. Preserve the unique undeveloped natural environment of West Barrier Bar Park, a long, narrow sand bar that separates Lake Ontario from Little Sodus Bay. Support municipal, resident and volunteer involvement.
3. Recognize the importance, to both residents and visitors, of public access to the water. Conserve bay and lakefront public access points and develop appropriate desired improvements.
4. Continue to support and regularly update laws, policies, regulations and enforcement activities that protect the shoreline, farmlands, forests, local drinking water supply, aquifers and wells. Address degradation of environmentally sensitive areas.
5. Partner with and encourage the State to maximize appropriate and environmentally sound use of beach areas and campgrounds within Fair Haven State Park.
6. Minimize "light pollution" from light sources related to private and public buildings, signs and streets.
7. Establish and support land use policies that promote clean, low-impact, renewable, alternative energy development and use within the Town and Village.
8. Collaborate with the Town of Sterling and Cayuga County in joint responsibility for the water quality of Little Sodus Bay, Blind Sodus Bay and Lake Ontario.

#### IMPLEMENTATIONS:

- a. Work with federal, state and county agencies to prepare for and minimize impact from on-going high-water problems.
- b. Investigate the NYS "Climate Smart" program, a state initiative to promote reduced greenhouse gas production, local self-reliance and greater resiliency in the face of climate change.

**Opportunities for Collaboration:** Town Council and Village Trustees, Zoning and Planning Boards, Dept. of Public Works, Fair Haven Chamber of Commerce, Architectural Review Committee, West Barrier Bar Tenders, Highway Dept., Snowmobile & A TV Clubs, Sterling Nature Center, Cayuga County Parks & Trails, Cayuga County Soil & Water, NYS Dept. of Environmental Conservation

## 2. Culture, Community & Recreation

### A. GOAL:

Support and promote community, cultural and recreational activities within the Village of Fair Haven and the Town of Sterling.

### OBJECTIVES:

1. Support and promote the local arts community, arts education and the further development of art galleries, artisan shops and arts-related events within the Village and Town.
2. Support local core seasonal festivals such as the 4th of July Celebration, Summer Porchfest, Little Sodus Bay Piratefest, Fall Leaf Peeper Trail, Witches Parade, Winter Carnival and Spring Mayfest.
3. Encourage relatively low-impact, infill, architecturally integrated waterfront development that provides tourist and boater amenities such as restaurants, overnight accommodations and marine services.
4. Develop an off-road trail system that connects the Village Downtown, West Barrier Bar Park, Fair Haven State Park and Sterling Nature Center, that is suitable for hiking, bicycling, and cross-county skiing. Support opportunities to integrate, maintain and patrol existing local, County and State trails.
5. Partner with the State Park to develop special events and other activities at the park's Sabin Point center.
6. Support the development and enjoyment of low-impact water-related activities such as kayaking, canoeing, bicycling, kite boarding and recreational fishing.
7. Encourage A TV and snowmobile use in designated areas.
8. Encourage private development of all-season recreational activities.
9. Become a walking and bicycle friendly town by developing paths, trails, and a safe pedestrian-oriented downtown. Become known to out-of-area bicycle tourists as a destination to visit and stay.
10. Promote Fair Haven's presence on the historic Great Lakes Seaway Trail, which follows Route 104A.
- 11 . Encourage town and Village residents to get involved with planning and participating in Village events. Actively support and promote the community's strong "sense of place."

### IMPLEMENTATIONS:

- a. Plan and develop designated walking and bicycle paths between area parks and along connected byways.
- b. Support the ongoing availability and development of Village sports and recreational facilities. Maintain tennis and pickleball courts and provide other court-related venues for all age groups.
- c. Support youth programming and after-school activities, as well as senior citizen activities and services.
- d. Investigate the resources of the NYSDOT's "Complete Street" program, part of a nationwide effort to ensure that when a roadway is constructed or repaired, consideration is given to commuters of all kinds - including bicyclists, pedestrians, public transportation users, children, and the disabled.

**Opportunities for Collaboration:** Town Council and Village Trustees, Zoning and Planning Boards, Fair Haven Area Chamber of Commerce, Community Center, Fair Haven Arts Organizations and Galleries, Fair Haven Library, Cayuga County Dept. of Planning & Economic Development, Cayuga County Sewer & Water Authority, Sterling Historical Society, Cayuga County Parks & Trails, Dept. of Public Works, NYS Dept. of Transportation, Sterling Nature Center, Snowmobile & A TV Clubs, Boy and Girl Scouts, Youth Baseball

### 3. Sustainable Economic Development & Tourism

**A. GOAL:**

Encourage responsible growth while utilizing and protecting existing public and private assets to further develop the tourist, commercial and service industries.

**B. GOAL:**

Guide new business development in a manner which maintains and enhances the Village’s small, eclectic, historic downtown identity and character, and its unique waterfront character, in harmony with the purpose, vision, and goals of the citizens of Fair Haven.

**OBJECTIVES:**

1. Support, promote and prioritize the existing local Town and Village business community through partnership and service. Recognize that a fair property tax assessment process is crucial to the viability of the local business community.
2. Support existing restaurant and food service facilities while encouraging the development of new seasonal and year-round food service venues that are in keeping with the desired Village character and identity in general size, appearance and compatibility.
3. Encourage the development of a variety of new locally owned and operated small businesses that serve both tourists and residents such as -- but not limited to - boat repair shop, bakery, bicycle shop, garden store, farmer’s market and health care clinic.
4. Support the Architectural Review Committee’s ongoing efforts to investigate and promote general architectural design ideas and guidelines.
5. Ensure that national or regional chains of retail stores or restaurants that typically have standardized architecture, product lines, operating procedures, services, uniforms, signs and other “branding” realize they are, unmodified, not in harmony with the vision, goals and objectives of the Village of Fair Haven.
6. Ensure that adequate support of new commercial development remains within the capacity of existing or planned future infrastructure.
7. Support the local arts community and the further development and promotion of the Town and Village as a desirable destination for community and arts related activities and tourism.

## 3. Sustainable Economic Development & Tourism (continued)

8. Research the impact of private “short-term rentals,” especially those that are owned or may be owned in the future by non-residents. Research the impact to the local hospitality industry and to the Village’s residential neighborhoods. Investigate the development of regulations that are being established in similar communities.
9. Continue to support and promote the charter fishing industry and fishing tournaments. Support and promote efforts to maintain the channel to Lake Ontario at a safe and navigable level.
10. Support community projects such as the Fair Haven community vegetable garden and youth athletics. Encourage civic involvement in projects such as planting gardens, flowers and other beautification efforts.
11. Coordinate delivery of services with the Village of Fair Haven and the Town of Sterling. Continue to develop inter-municipal relationships with neighboring municipalities.
12. Explore opportunities to share best practices and expand information sharing between the Town and Village governments and their boards and agencies.

### IMPLEMENTATIONS:

- a. Amend the Fair Haven Village Zoning Code and strengthen Land Use Regulations. Review and establish updated specific zoning regulations in each district, especially in the Central Business District. Adopt Site Plan Review for specified development in the CBD and in areas of the Village, especially in the Waterfront District, that are environmentally sensitive.
- b. Revitalize and support the Architectural Review Committee to take a leadership role in creating architectural standards and guidelines.
- c. Plan to conduct an in-depth review of the Comprehensive Plan every five years and update where and when necessary, or, make ongoing changes as needed annually or biannually.
- d. Support county-wide efforts to install uniform wayfinding signs to promote tourism.
- e. Develop an Outlying Area Reporting Station (OARS) Video Phone from US Customs & Border Protection (CBP) so Fair Haven can be a check-in destination for out of country visitors.
- f. Improve launch ramps and expand docking infrastructure at the two public boat launch areas. Make the launch at the southern tip of Little Sodus Bay (Cottage Street & Bell Avenue) easily and safely usable for kayakers. Improve parking and signage. Encourage regular clean-up of the launch area at the terminus of King Street on the mid-west side of the Bay.

**Opportunities for Collaboration:** Town Council and Village Trustees, Zoning and Planning Boards, Architectural Review Committee, Cayuga County Dept. of Planning & Economic Development, Cayuga County Tourism Board, Fair Haven Area Chamber of Commerce, Sterling Historical Society, NYS Parks, Recreation & Historical Resources, Yacht Club, Local Marinas, Local Arts Community, Code Enforcement Officer

### 4. Infrastructure & Historic Preservation

#### A. GOAL:

Work cooperatively with public and private sectors to develop public policy and infrastructure that serves residents and businesses, in keeping with the Village's desired architectural character.

#### B. GOAL:

Support policies and regulations to strengthen, maintain and enhance the historic small Village character of Main Street, the central business district, and the water-front district, in keeping with the vision and stated goals of the residents of Fair Haven.

#### OBJECTIVES:

1. Support the Architectural Review Committee's ongoing efforts to investigate and promote general architectural design ideas and guidelines.
2. Support the Architectural Review Committee's efforts to develop and implement desirable landscaping and streetscape guidelines for public areas.
3. Support efforts to preserve, renovate, restore and maintain historic structures and storefronts in the Village, especially in the central business district and water-front district
4. Support heritage tourism opportunities and support the development of eco-tourism in the overall area of the waterfront, Town and Village.
5. Support the design, installation and maintenance of sidewalks and walkways consistent with the goal of providing a safe and attractive pedestrian-friendly Main Street in the Central Business District.
6. Improve lighting while also minimizing excessive light pollution. Design streetscapes, signage, and gateways to the Village in harmony with its historic identity, character and reputation.
7. Ensure that drinking water infrastructure is appropriately protected and maintained to guarantee a adequate long-term quantity of locally controlled, safe & high quality drinking water.
8. Support the further use, promotion, and integration of all the Village parks.
9. Encourage the continuation of Americans with Disabilities Act (ADA) improvements in the Village.
10. Continue collaboration with the Town of Sterling, Village and Town of Wolcott, private land-owners and the NYSDOT on roadway projects, bicycle trails, and pedestrian walkways.
11. Continue collaboration with State Police and County Sheriff's Department to maintain public safety and security.

## 4. Infrastructure & Historic Preservation (continued)

### IMPLEMENTATIONS:

- a. Revitalize and support the Architectural Review Committee to take a leadership role in creating architectural standards and guidelines.
- b. Establish creative and positive incentives to encourage and/or possibly require compliance with Architectural Review Board and Village Board recommendations.
- c. Research the 2015-2020 NYS Historic Preservation Plan for opportunities that might be available to the Town and Village.
- d. Continue to support and maintain Cayuga County Water and Sewer District #2.
- e. Support the development of strategies and/or regulations to address the issue of storm water and high lake/bay water for point and non-point sources.
- f. Pursue collaborative solutions to increased traffic use and related safety issues along West Bay Road.
- g. Continue to modernize telecommunication infrastructure including broad access to high-speed wireless Internet.
- h. Expand opportunities to develop safe on-street and off-street public parking.
- i. Improve paving and encourage lower speed limits on secondary streets in the Village.

**Opportunities for Collaboration:** Town Council and Village Trustees, Zoning and Planning Boards, Architectural Review Committee, Dept. of Public Works, Homeowners Associations, Cayuga County Dept. of Planning and Economic Development, NYS Division for Historic Preservation, Community Development Block Grants (CDBG), NYS Dept. of Transportation, Dept. of Public Works, Garden Clubs, Boy and Girl Scouts, Cayuga County Water & Sewer Authority, Cayuga County Soil & Water, Cayuga County Sheriff, NYS Police

## 5. Housing & Affordable Living

### A. GOAL:

Promote policies that support the availability of diverse and affordable housing, regulate new housing development, protect water quality, and preserve sustainable costs of living within the Village.

### B. GOAL:

Regulate the development of new housing projects in a manner which maintains Fair Haven's small, unique, desired historic identity and character, in keeping with the vision and goals of the Village of Fair Haven.

### OBJECTIVES:

1. Ensure that adequate support of future residential development remains within the capacity of existing or planned infrastructure.
2. Promote and encourage ecologically-minded, environmentally low-impact design and construction for both remodels and new housing.
3. Examine the increasing impact of using residential buildings for short-term vacation rentals, especially those owned by non-residents, on Fair Haven's neighborhoods. Consider the development of future policies, and study recent regulatory efforts of other similar communities.
4. Encourage maintenance, clean-up and repair of historic resources and older buildings by landowners.
5. Continue to seek public and private resources and grants to preserve and renovate existing housing structures within the Town and Village.
6. Identify residents' housing needs, including particular needs of Senior Citizens.

### IMPLEMENTATIONS:

- a. Investigate "Smart Growth," creative subdivision planning, and other sustainable development ideas.
- b. Research available programs and resources that address various types of affordable housing, and provide information and support for upgrading and maintenance.
- c. Research ideas that support "aging in place" and multi-generational living, including various creative utilization of dwelling spaces and shared services.

**Opportunities for Collaboration:** Town Council and Village Trustees, Zoning and Planning Boards, Fair Haven Architectural Review Committee, Cayuga County Dept. of Planning and Economic Development, Community Development Block Grants (CDBG), NYS Division for Historical Preservation

## Future Land Use in the Village of Fair Haven

The Village's current form developed over time as the area transitioned from a 19th and early-20th century Lake Ontario deep water port to the small, unique and markedly less industrial character of today. Most of the land in Fair Haven has already been developed into the residential neighborhoods, central business district, waterfront district, agricultural district and state and local parks that the Village currently enjoys.

The updated Comprehensive Vision Plan proposes some refinements to the current land use scheme, with an emphasis on maintaining and enhancing the existing local identity and historic character, while also supporting creative and sound growth. The original Comprehensive Planning committee specifically intended that the eclectic, "off-the-beaten-path" feel and small town hospitality currently offered by the Village not be sacrificed for changes that would result in a less authentic and less desirable Village aesthetic. The current Planning Board, Governing Board and related Comprehensive Plan update participants are in alignment with all the core guidelines and vision of the original Plan.

In 2015 the Village officially began to transition from septic tanks and leach fields to a new, modern district-wide sewer system. As more and more buildings have come into compliance, the water quality in Little Sodus Bay has improved dramatically, and the area overall has become more attractive for both residential and commercial development. By the end of 2017, almost all buildings in Fair Haven have been connected to the Cayuga County Water & Sewer District system.

Evaluating the Comprehensive Plan in preparation for updating has emphasized the need to concurrently update the Village's land use regulations, especially the Zoning Law. Through the Comprehensive Plan update process weaknesses in the current land use regulations have been identified. As development pressures in-

crease in the general area, additional specifications may be needed to help preserve the character of the Village while still promoting growth and development.

### *Residential Development*

The Village's residential districts are oriented towards Little Sodus Bay and radiate away from the water with decreasing density. The bayshore is ringed by a variety of residential properties on parcels of land that vary widely in size, and a growing number of recreational and commercial businesses have become interspersed within, especially along the West side of the bay.

Though the whole Main Street corridor is zoned as the Central Business District, there are a substantial number of residential properties located throughout the district, a situation that could benefit from further review. Other residential development (generally older) currently comprises most of the area south of Main Street/104A, which is zoned both Residential and Agricultural/Residential.

Overall, the residential neighborhoods of Fair Haven are quite diverse. Structures range from historic family cottages and older, smaller homes to "tear-downs," new resort villas and updated or new modern year-round residences. There has been an increase in the already substantial number of residential properties within the Village that are being used as short-term vacation rentals, especially near Little Sodus Bay. Additionally, the Village overall continues to have a high percentage of "second homes" that are largely vacant for most of the year.

# STERLING & FAIR HAVEN | | COMPREHENSIVE PLAN

## *Visioning for the Future*

The Village proposes to maintain its core residential character by encouraging appropriate infill redevelopment projects to complement the existing neighborhoods. Updates in the zoning law are needed to encourage infill projects in areas more suited to residential development. Issues relating to the increasing use of residential properties for short-term or vacation rentals should be examined.

## **Commercial Development**

Fair Haven is one of two commercial centers in the town of Sterling, and because of its location, is part of a naturally developing resort and recreational economy which includes Lake Ontario and Blind Sodus Bay along with the Village's core Little Sodus Bay. It is a node within which current and future low-density growth in restaurant, grocery, marine-based services, arts and crafts shops, hospitality, tourism and appropriately-scaled retail markets will naturally be oriented.

As part of the Comprehensive Plan update, most of the commercial buildings in the Village have been assessed and inventoried for size and location. Many of the current local businesses are in buildings that existed during the original Comprehensive Plan development. Additionally, in the past ten years many entirely new commercial enterprises have been established in the Village.

According to community surveys collected during the previous Vision Plan development, besides preserving the existing rural, waterfront and small town character, respondents most wanted to see more restaurants in the Village. While a substantial number of new and diverse restaurants have in fact opened in the Village in the last 10 years, there is still room for additional eateries.

One of the most recent significant commercial developments in the Village of Fair Haven is the establishment and growth of the Colloca Estate Winery on the northwest side of Little Sodus Bay. The winery land now encompasses 100 acres, including 900 feet of

bayfront. Having already established a vineyard, bonded winery, tasting room, outdoor pavilion and wine bar, Colloca's vision includes developing the estate into a full-service event and conference center.

Also significant along the west side of the Bay is the growth of Fair Point, Bayside and Anchor Marinas, as well as RV parks, campgrounds, and expanded options for lodging, dining, recreation, boating and storage. Despite this steady growth, there is still a need in the Village for additional diverse hospitality services, especially in lodging opportunities for both short and long term visitors.

As the development on the West side of the Village has increased, especially along West Bay Road, this has put a strain on the existing infrastructure, especially in terms of traffic volume, road maintenance, speed limits, and safety. In the summertime, the West Bay Road cannot be considered bicycle or pedestrian-friendly. The Village does not want to discourage development on the west side, and will look for opportunities to enhance existing infrastructure to make access safer.

## *Visioning for the Future*

To protect and enhance its physical and visual environment, and to continue to appeal to the residential, resort and tourist community, the Village intends to preserve, maintain and promote its unique, small, non-standard off-the-beaten-path identity and reputation, especially in its historic central business district and waterfront areas. At the same time, the Village will continue to actively encourage and support commercial growth and development.

In order to encourage the harmonious scale and style of new commercial building and development, it is recommended that the Village develop basic design guidelines that can be referenced by all governing and appointed boards of the Village of Fair Haven. Consideration of historical and existing growth patterns as well as the needs of future developers should inform these design guidelines.

While the Village does not intend to discourage future commercial development, it is important that new development is compatible with the surrounding character and balances growth, preserves the unique assets and character of the Village, and protects quality of life for both residents and visitors.

As part of the process of preserving the unique historical character of the Village, any proposal to establish a local branch of a national or regional chain of retail stores or restaurants that typically have standardized architecture, product lines, operating procedures, services, signs and other “branding” will not be accepted. The Village will look more favorably on national and regional chains that are willing to work with the Village to ensure that aesthetically, their buildings are consistent in size and character with existing surrounding buildings and basic architectural guidelines, especially in the Central Business District. The Village will put in place regulations that, where appropriate, will enable its governing boards to limit the impact of national and regional commercial businesses, formula franchises and other projects that are not in harmony with Village’s vision and stated goals.

To ensure that future growth progresses solidly and safely, it is recommended that the Village adopt Site Plan Review for specified development in the Central Business District and in areas of the Village that are either environmentally sensitive or where there are concerns about development compatibility. Site Plan Review should include consideration of basic design guidelines, potential increased traffic patterns and pollution issues, review of demands on Village infrastructure, examination of potential irreversible changes to the desired visual, environmental, character and identity of the Village, and

evaluation of potential impact on the development of an integrated, attractive and safe pedestrian-oriented central business district and surrounding environs.

#### *Village Governing Boards and Architectural Review Committee*

Different types of public landscape guidelines, basic architectural styles and aesthetic ideas could be developed to encourage, promote and facilitate the historic, small-town character and visual aesthetics that the Village envisions, especially in the Main Street commercial district and waterfront areas.

The purpose of these guidelines and regulations would be to inform and assist future development projects such that the character and overall image of Fair Haven continues to be enhanced in harmony with the vision and stated goals of the current and updated Comprehensive Plan. The Village should look at positive ways to encourage or require compliance with these guidelines.

The Architectural Review Committee should be revitalized and supported to take a leadership role in the efforts to investigate and develop some of these basic aesthetic, architectural and public landscape guidelines. Input and ideas from the community should always be solicited and welcome.

In implementing the updates to the Comprehensive Plan, the Fair Haven community, led by the Village governing boards and working together with Village Committees, will work to protect its unique nonstandard historic waterfront character and identity while welcoming and supporting new growth and development that is in harmony with the Village’s comprehensive vision and goals.

### ***Waterfront Development***

Little Sodus Bay is Fair Haven's most unique feature. The Village will continue to be a good steward of the Bay while making sure that the infrastructure for a desirable and attractive Great Lakes destination meets the needs of residents and visitors, and remains in good repair. The Village will seek further partnership with NYS agencies to better protect and monitor the water quality in the Bay, and to better access resources for managing the serious problem of hazardous algae bloom (HAB).

The new municipal sewer system has improved the water quality of the Bay greatly, encouraging more water-based activities for both tourists and residents. Public access to the water is a critically important issue, especially for residents and visitors who do not have bayfront ownership privileges. Increase in the ability of the public to access and enjoy the bays and lake will increase interest in living in and visiting the Village. Among other efforts, the Village can expand and improve current public dockage, seek other options for appropriate anchorage, and upgrade local public access points to the water.

As residential, commercial and tourism based businesses expand along the coastline, it is important to utilize Site Plan Review to ensure that specified development is done responsibly and minimizes environmental impact. The Bayfront District may need to have further revised zoning and land use regulations, designed to protect water quality and address specific conditions of waterfront property.

### ***Conservation Areas***

The Village is fortunate to have many high-quality parks and trails within its boundaries, including Fair Haven Beach State Park, West Barrier Bar Park, and portions of the Cato-Fair Haven Trail. No changes in future land use guidelines should degrade or serve as a detriment to the Village, County and State parks, trails and recreational areas. The Village would like to see more of its parks and other conserved lands connected with a trail system.

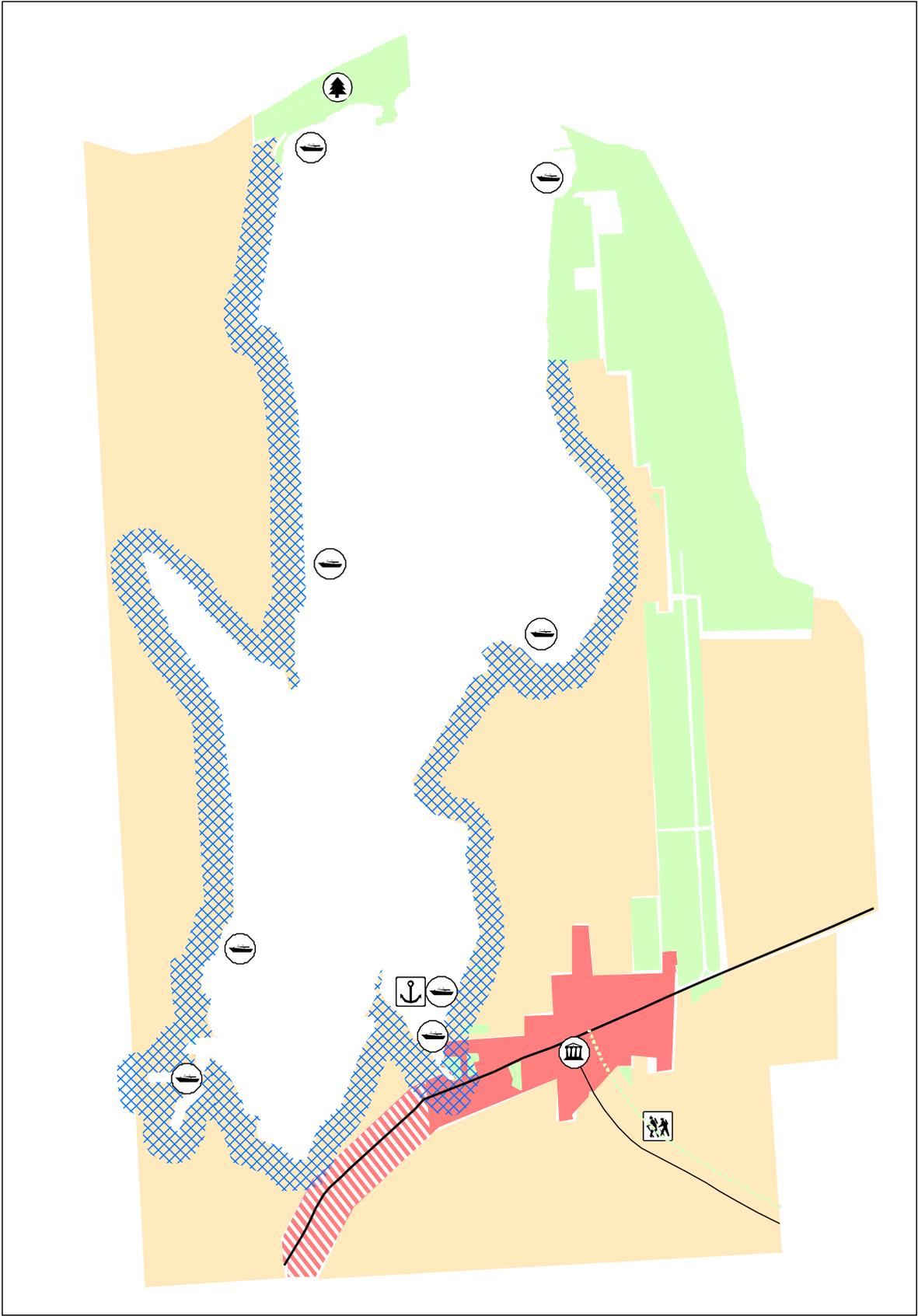
The Village would like to have its pedestrian-oriented Main Street central business district develop more connections with multiple areas of Little Sodus Bay via bike paths, walking paths and attractive public rest/park areas. These efforts to integrate key Village areas should extend, where possible, from the downtown area all the way north up both sides of the Bay, to the shores of Lake Ontario.

The Village will continue to encourage volunteer and civic groups interested in helping to maintain and expand connectivity of the downtown corridor to the various conservation and recreational properties within its boundaries. When appropriate the Village may consider applying for grant funding to develop connecting corridors between these important areas of both Village and Town.

### ***Municipal Offices***

Currently, the municipal offices are located on Cayuga Street, away from Fair Haven's Main Street. The previous Comprehensive Plan recommended the Village consider moving their offices to the Central Business District and also develop a centralized Civic Center. However, several years ago the local American Legion converted part of their building on Lake Street to a Community Center, which has successfully supported many groups and gatherings. The Village will consider leaving their offices in the present location, with improvements, and leave the CBD available for commercial development.

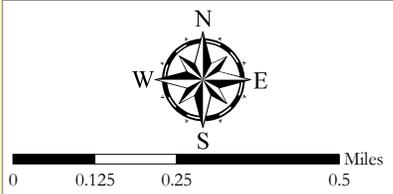
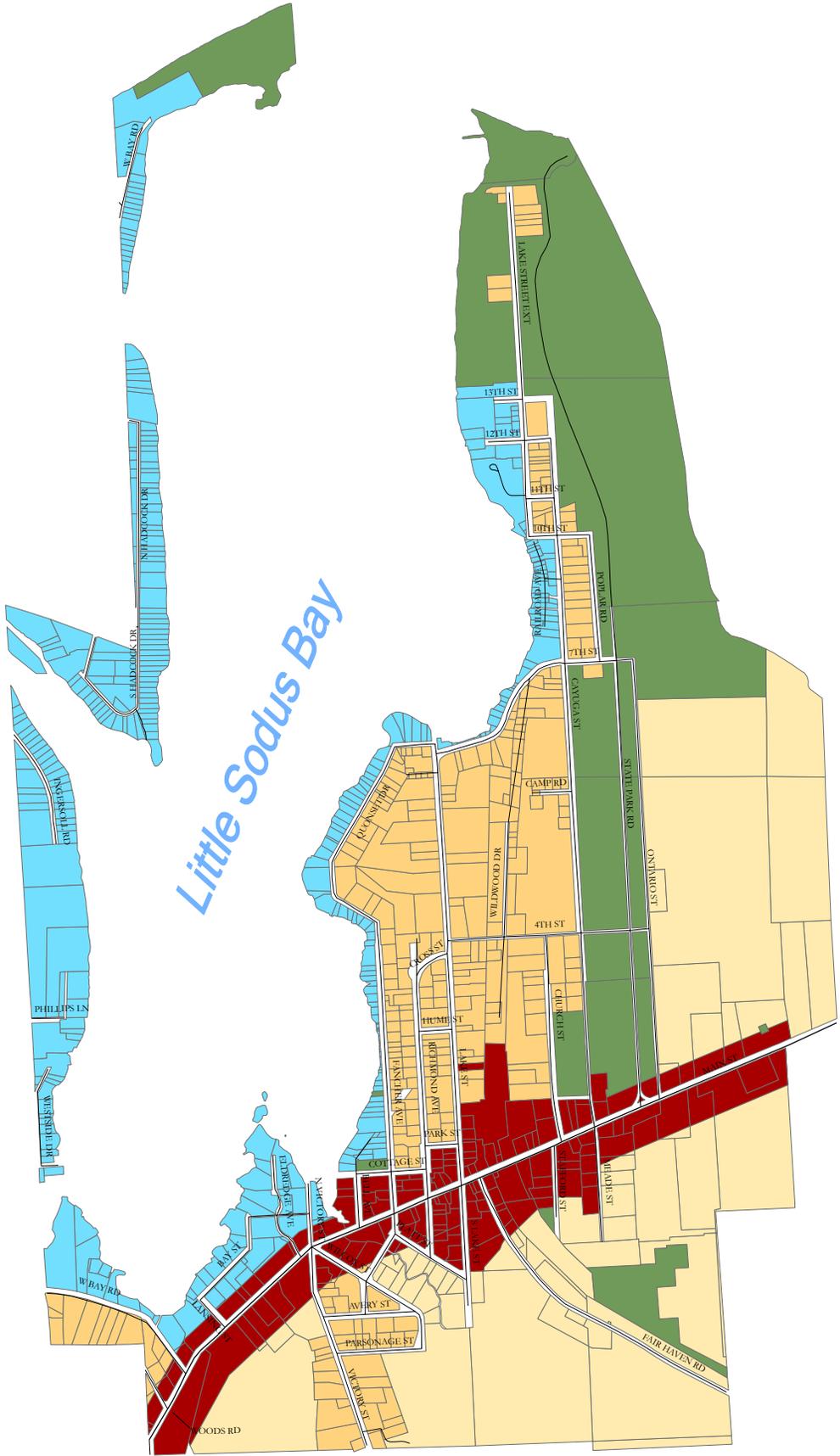
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<p><b>Village of Fair Haven</b>  <i>Cayuga County, New York</i>                  Concept Map: Future Land Use</p>	Residential Districts	Conserved Land	West Barrier Bar
	Business District	Cato-Fair Haven Trail	Proposed Water Taxi Stand
	Ancillary Commercial Development Area	Civic Center	Improved Anchorage
Bayfront District			Cayuga County Department of Planning and Economic Development July 2009

# Section Four:

# Maps



**Village of Fair Haven**  
**Cayuga County, New York**  
**Zoning**

Cayuga County Department of Planning and Economic Development | January 2009

**Legend:**

**Zoning District**

- Agricultural/Residential
- Residential
- Bayfront
- Public Recreation
- Central Business District

Data Source: Cayuga County Geographic Information System

# Town of Sterling

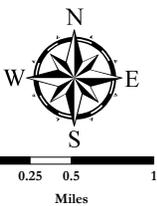
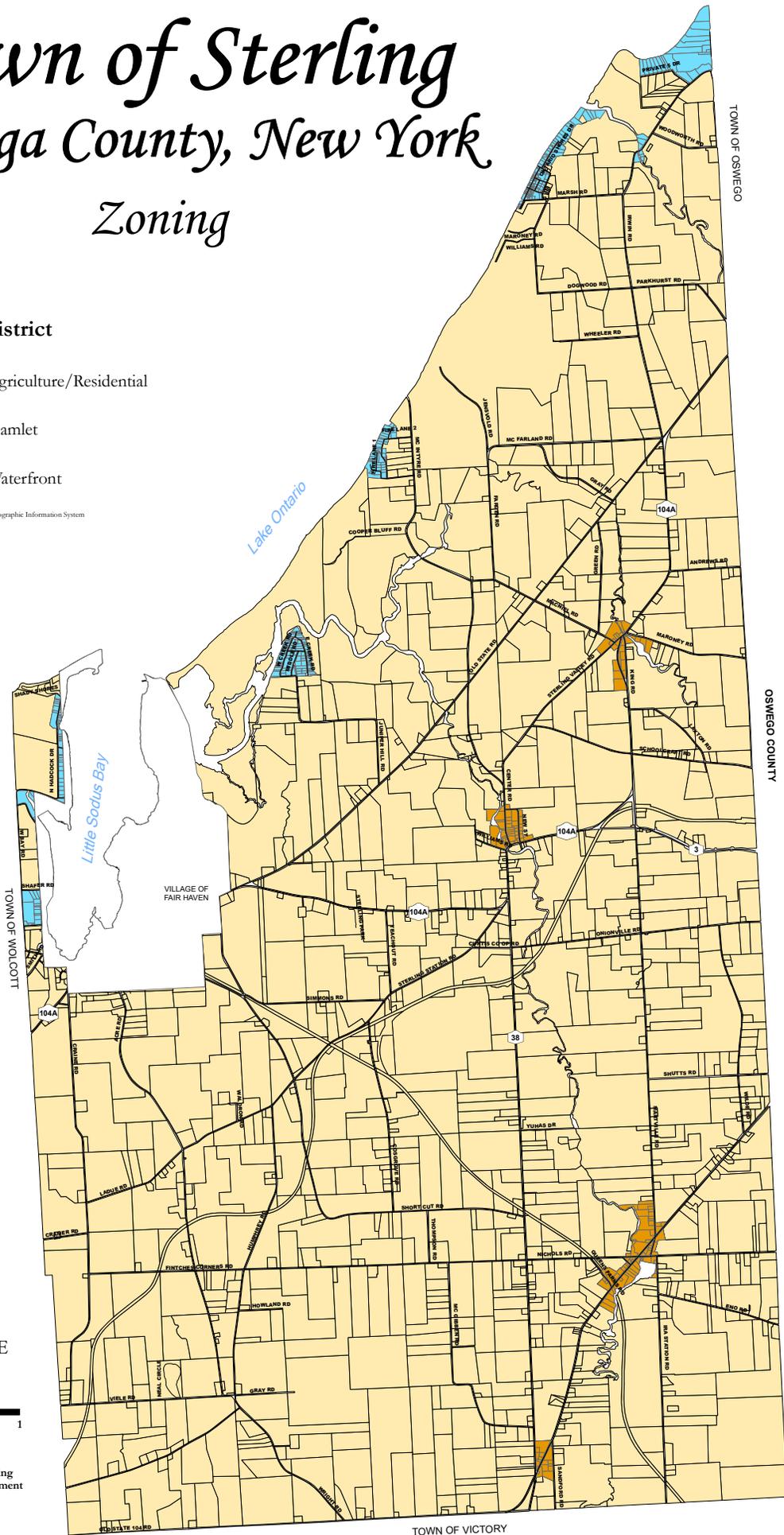
## Cayuga County, New York

### Zoning

#### Zoning District

- Agriculture/Residential
- Hamlet
- Waterfront

Data Source: Cayuga County Geographic Information System



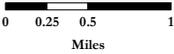
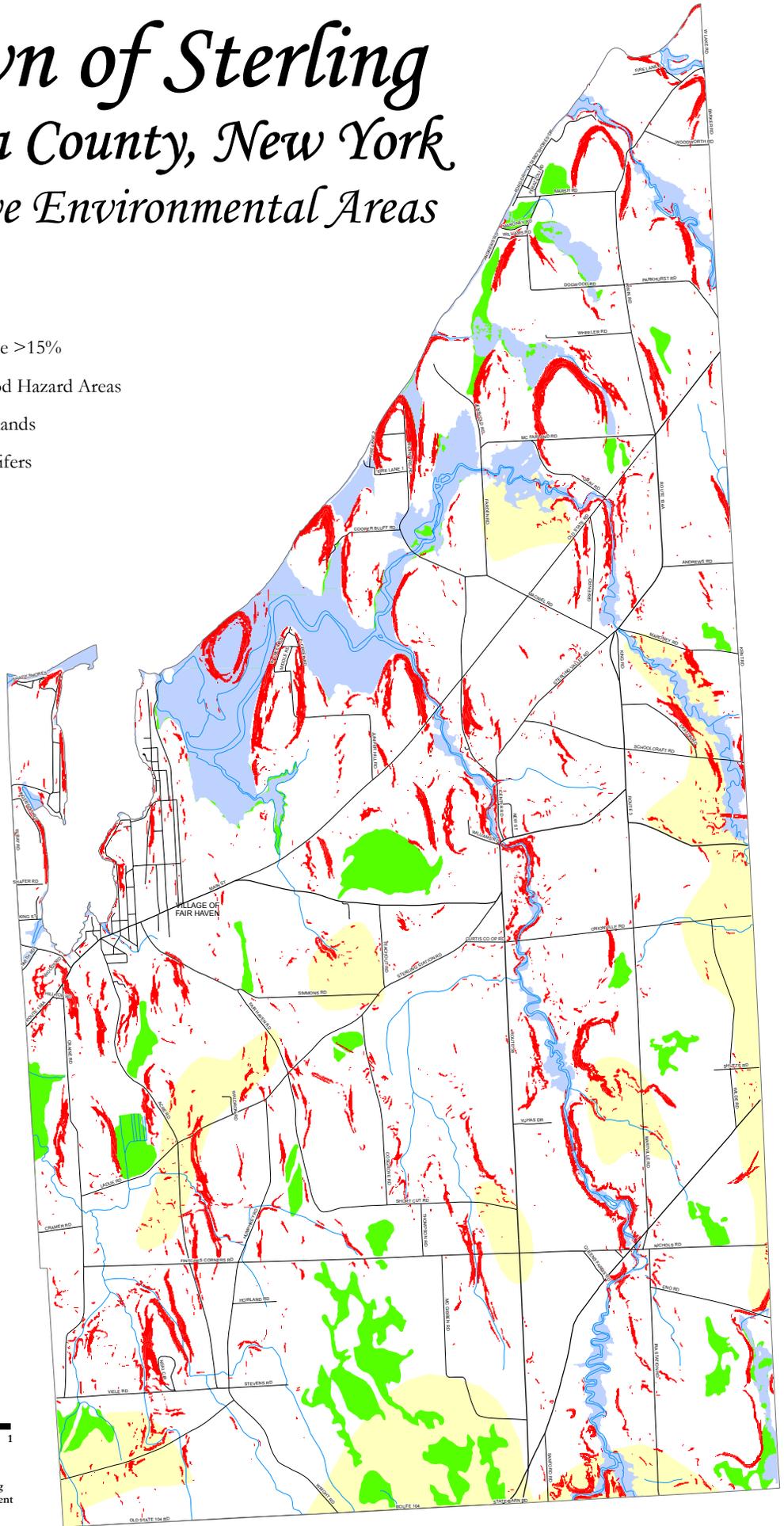
Cayuga County Planning and Economic Development

January 2009

# Town of Sterling Cayuga County, New York Sensitive Environmental Areas

### Legend

- Slope >15%
- Flood Hazard Areas
- Wetlands
- Aquifers



Cayuga County Planning  
and Economic Development

February 2009

# Town of Sterling

## Cayuga County, New York

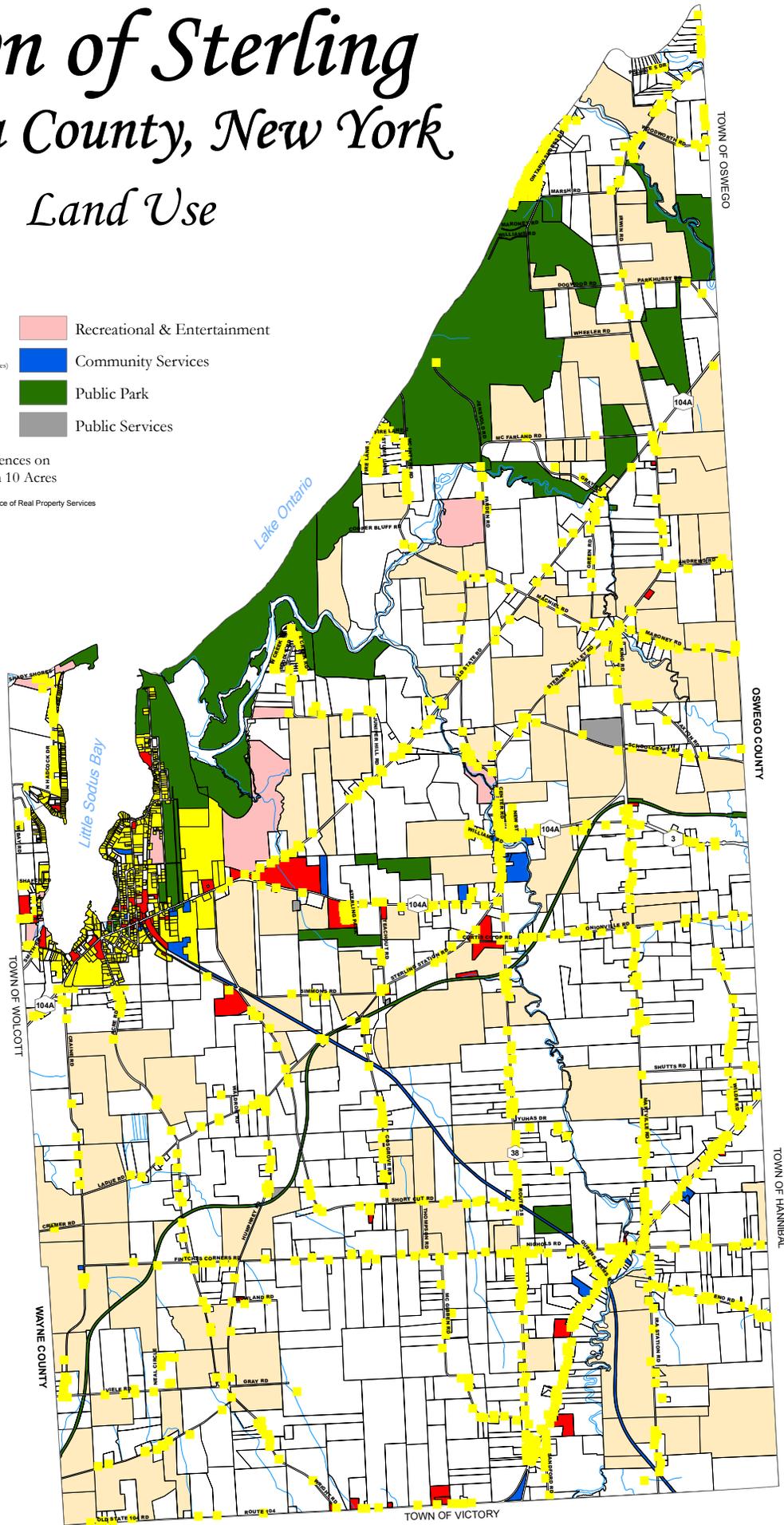
### Land Use

#### Land Use

- |   |   |   |                              |
|---|---|---|------------------------------|
|  | Agricultural  |  | Recreational & Entertainment |
|  | Residential<br><small>(parcels smaller than 10 acres)</small> |  | Community Services           |
|  | Vacant  |  | Public Park                  |
|  | Commercial  |  | Public Services              |

 Single-Family Residences on  
Parcels Larger Than 10 Acres

Data Source: 2008 Cayuga County Office of Real Property Services  
and Cayuga County E911 Database



Cayuga County Planning  
and Economic Development

January 2009

# Town of Sterling

Cayuga County, New York

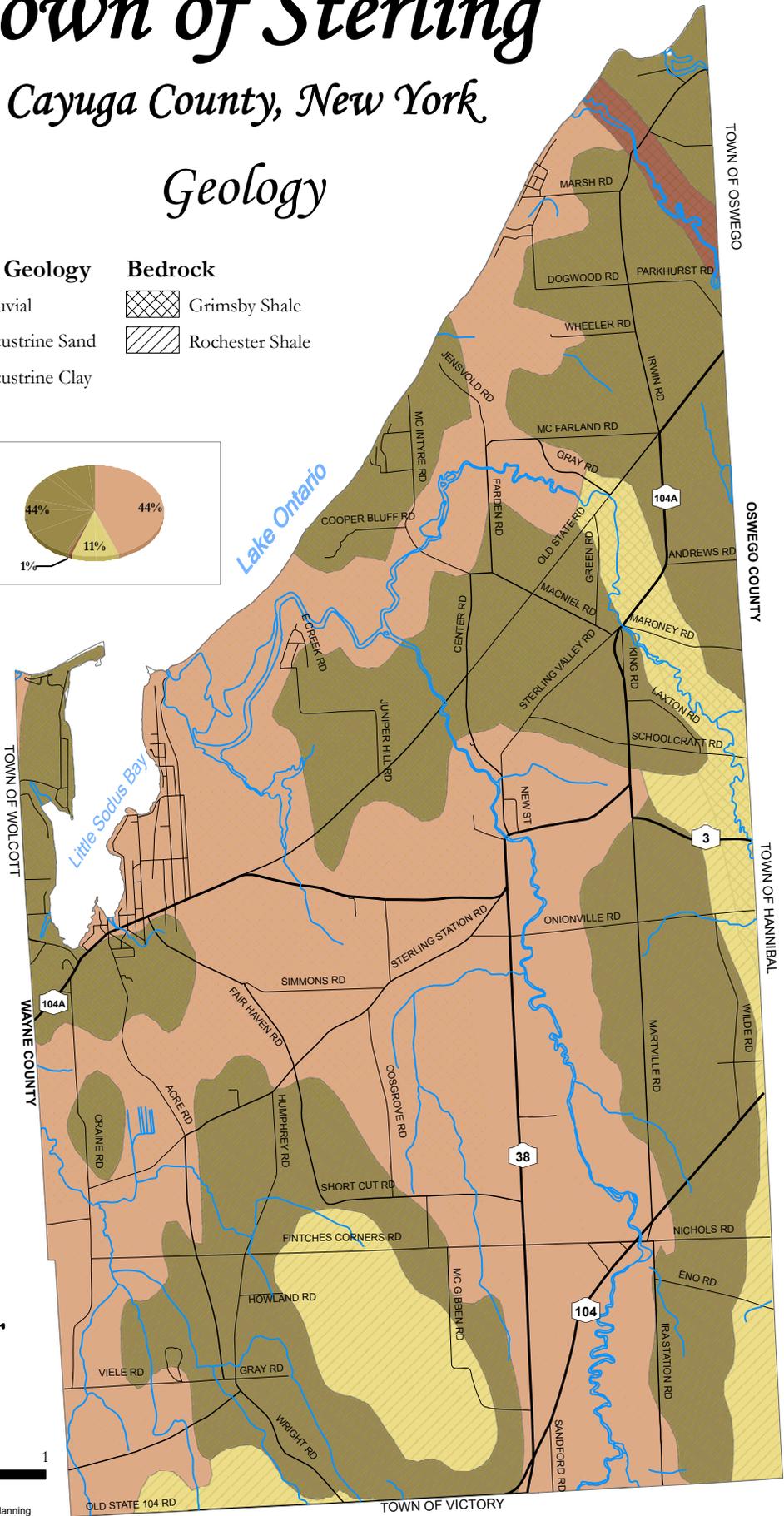
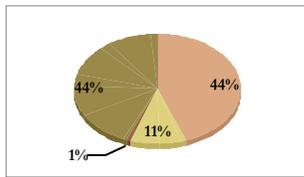
## Geology

### Surficial Geology

-  Alluvial
-  Lacustrine Sand
-  Lacustrine Clay
-  Till

### Bedrock

-  Grimsby Shale
-  Rochester Shale

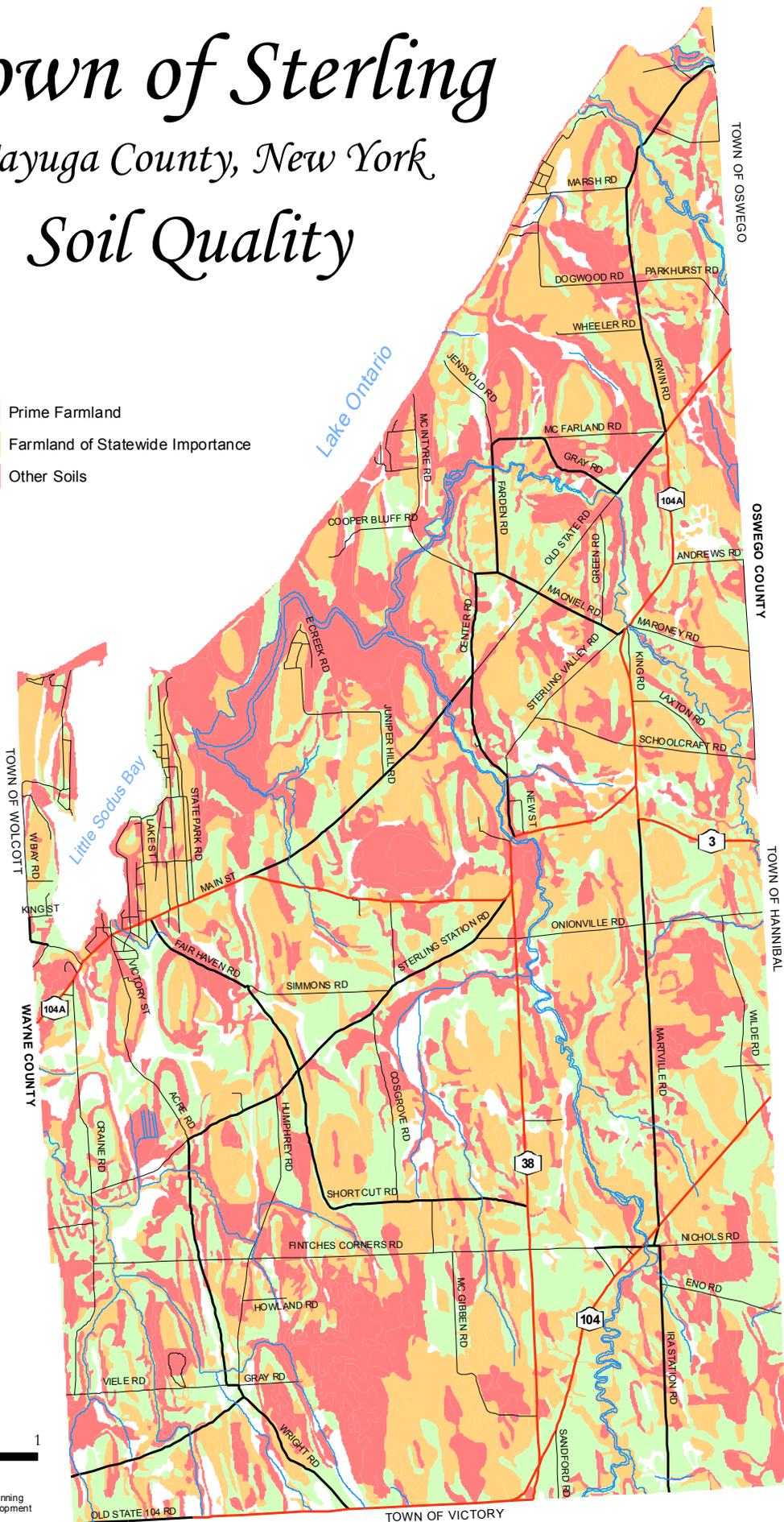


# Town of Sterling

Cayuga County, New York

## Soil Quality

- Prime Farmland
- Farmland of Statewide Importance
- Other Soils

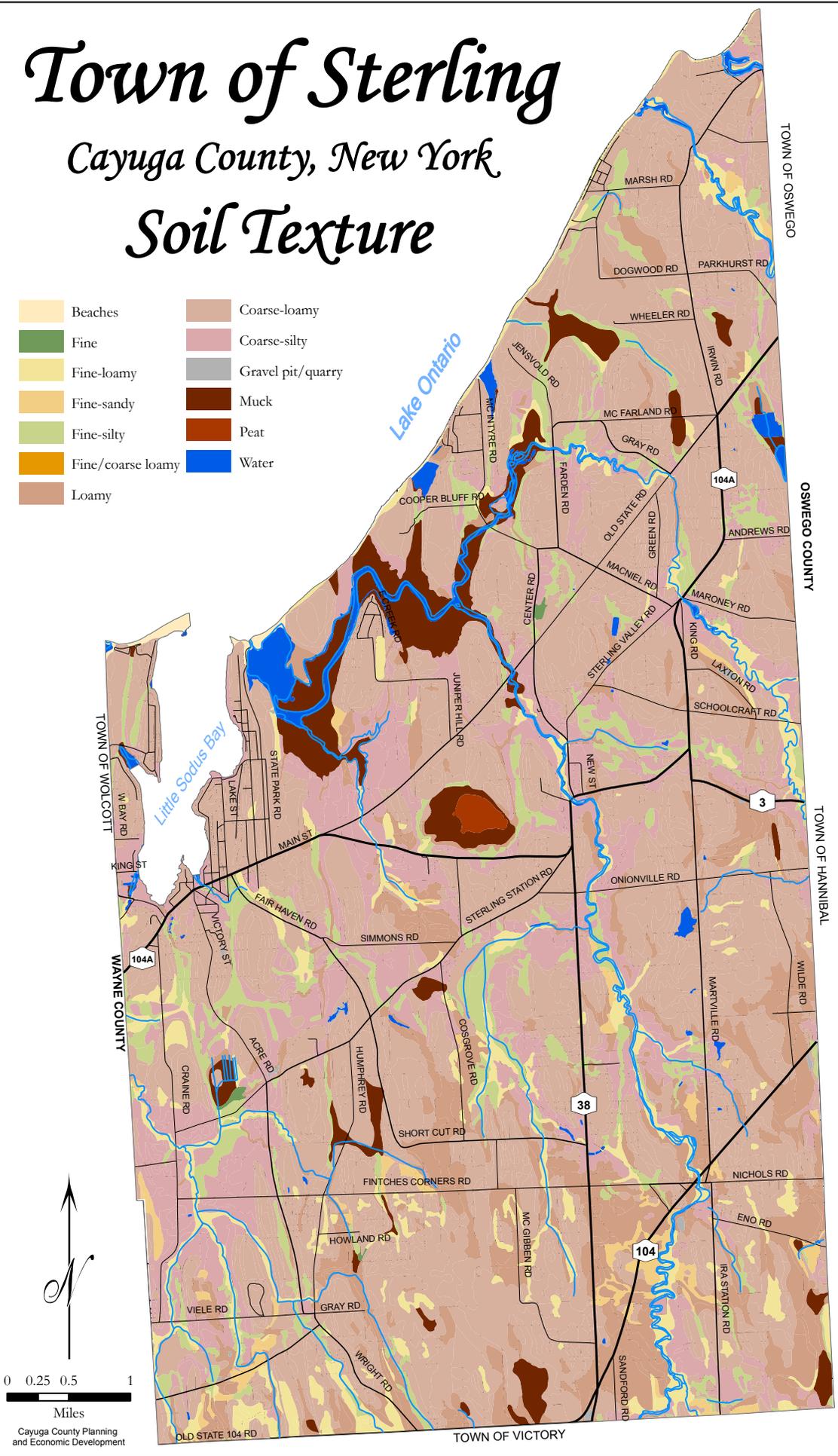


# Town of Sterling

## Cayuga County, New York

### Soil Texture

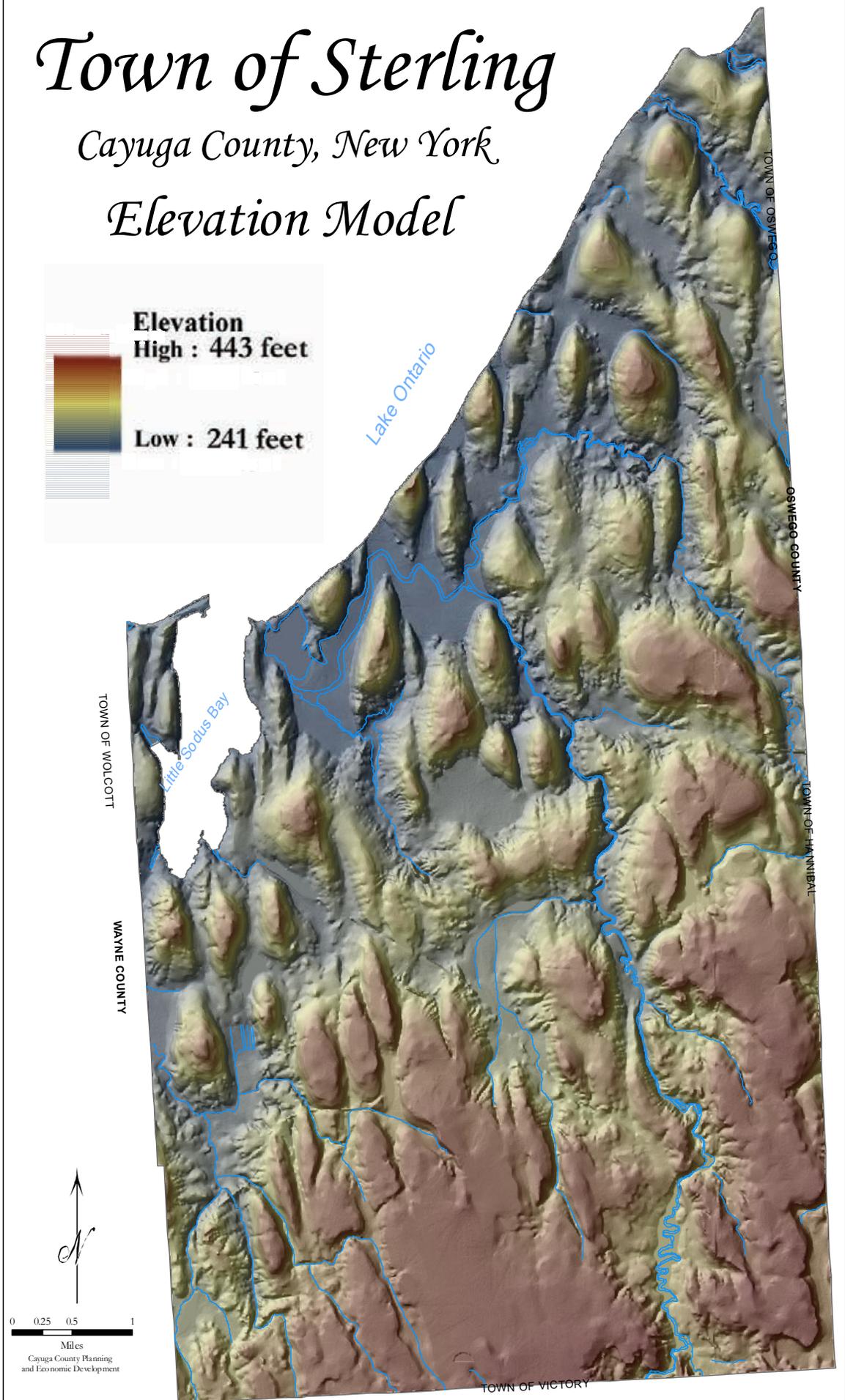
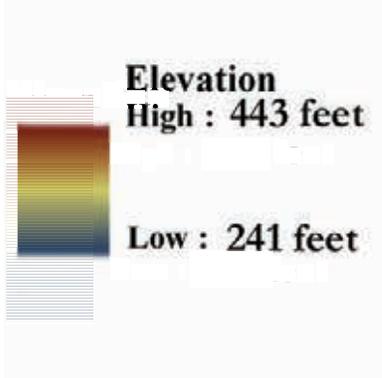
- |   |   |
|---|---|
|  Beaches           |  Coarse-loamy      |
|  Fine              |  Coarse-silty      |
|  Fine-loamy        |  Gravel pit/quarry |
|  Fine-sandy        |  Muck              |
|  Fine-silty        |  Peat              |
|  Fine/coarse loamy |  Water             |
|  Loamy             |   |



# Town of Sterling

Cayuga County, New York

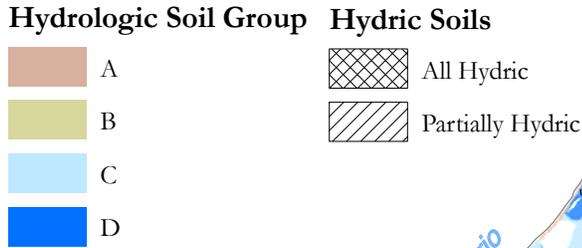
## Elevation Model



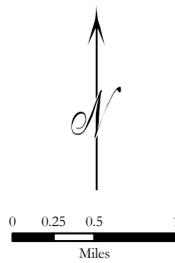
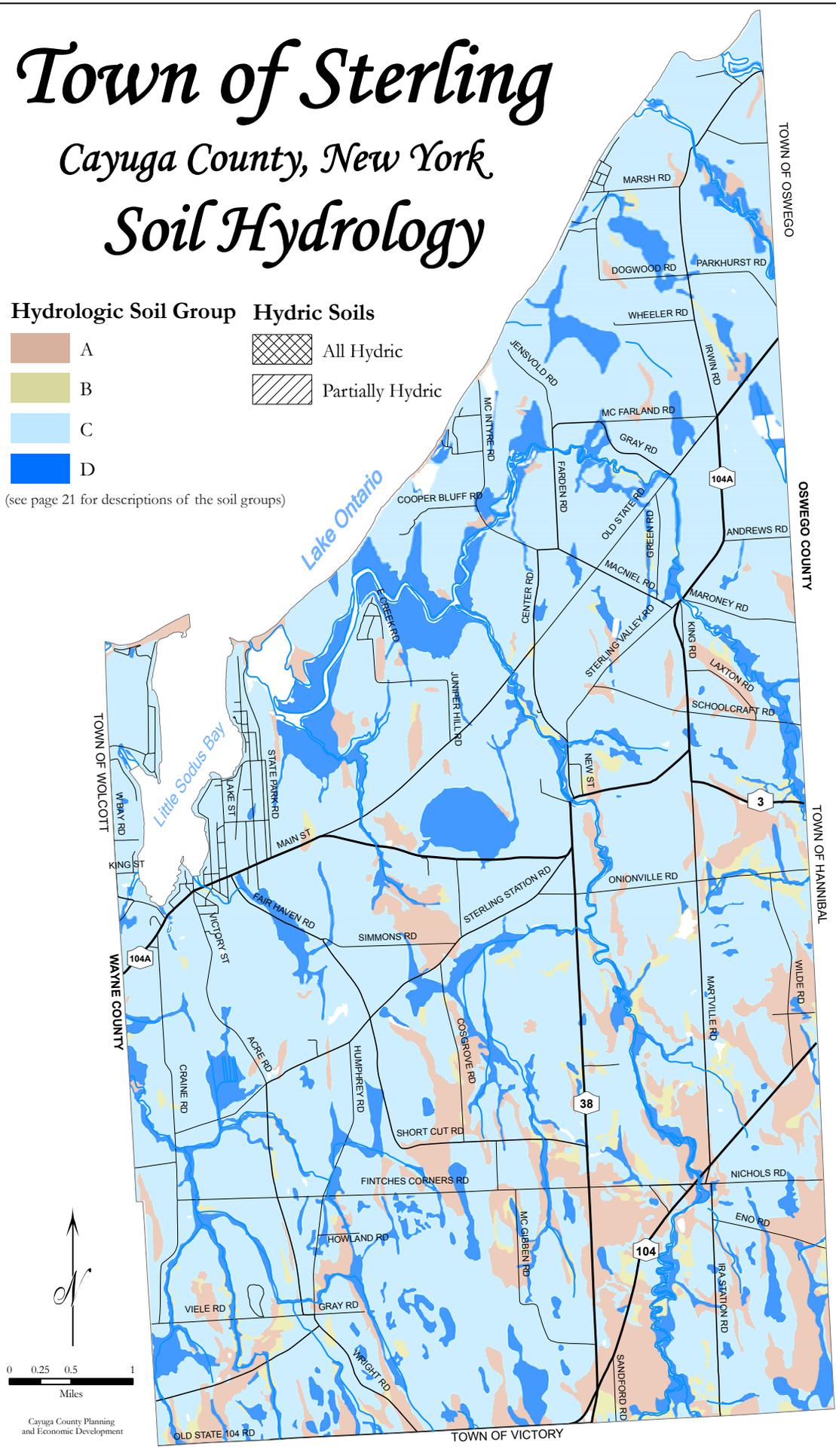
# Town of Sterling

## Cayuga County, New York

### Soil Hydrology



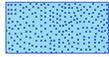
(see page 21 for descriptions of the soil groups)



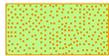
# Town of Sterling

Cayuga County, New York

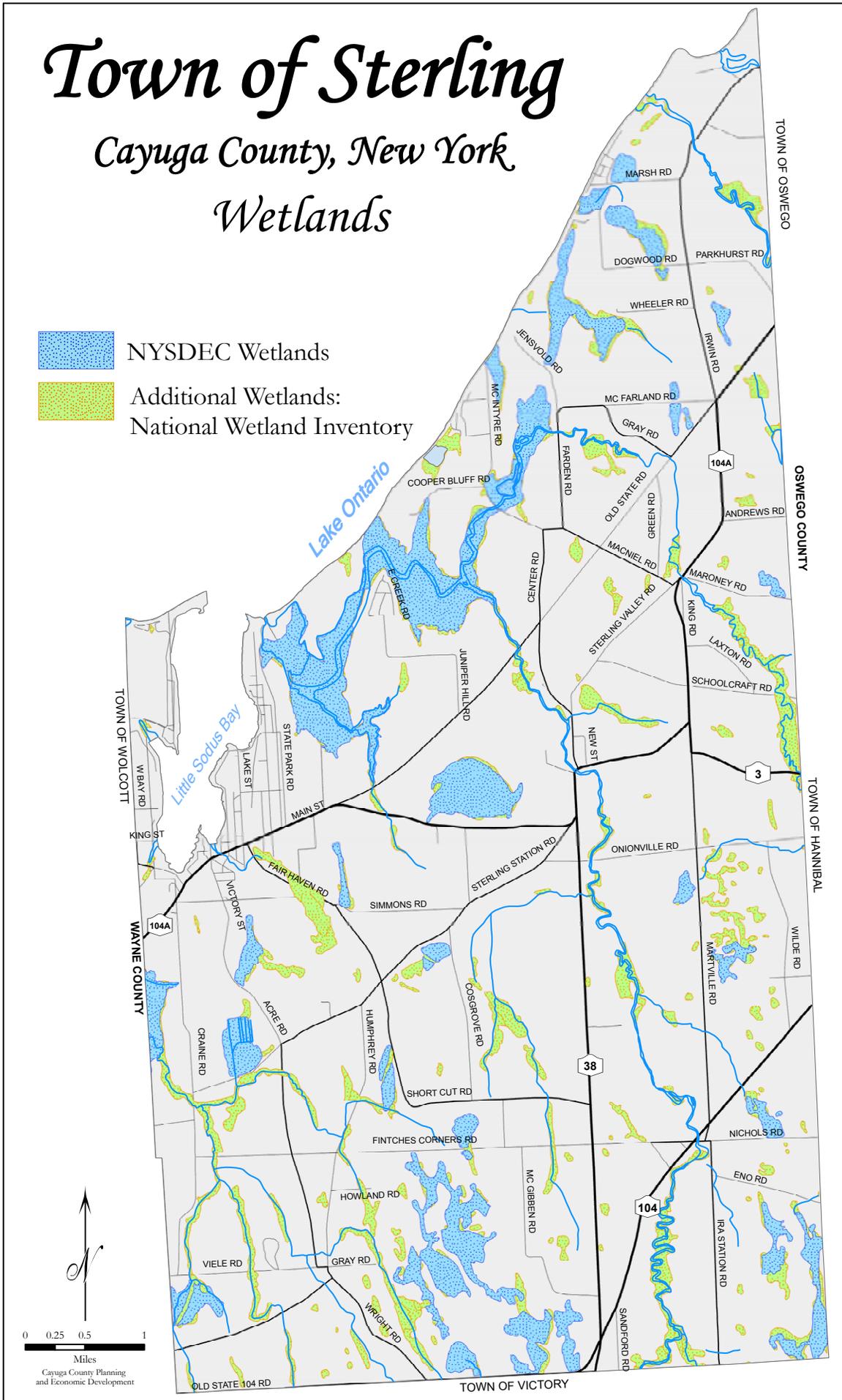
## Wetlands



NYSDEC Wetlands

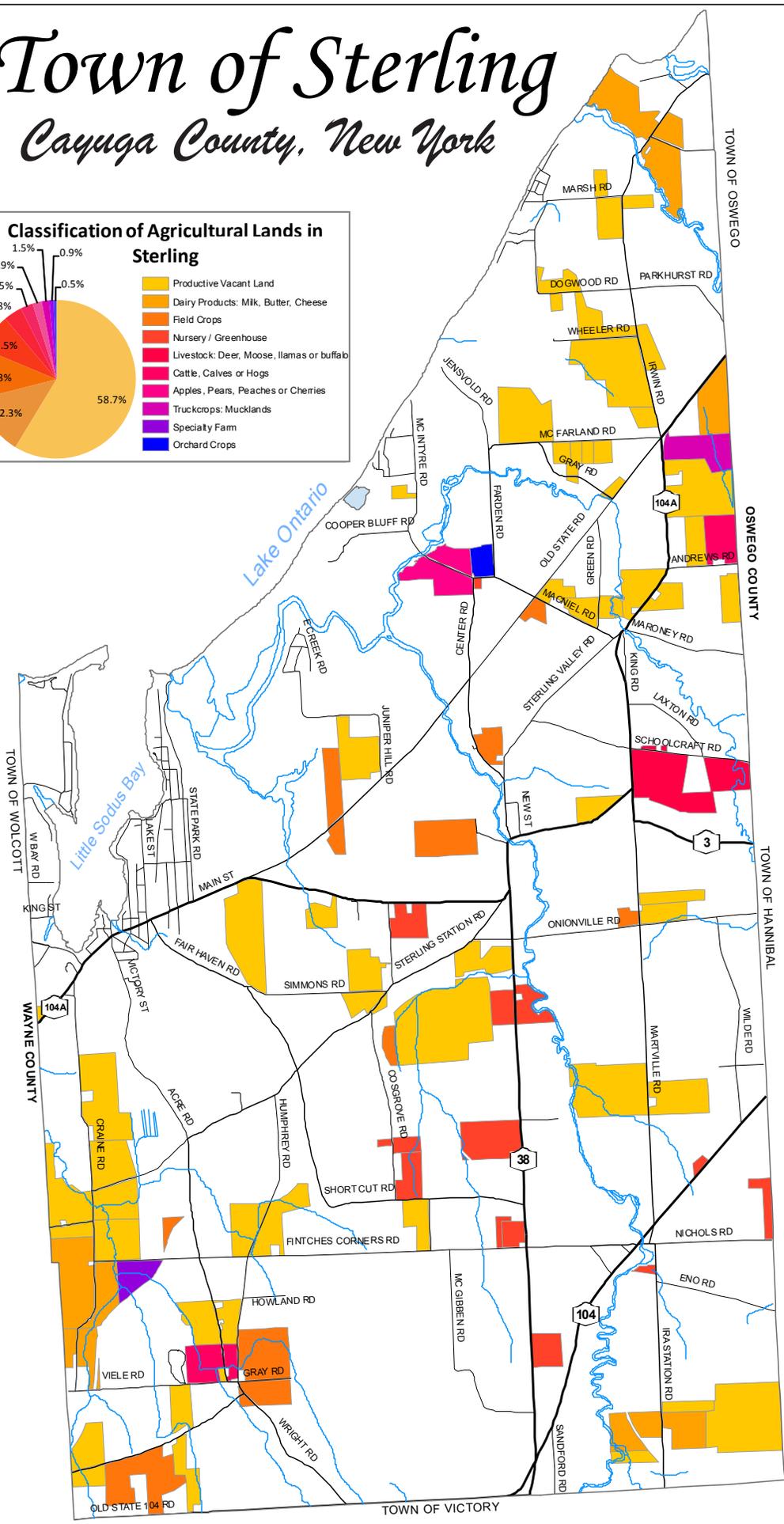
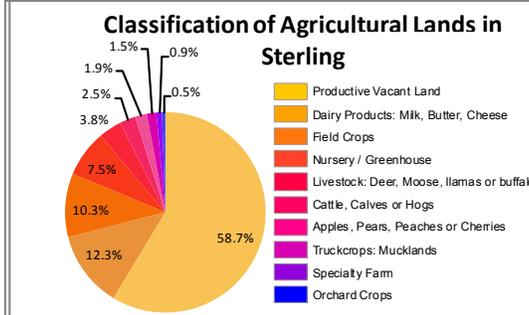


Additional Wetlands:  
National Wetland Inventory



# Town of Sterling

## Cayuga County, New York



# Town of Sterling

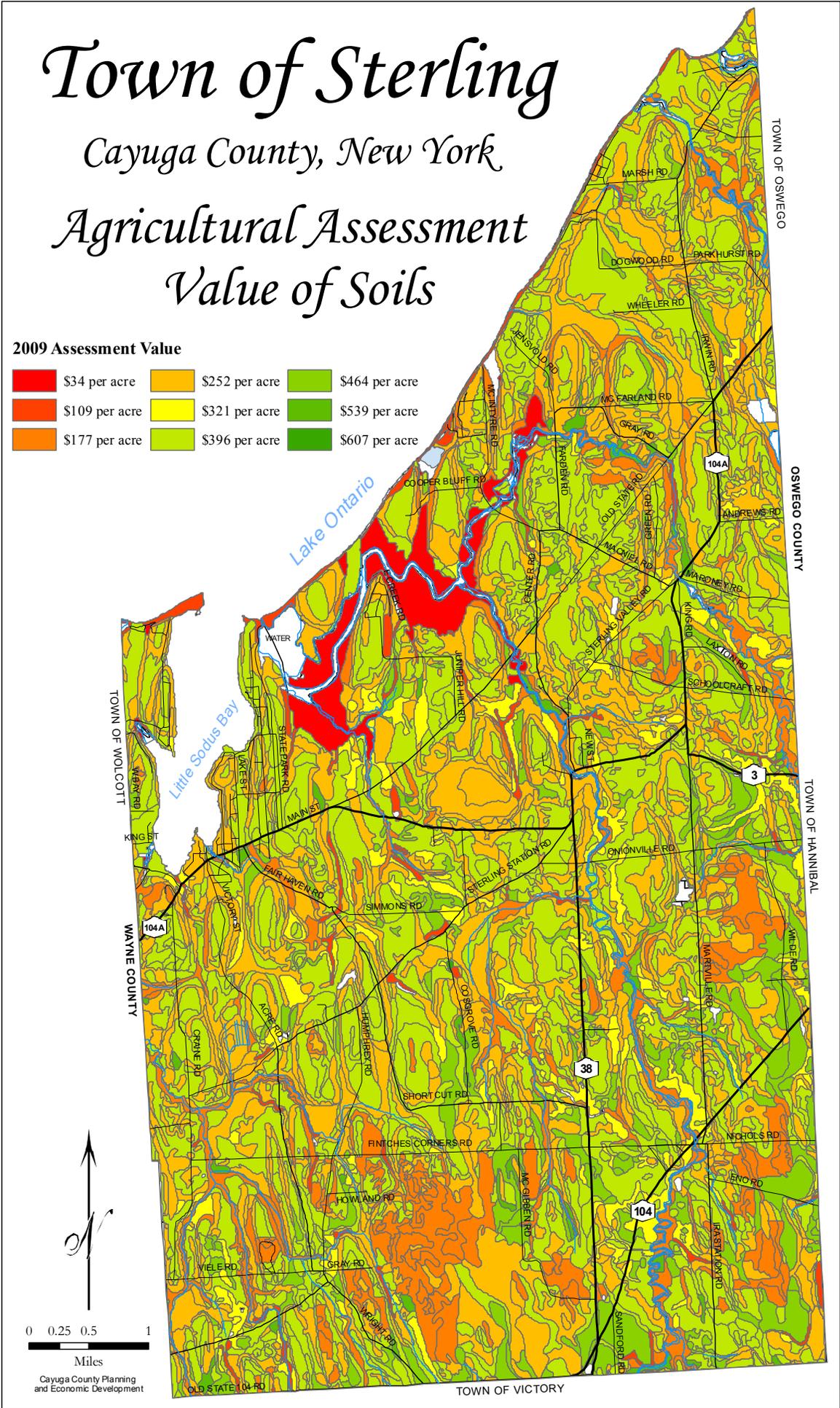
Cayuga County, New York

## Agricultural Assessment

### Value of Soils

**2009 Assessment Value**

	\$34 per acre		\$252 per acre		\$464 per acre
	\$109 per acre		\$321 per acre		\$539 per acre
	\$177 per acre		\$396 per acre		\$607 per acre



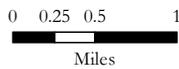
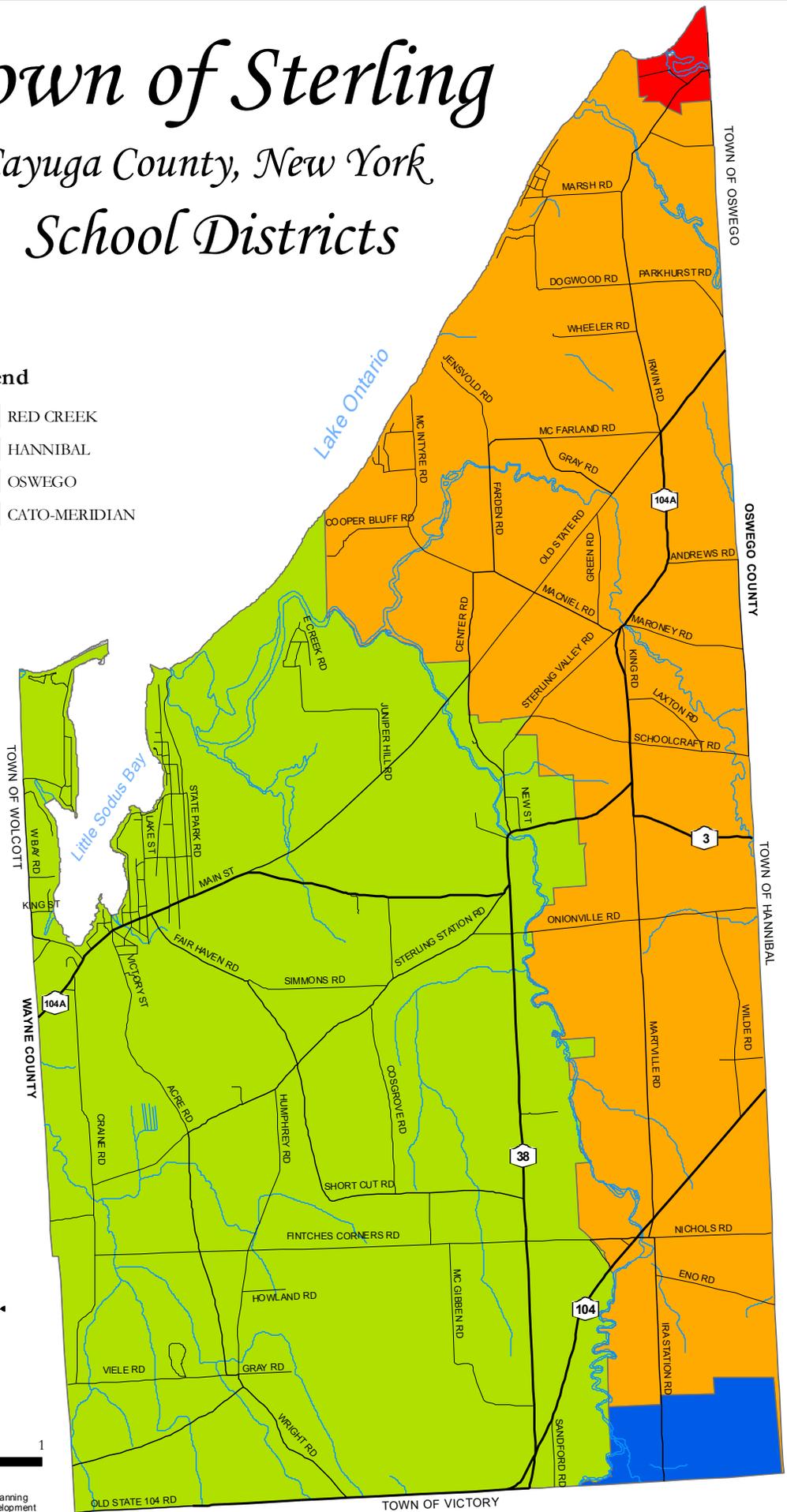
# Town of Sterling

Cayuga County, New York

## School Districts

### Legend

- RED CREEK
- HANNIBAL
- OSWEGO
- CATO-MERIDIAN



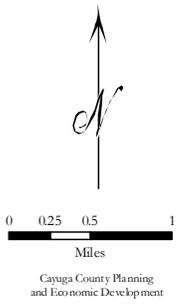
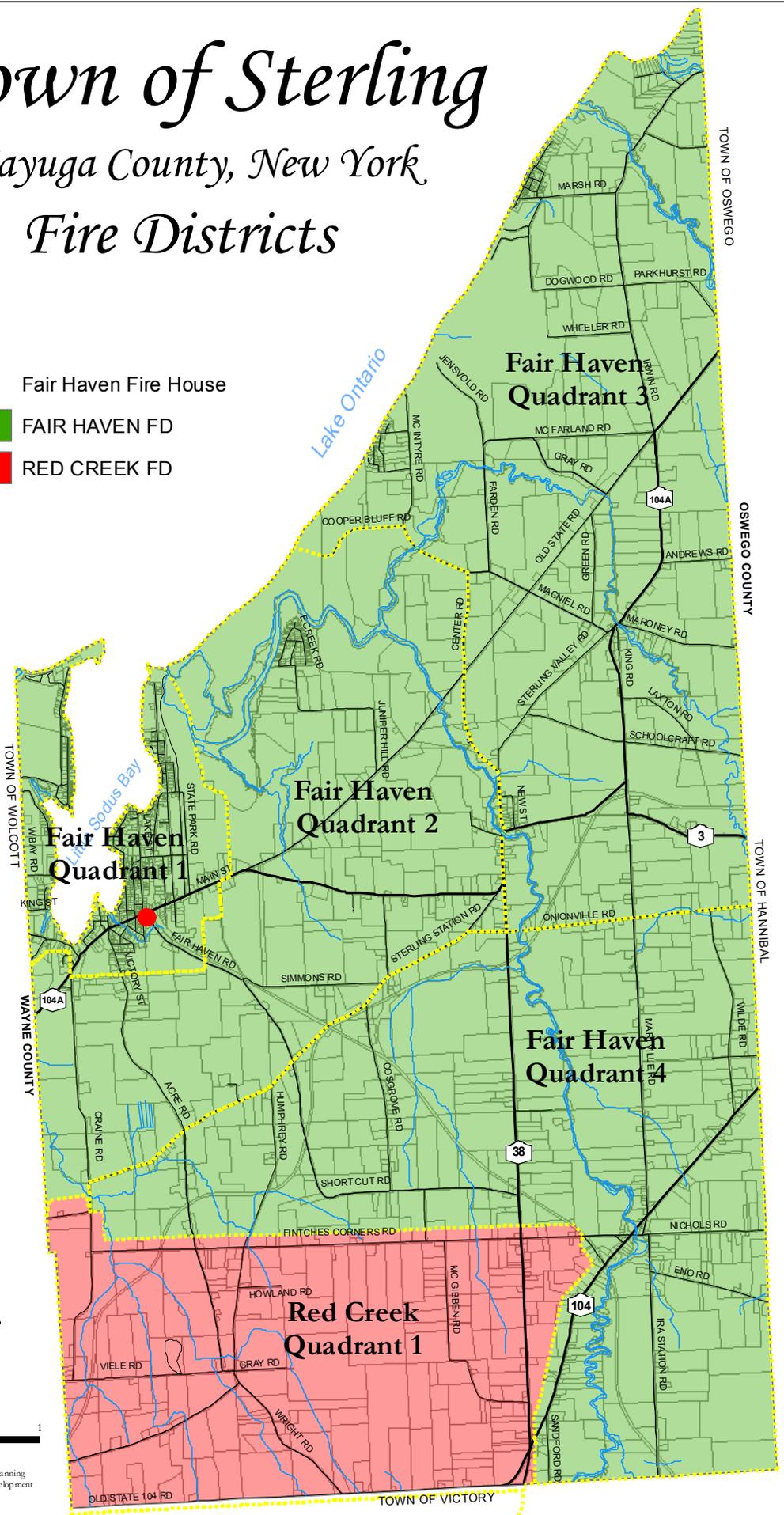
Cayuga County Planning and Economic Development

# Town of Sterling

Cayuga County, New York

## Fire Districts

-  Fair Haven Fire House
-  FAIR HAVEN FD
-  RED CREEK FD

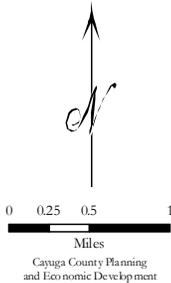
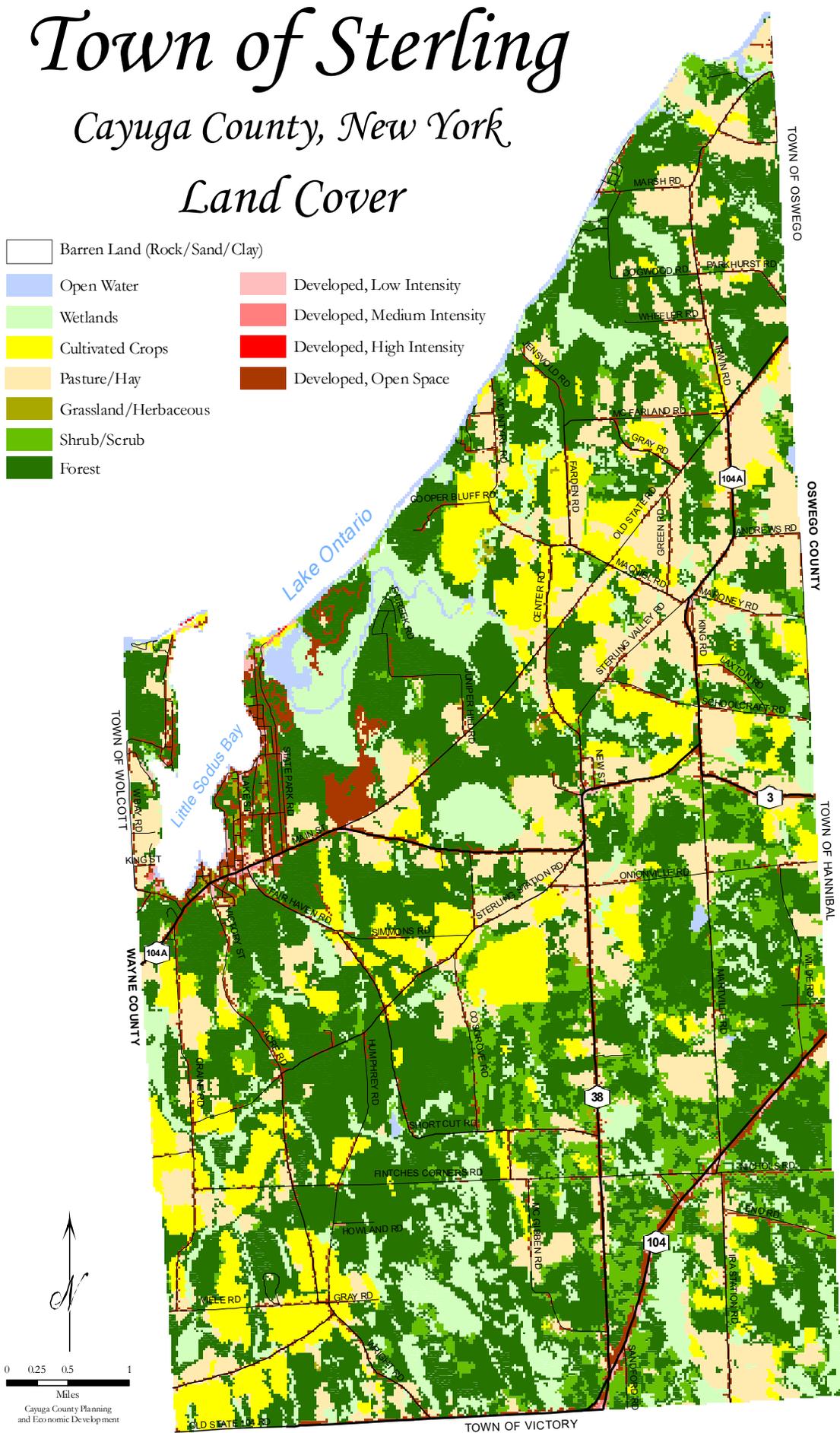


# Town of Sterling

## Cayuga County, New York

### Land Cover

- Barren Land (Rock/Sand/Clay)
- Open Water
- Wetlands
- Cultivated Crops
- Pasture/Hay
- Grassland/Herbaceous
- Shrub/Scrub
- Forest
- Developed, Low Intensity
- Developed, Medium Intensity
- Developed, High Intensity
- Developed, Open Space



# Section Five:

# Other Data

# Village of Fair Haven

## Anonymous Community Survey Results

COMPREHENSIVE PLAN

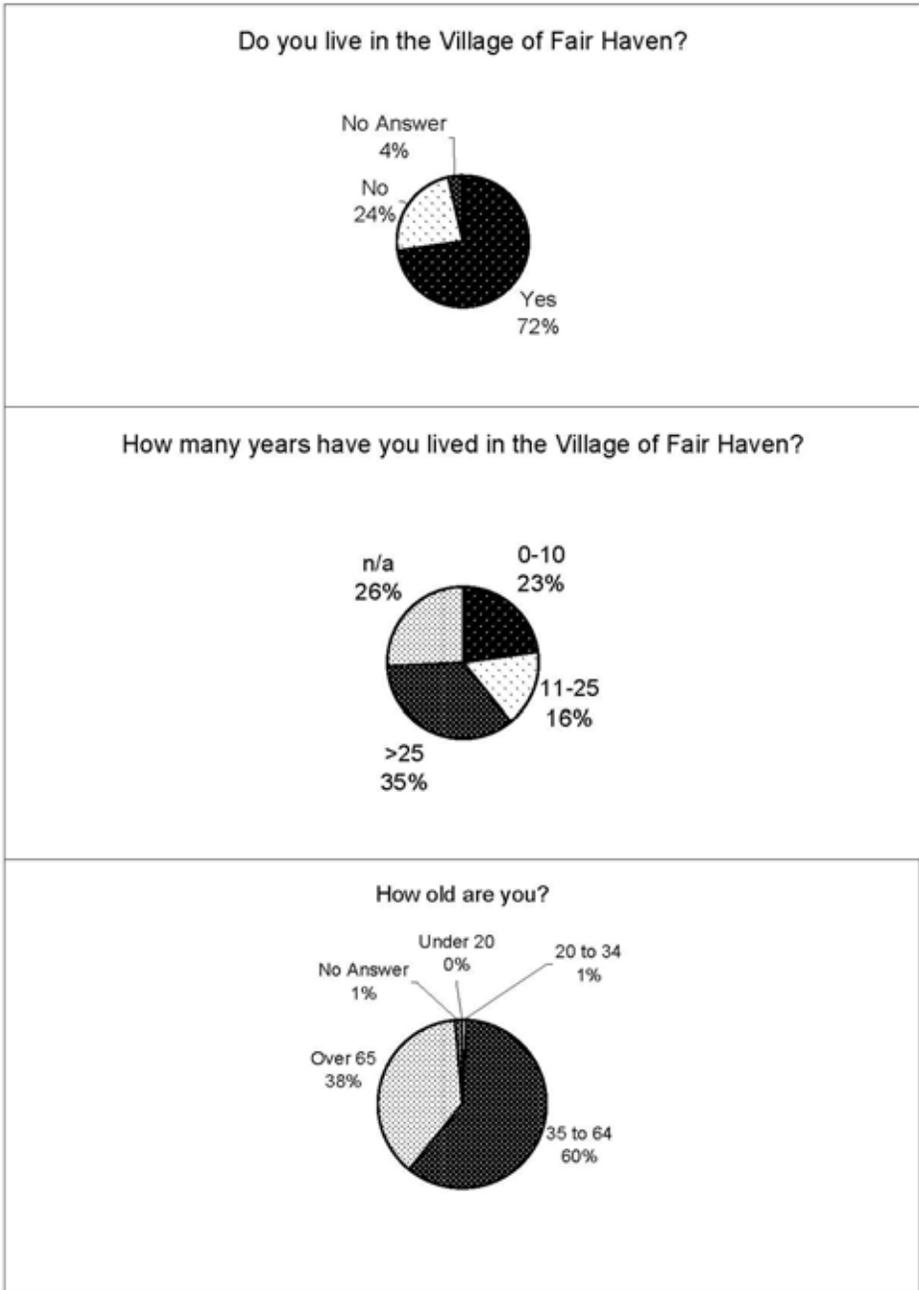


STERLING & FAIR HAVEN

Data Analyzed by the Cayuga County Department of Planning and  
Economic Development

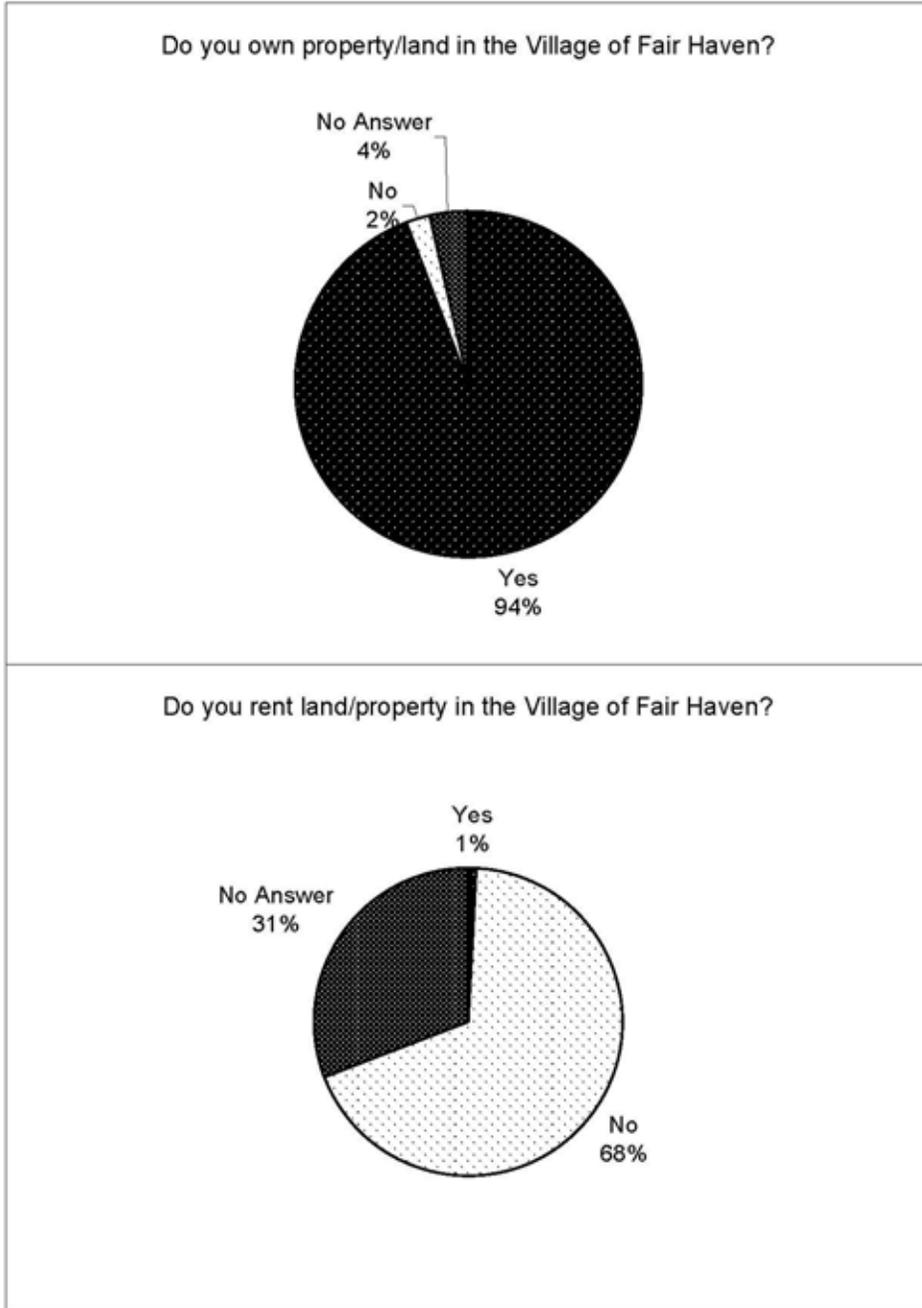
April 2008

**Village of Fair Haven Survey Results: Combined Year-Round and Seasonal Residents**

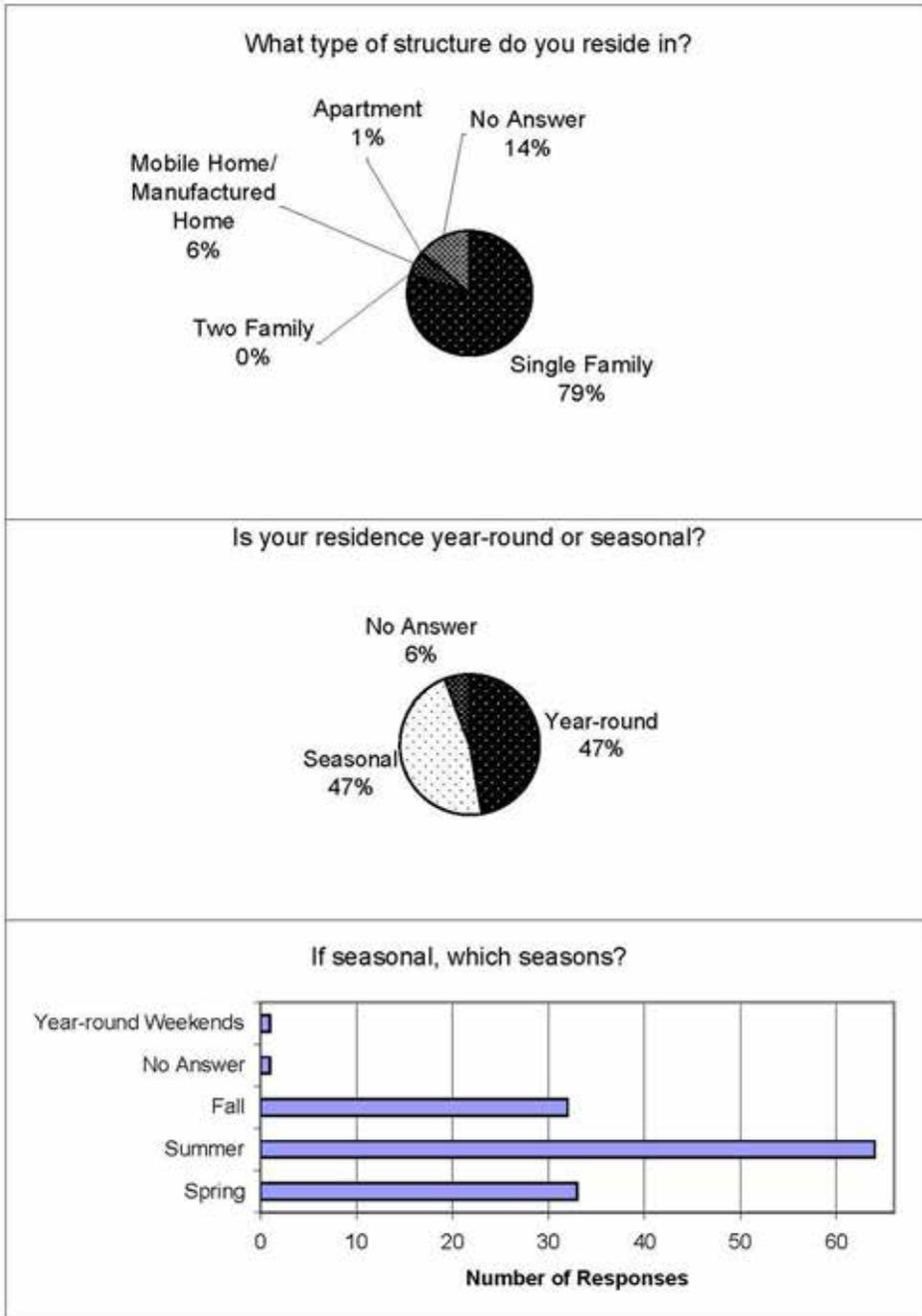


Note: All graphs are based on an analysis of 650 surveys (22% of the 650 surveys mailed). The average margin of error for all results is ±6%.

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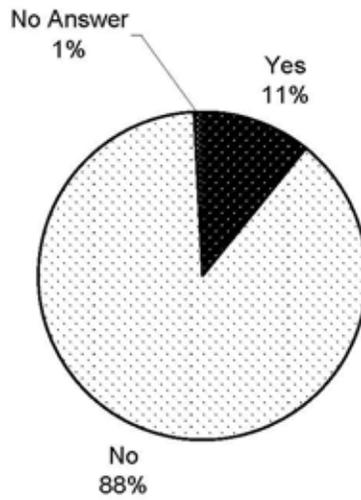


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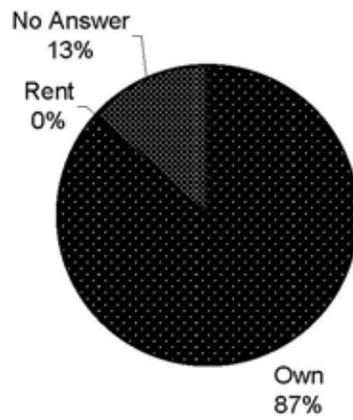


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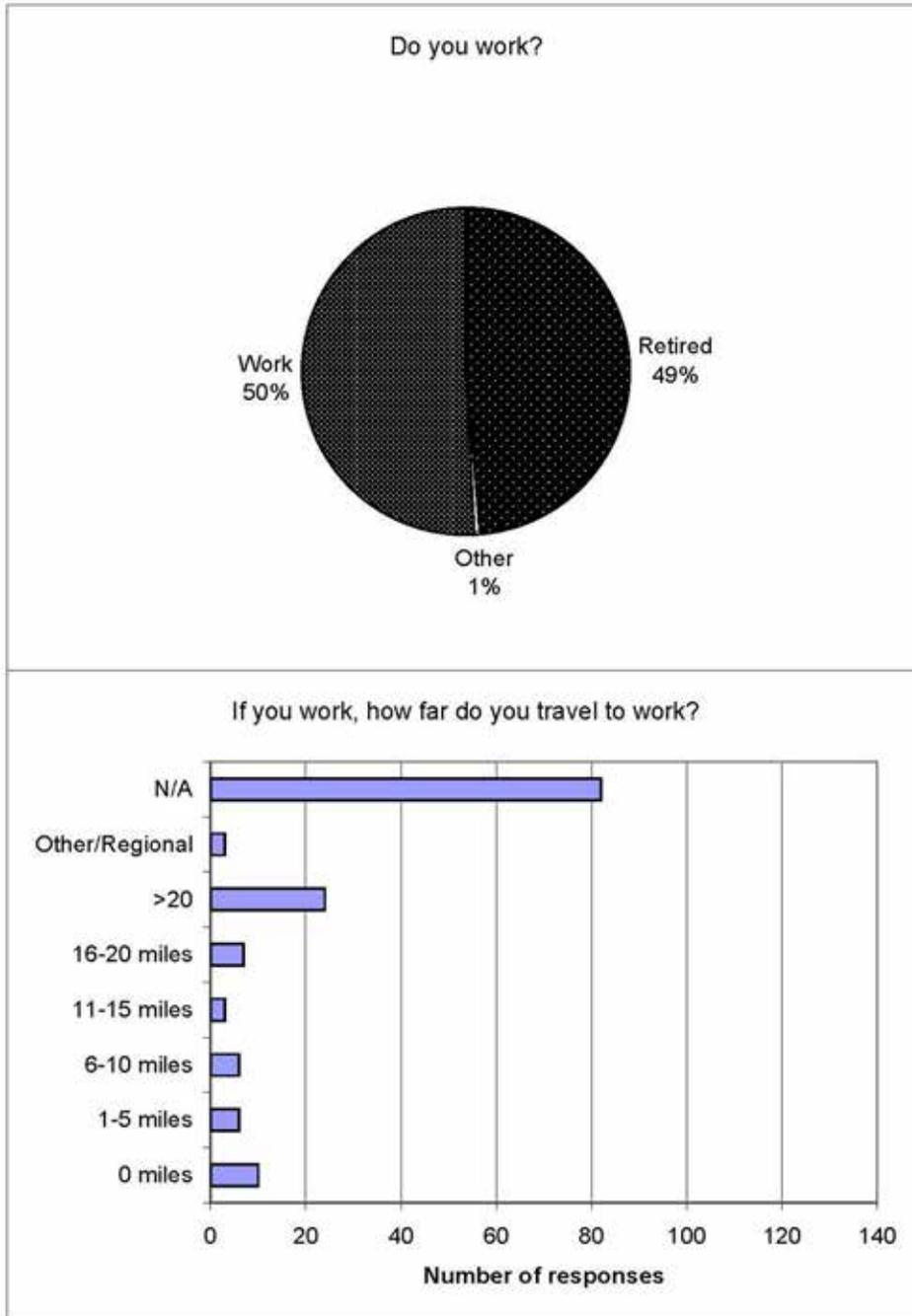
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If you are a business owner, do you rent or own your commercial property?

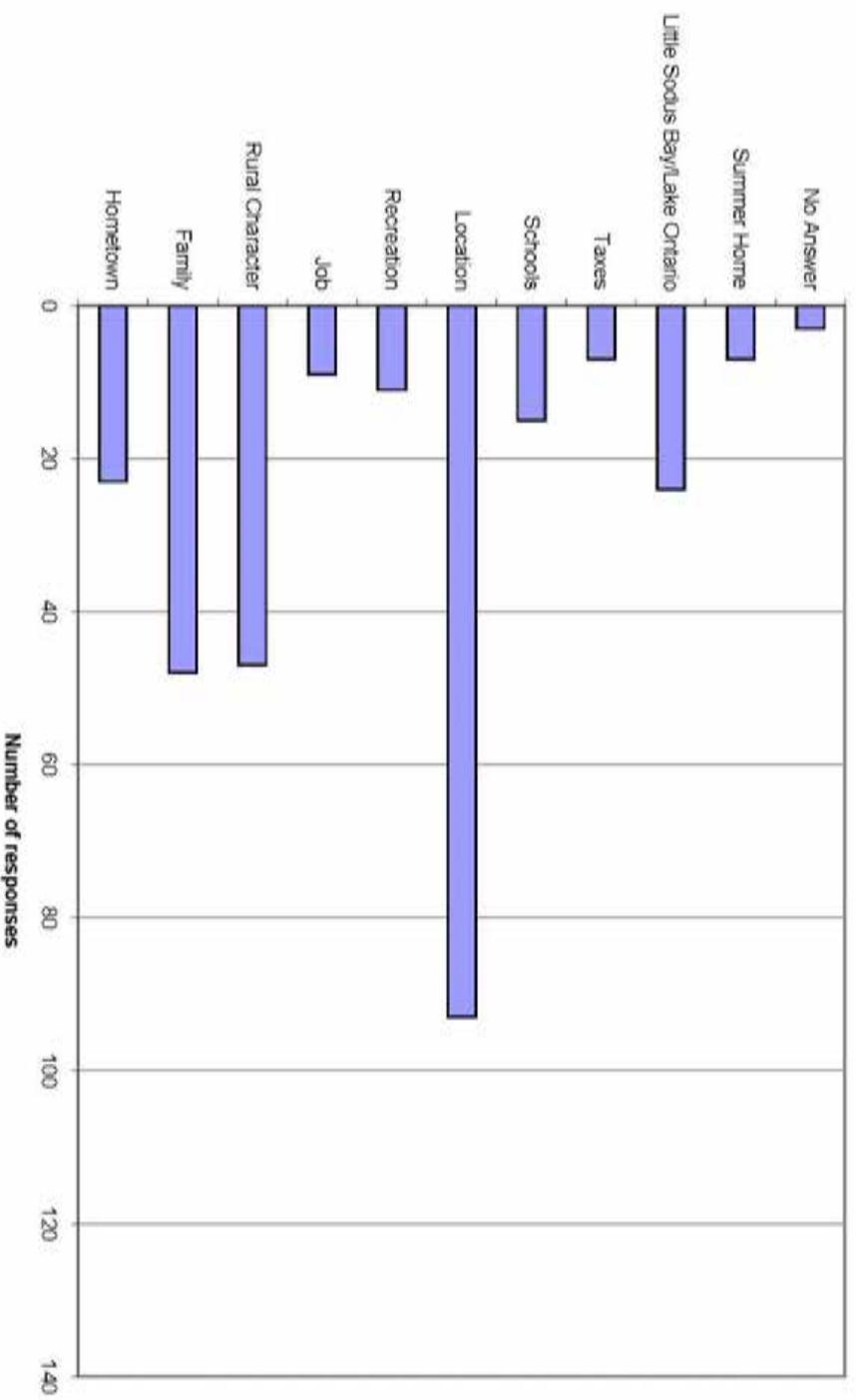


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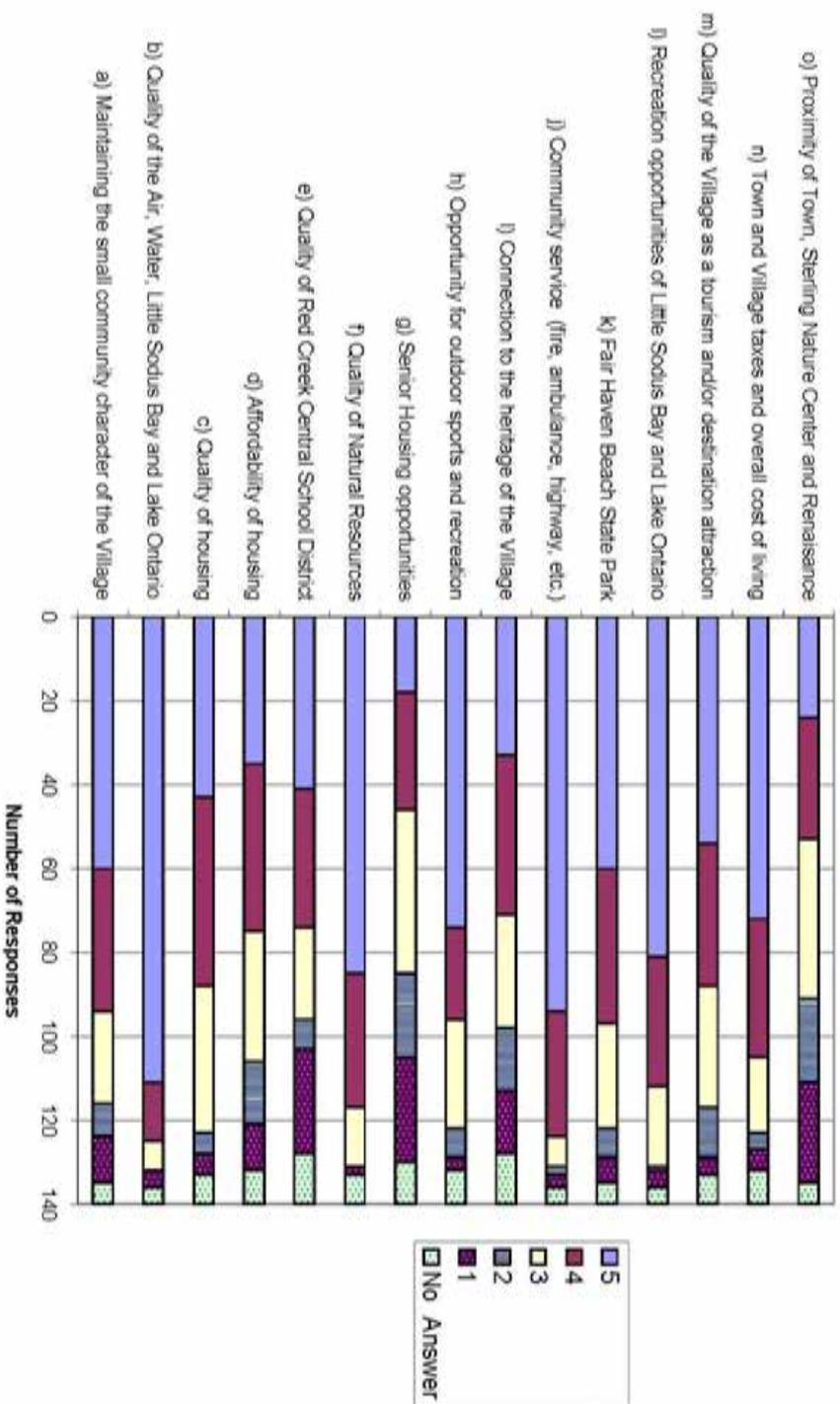
## Village of Fair Haven Survey Results: Combined Year-Round and Seasonal Residents

What were your reasons for choosing to live or own land/property in the Village of Fair Haven?



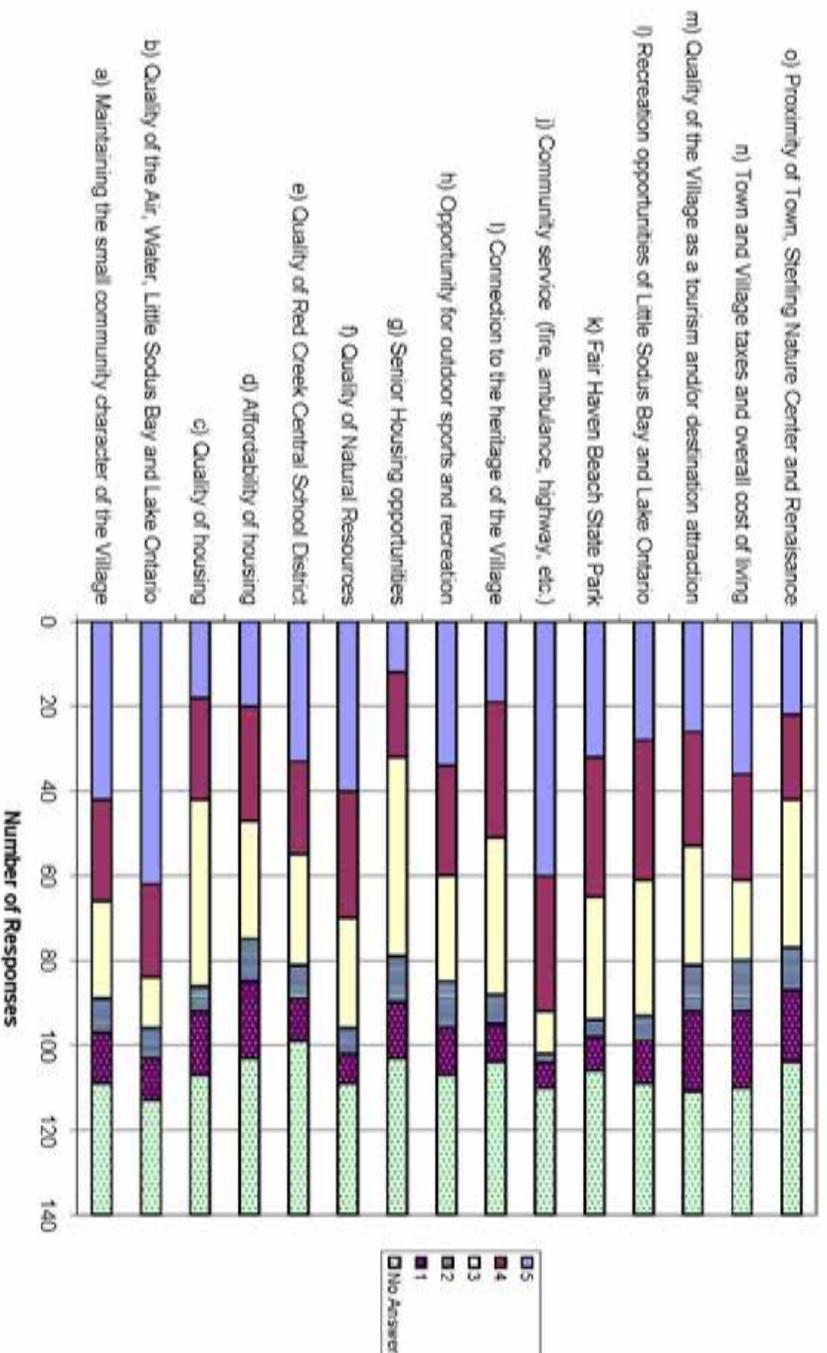
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Village of Fair Haven residents rank of how important they feel this characteristic is to them  
(1 is the least and 5 is the most)



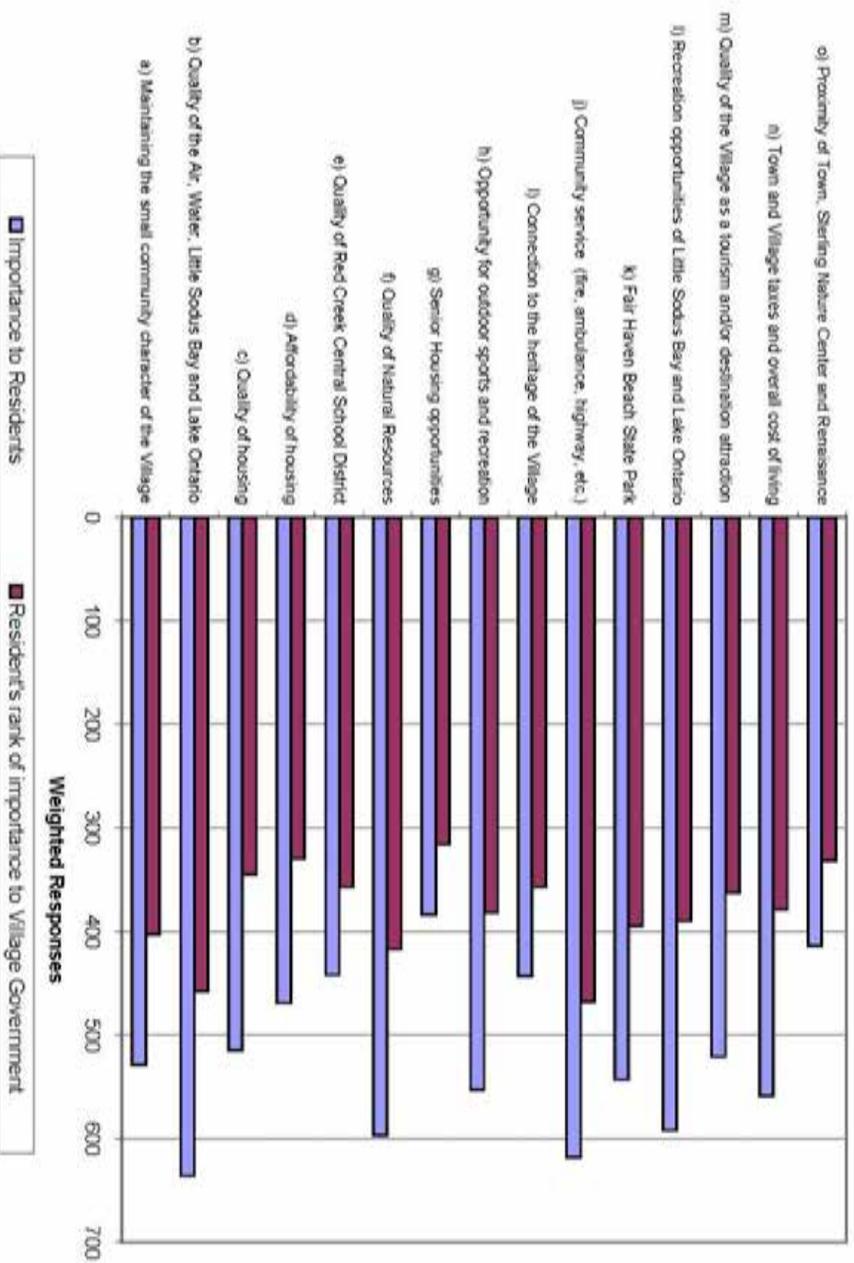
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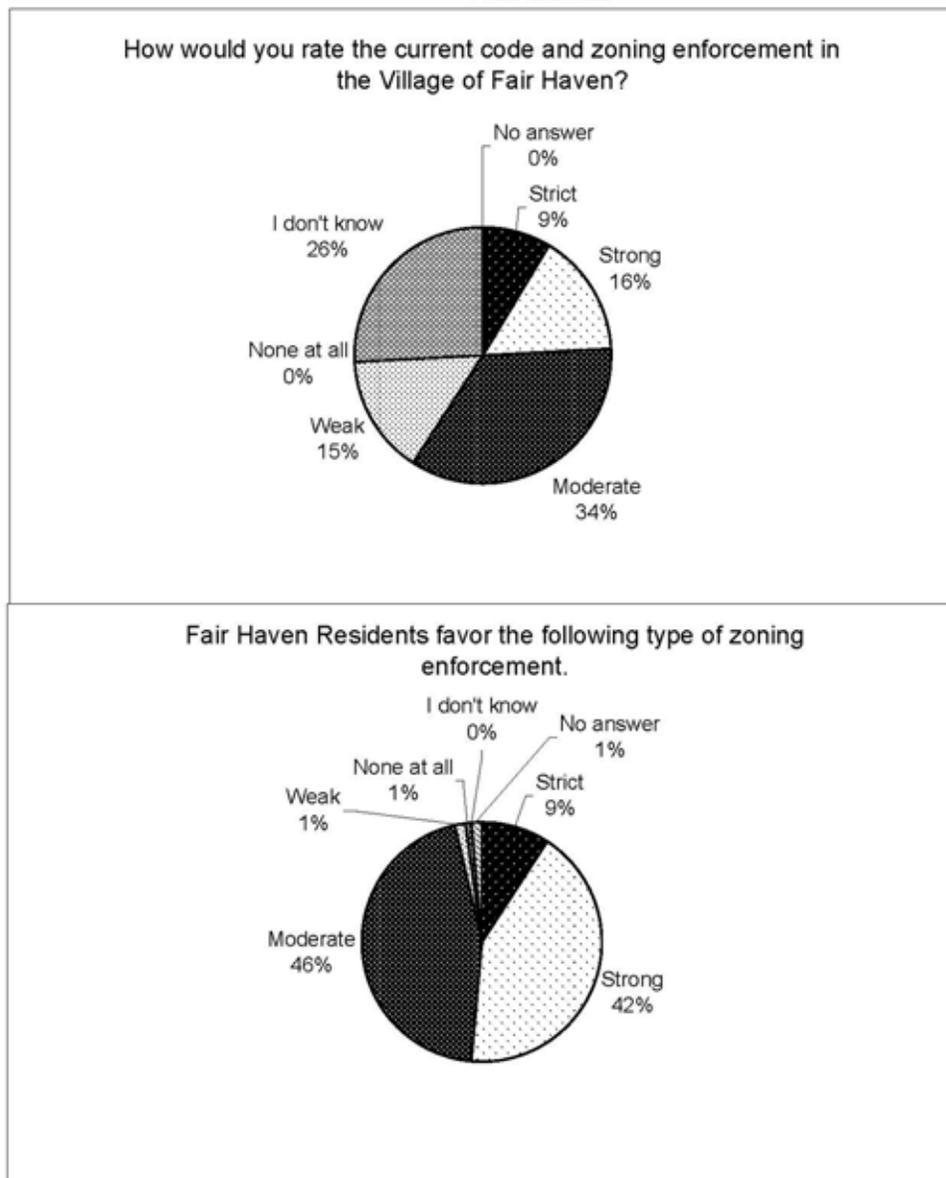


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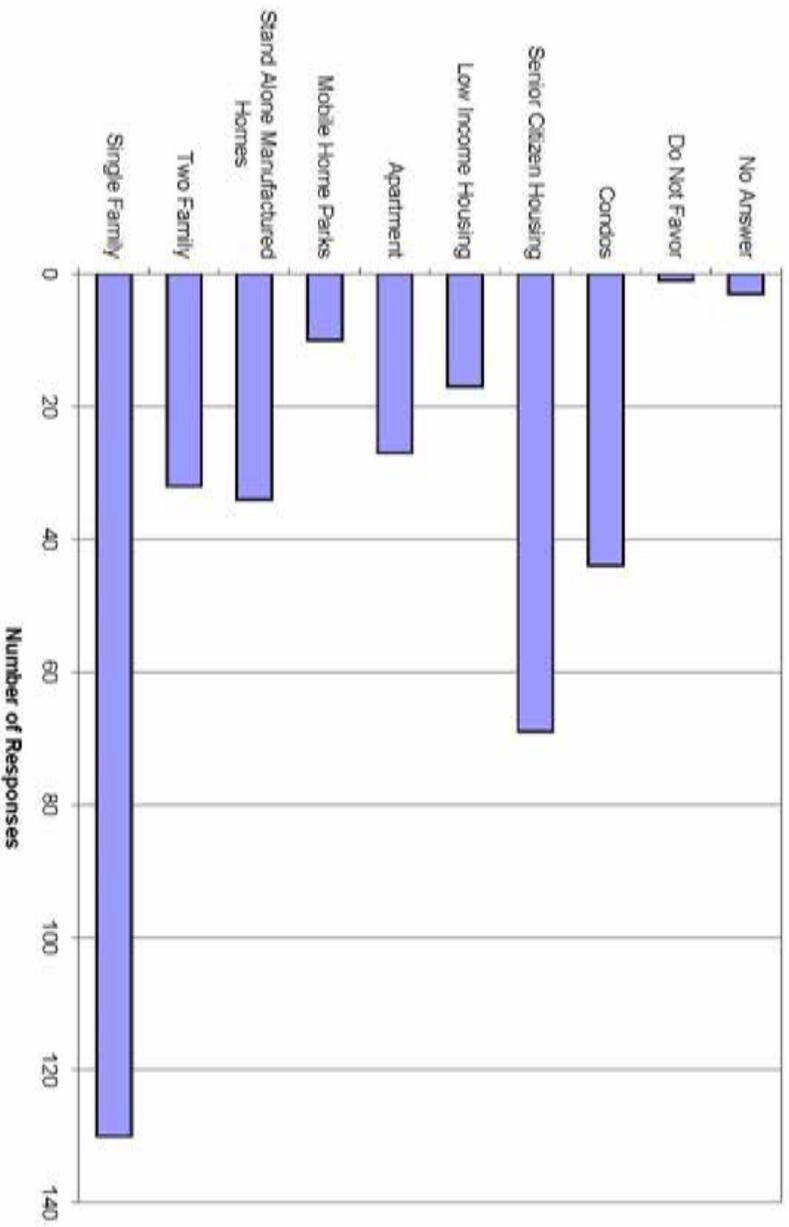


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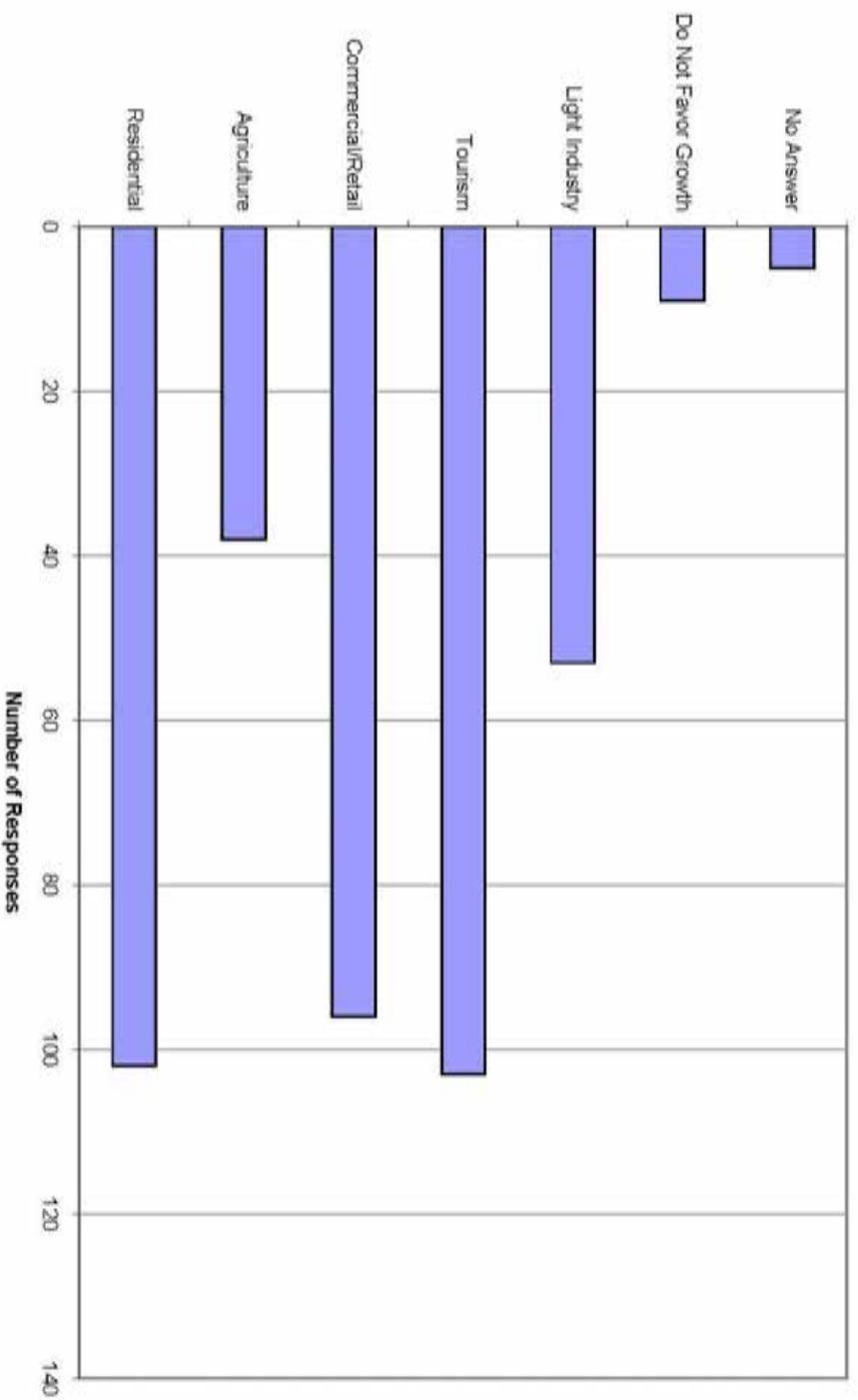
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Desirable Housing Types for Future Development in the Village of Fair Haven



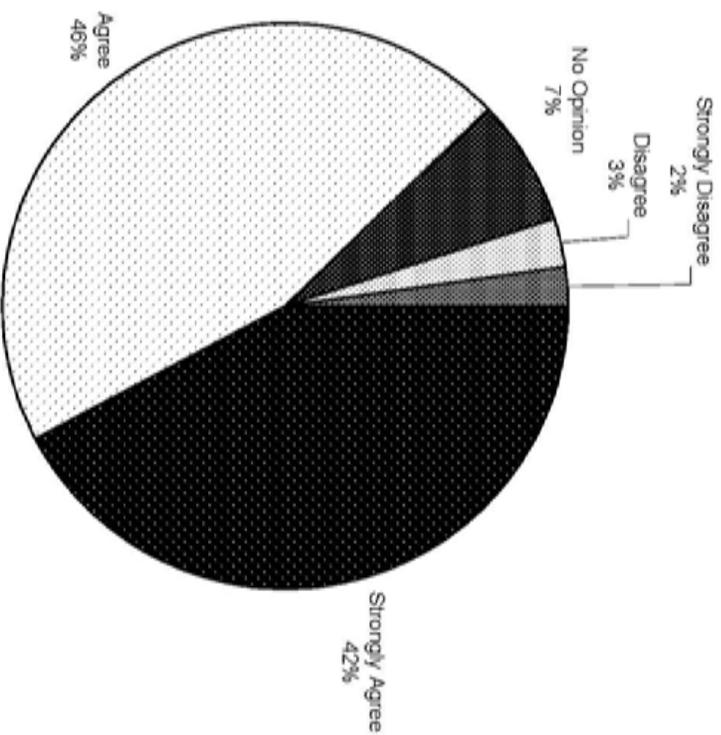
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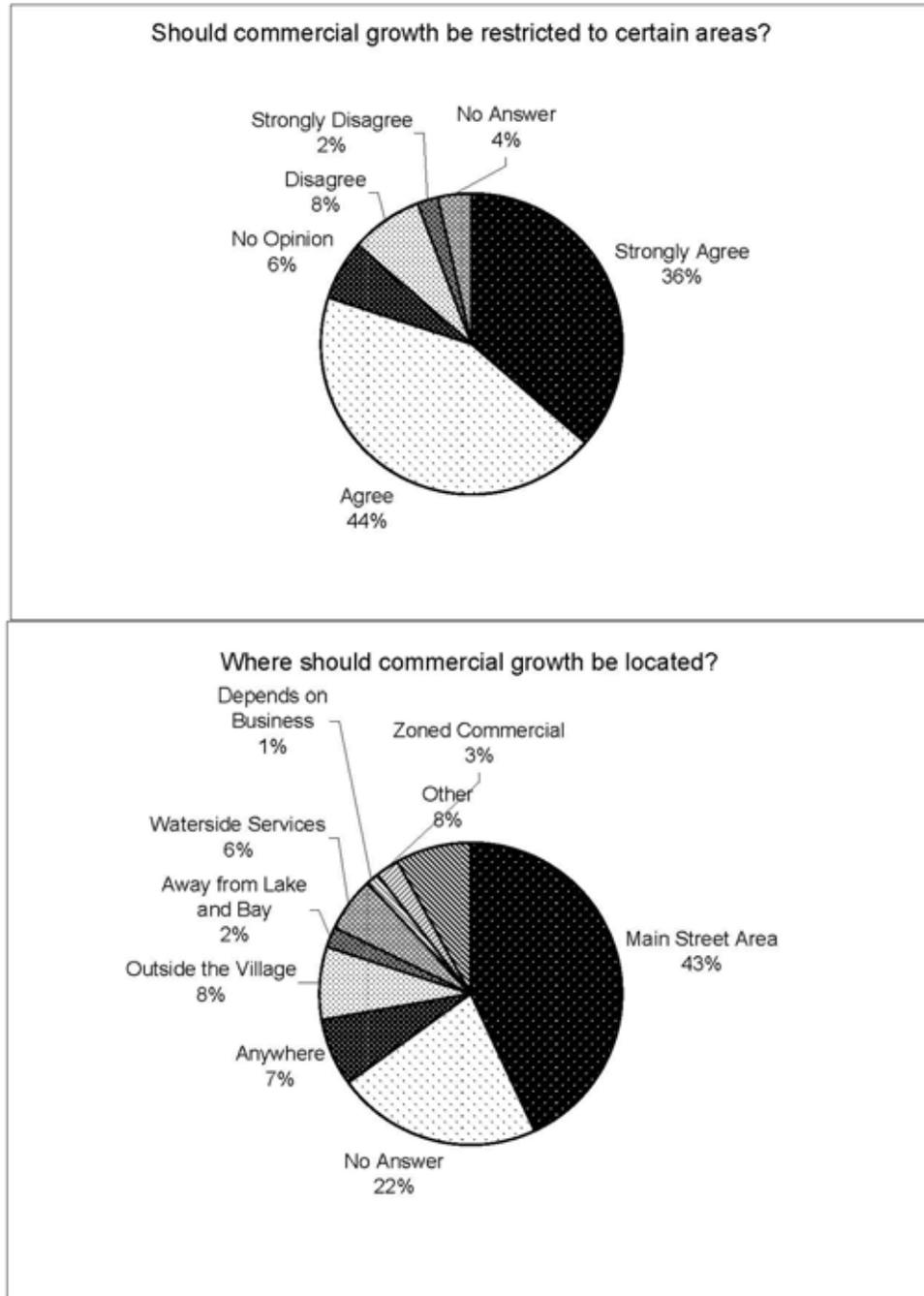


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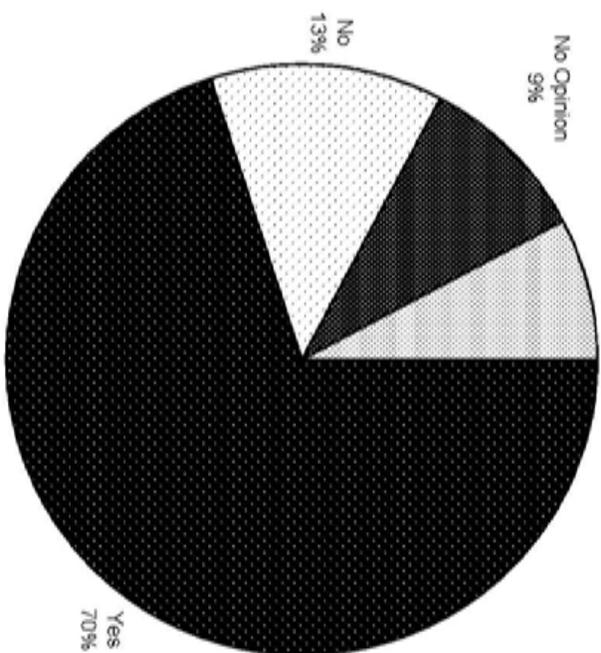


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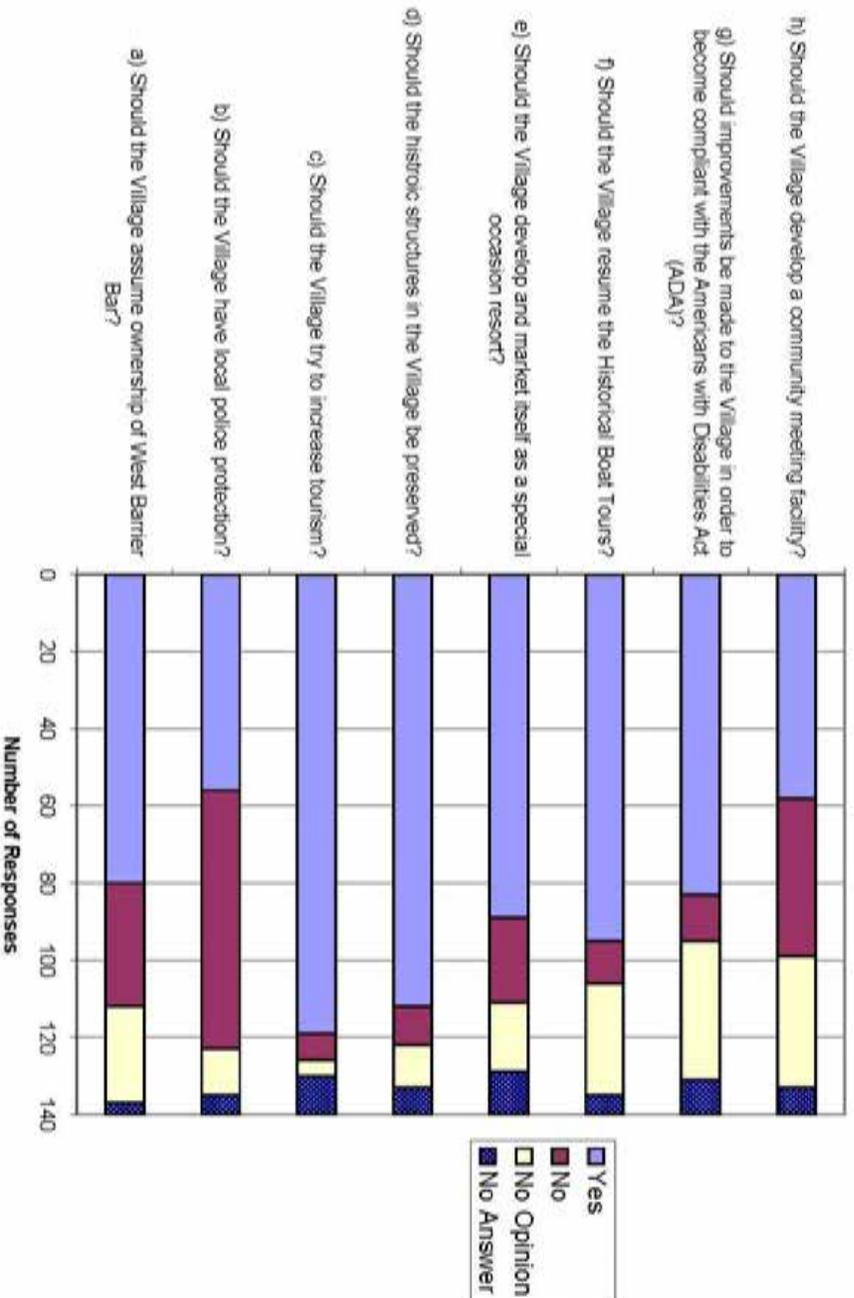
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Should the Village of Fair Haven adopt subdivision regulations?



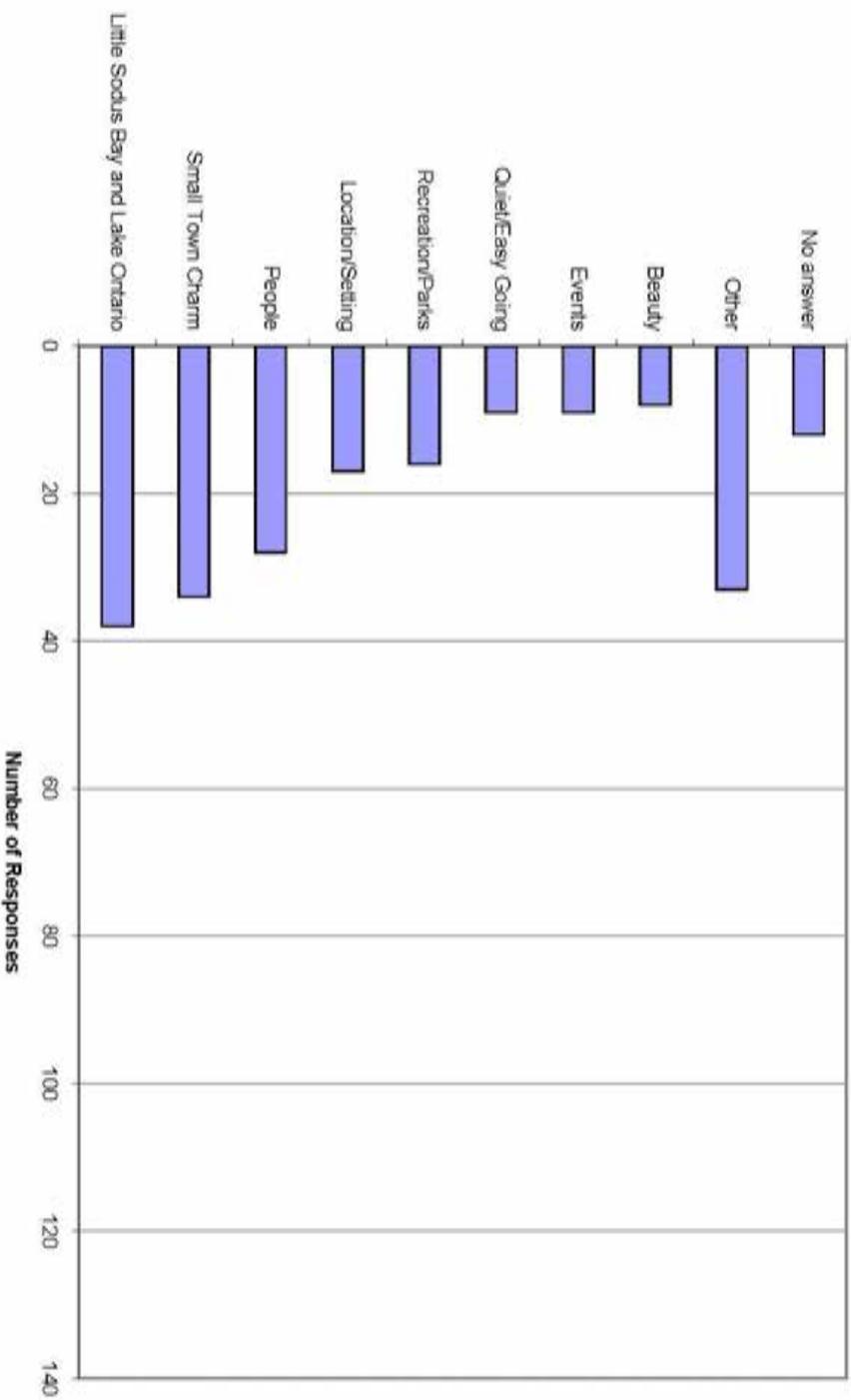
## Village of Fair Haven Survey Results: Combined Year-Round and Seasonal Residents

Village of Fair Haven Proposed Projects and Questions



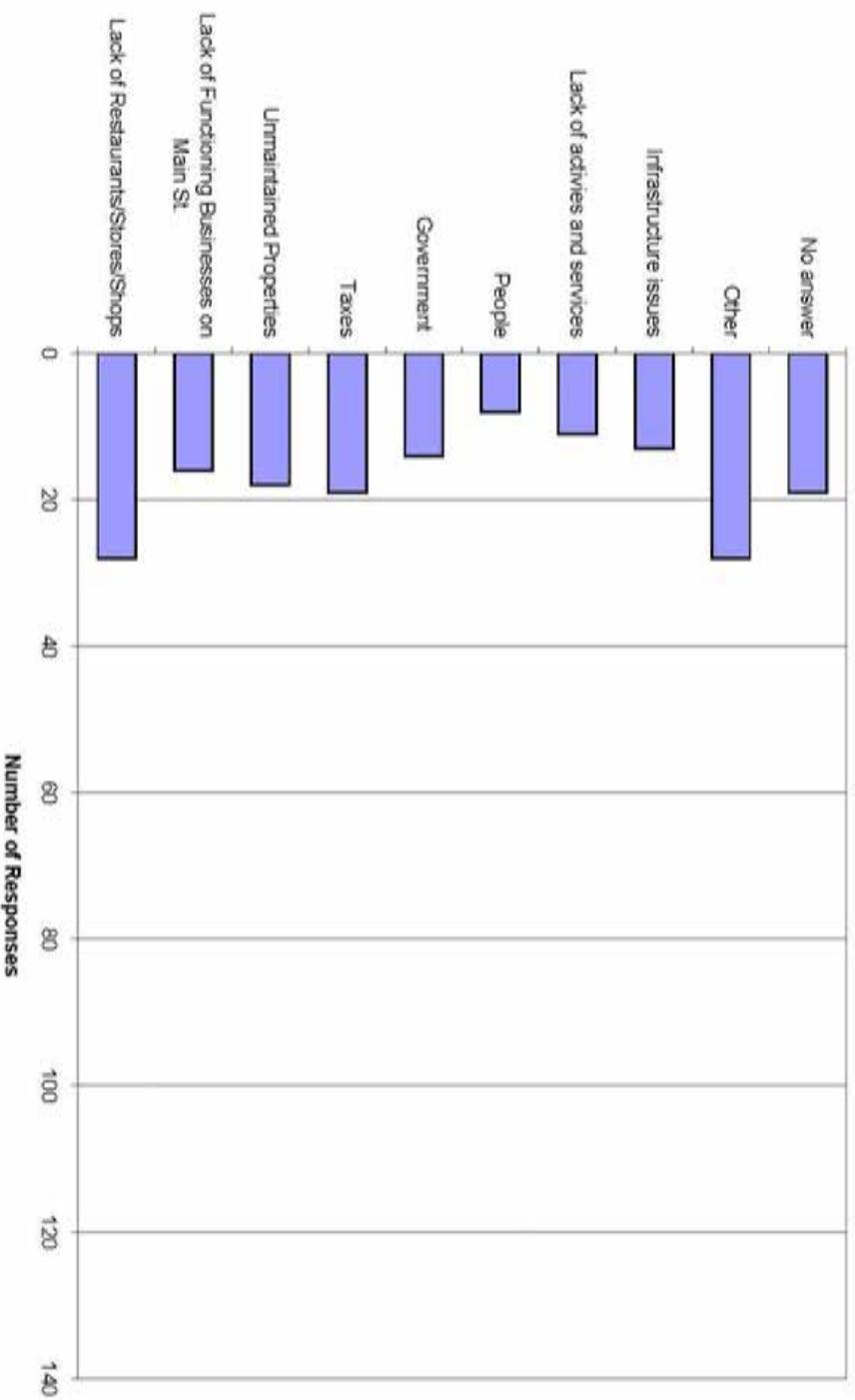
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What do you like most about the Village of Fair Haven?



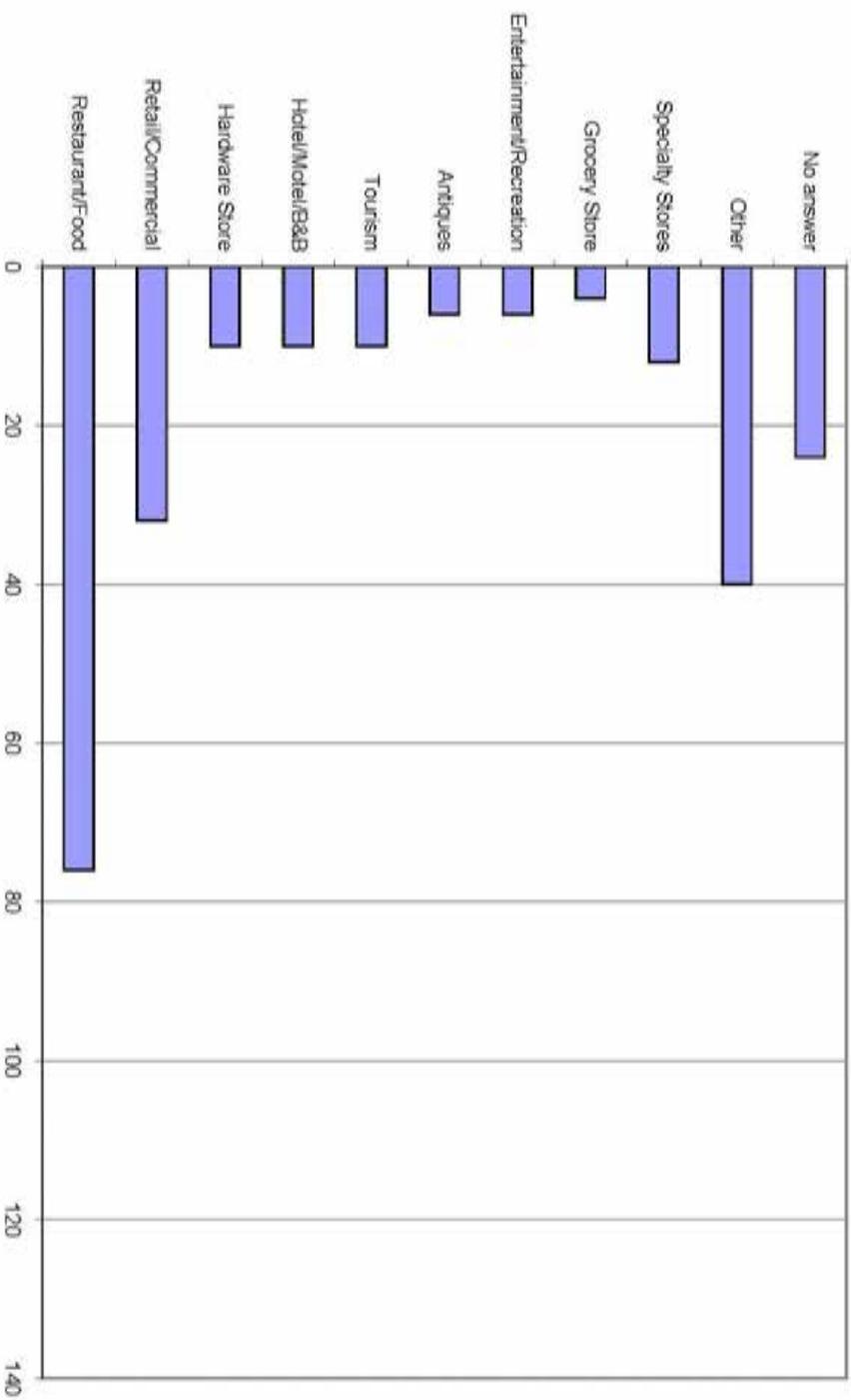
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What do you like least about the Village of Fair Haven?



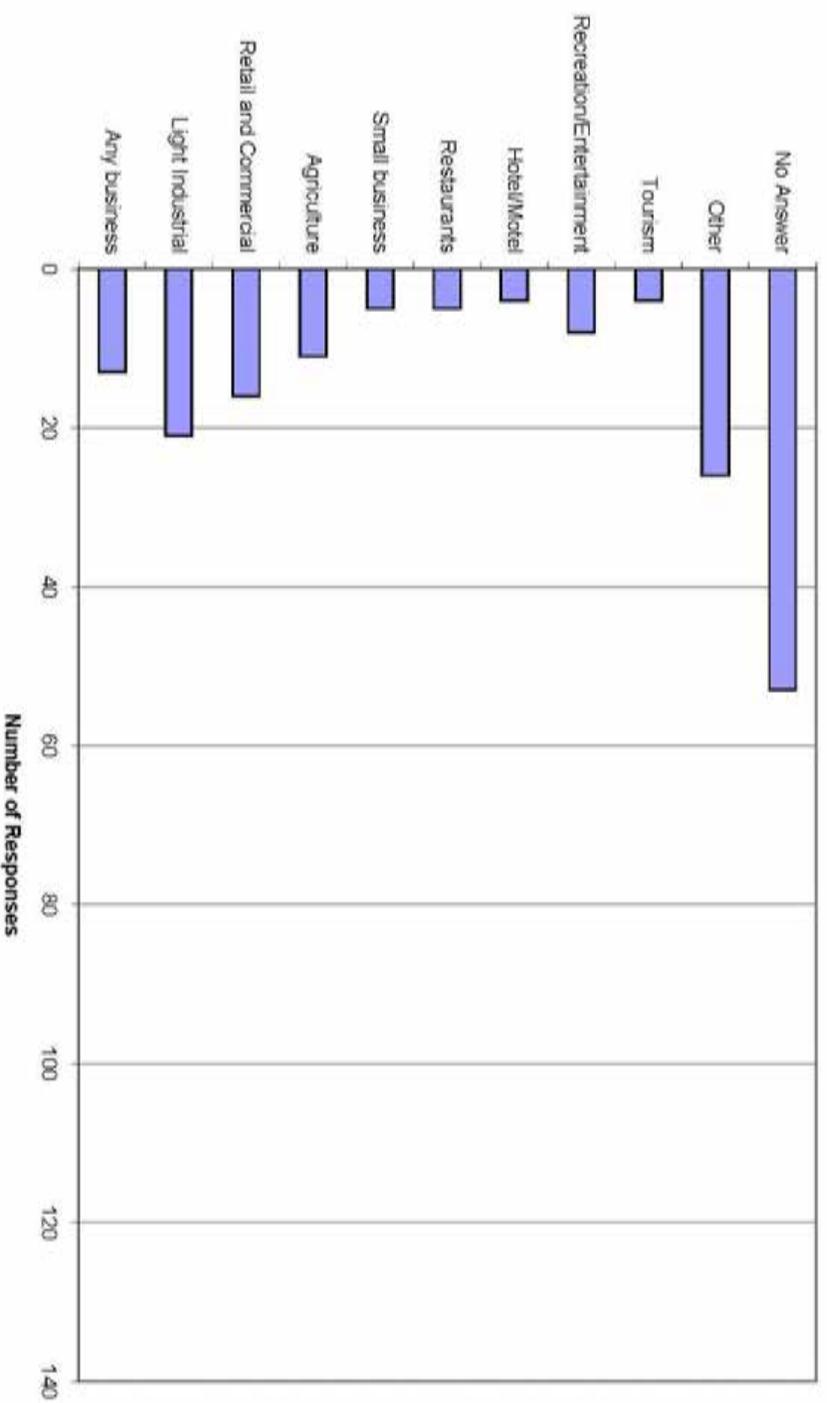
### Village of Fair Haven Survey Results: Combined Year-Round and Seasonal Residents

What kinds of businesses would you like to see in the Village of Fair Haven?



## Village of Fair Haven Survey Results: Combined Year-Round and Seasonal Residents

What kinds of businesses would you like to see develop within the Town of Sterling outside of the Village of Fair Haven?



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# Village of Fair Haven

## Anonymous Community Survey Results

COMPREHENSIVE PLAN

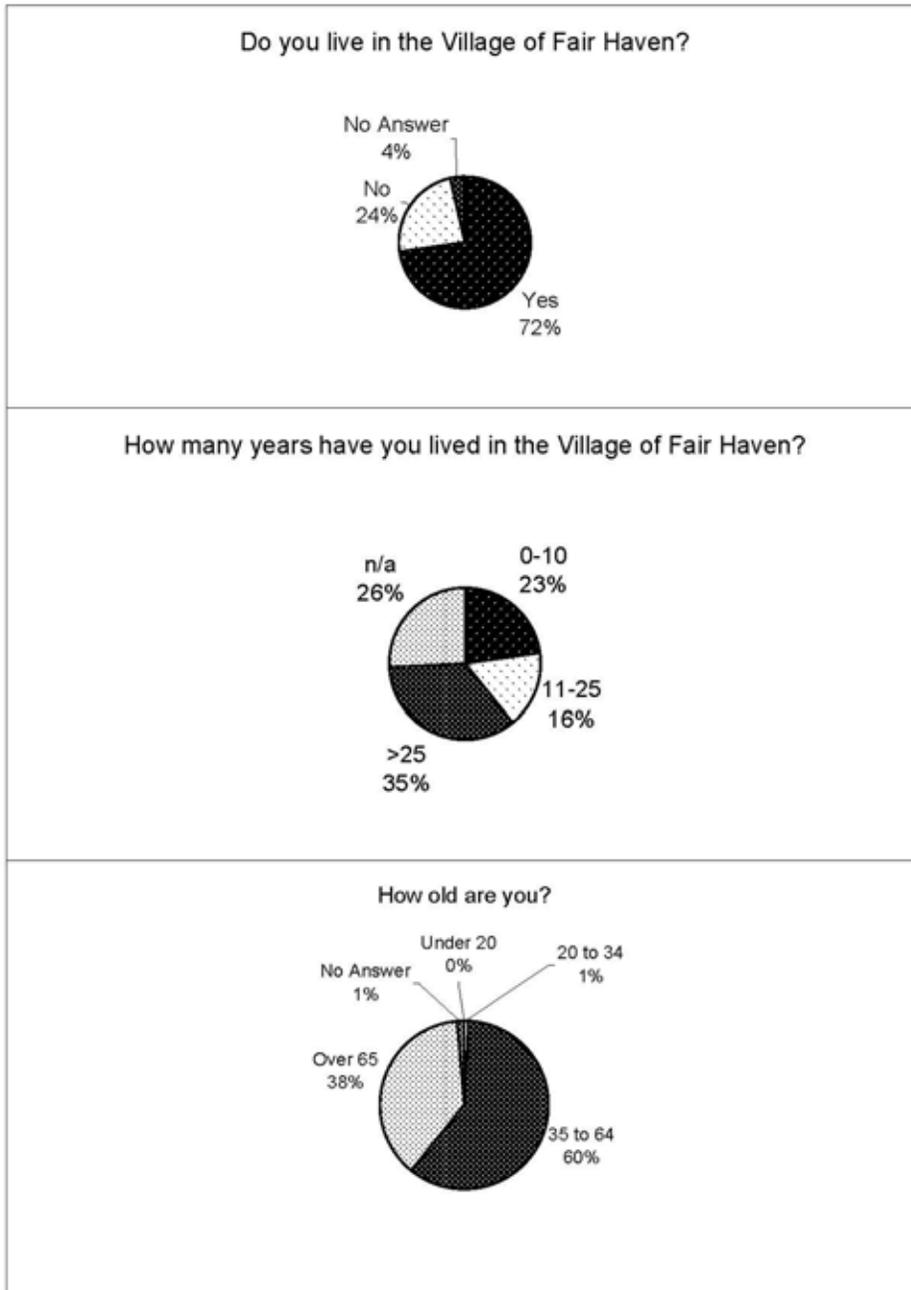
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STERLING & FAIR HAVEN

Data Analyzed by the Cayuga County Department of Planning and  
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April 2008

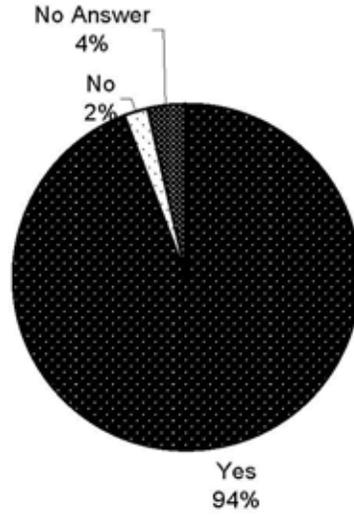
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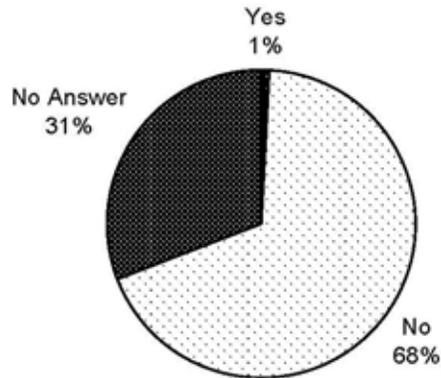
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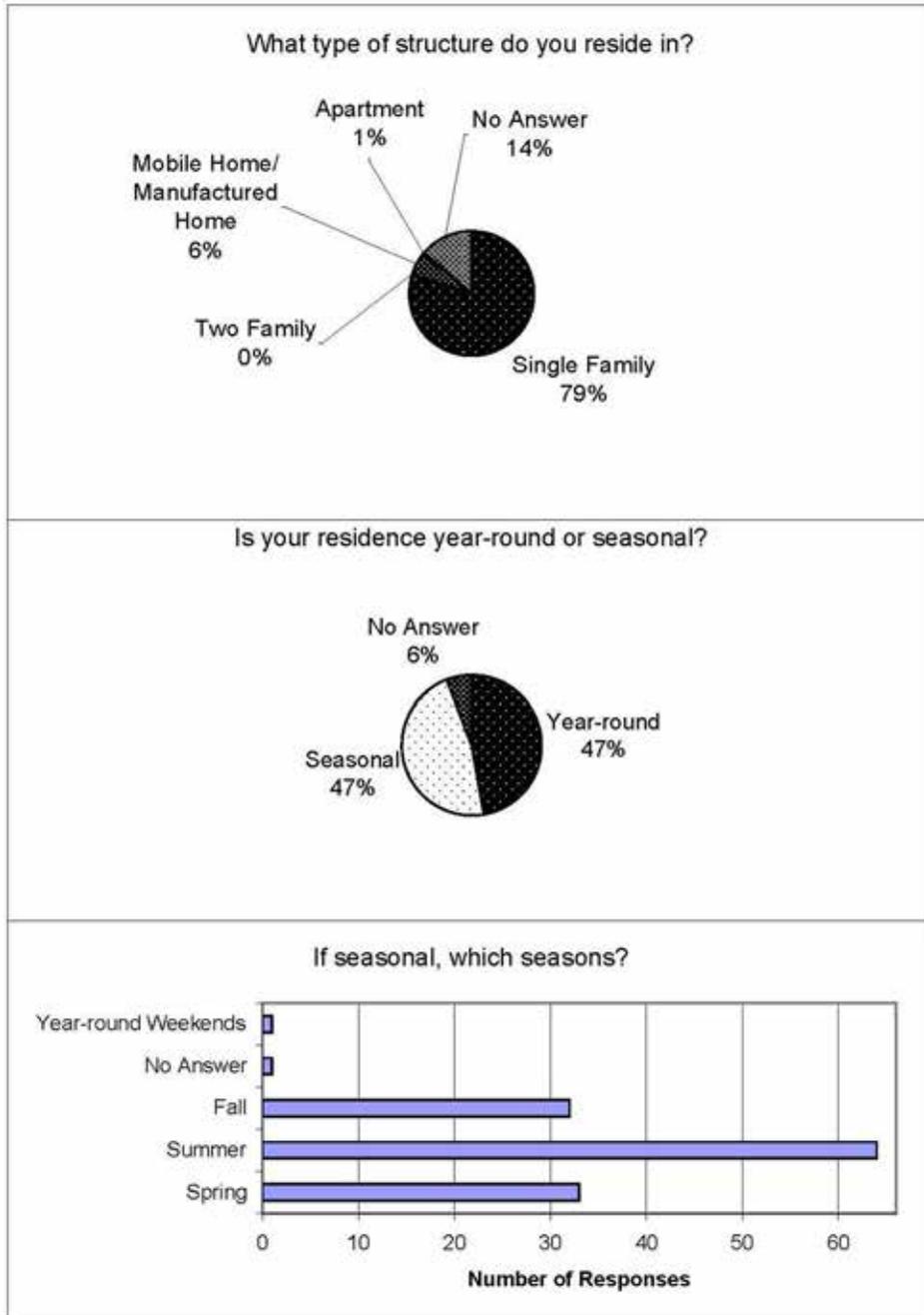
Do you own property/land in the Village of Fair Haven?



Do you rent land/property in the Village of Fair Haven?

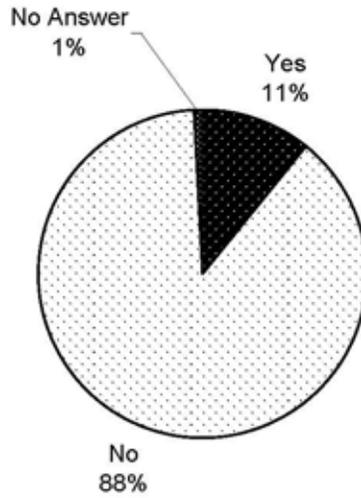


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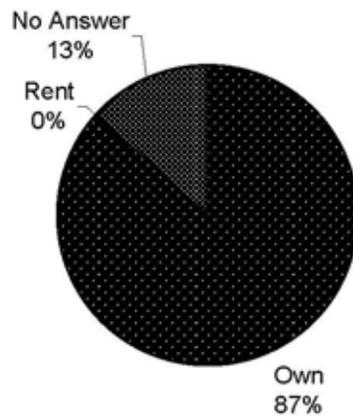


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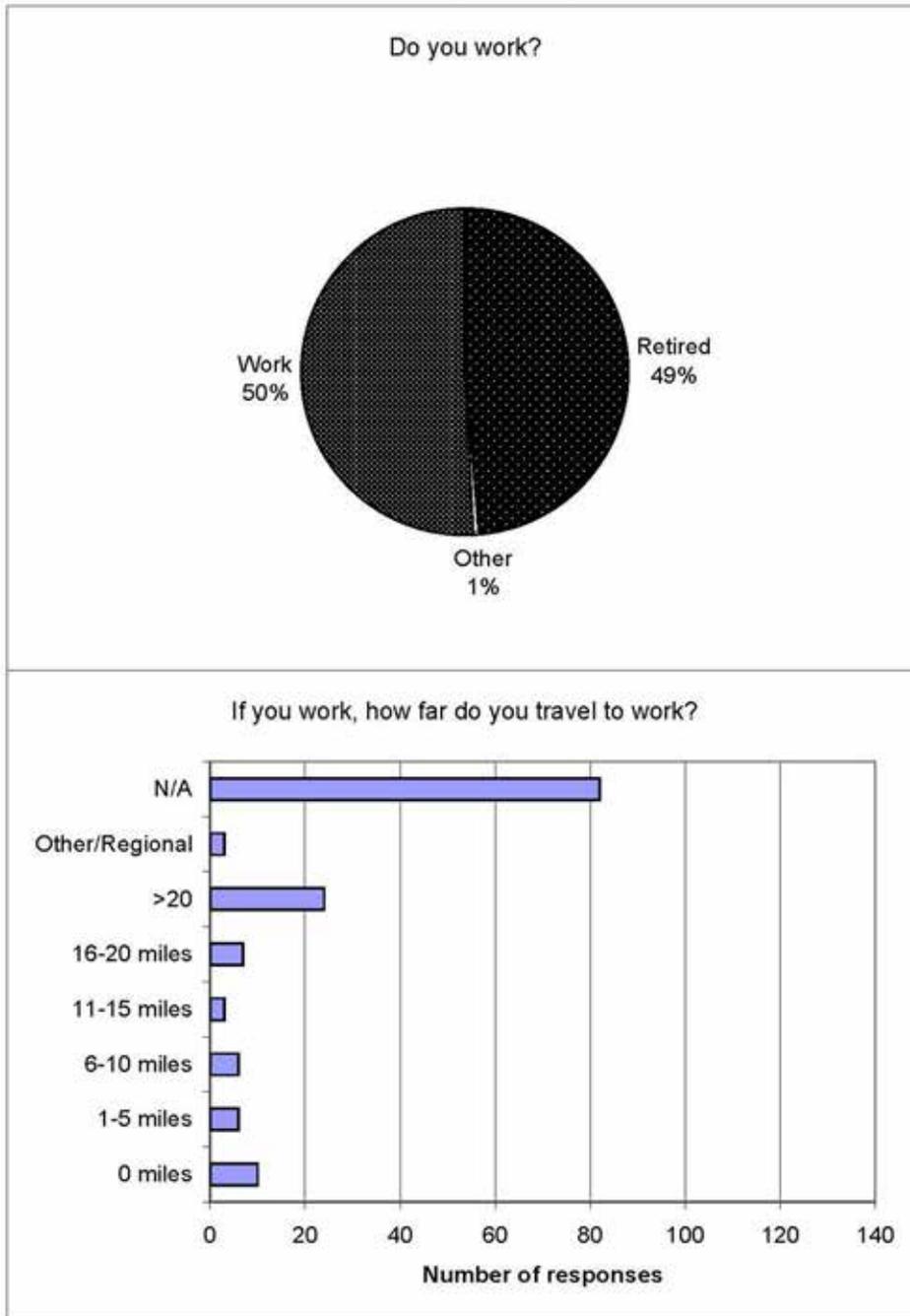
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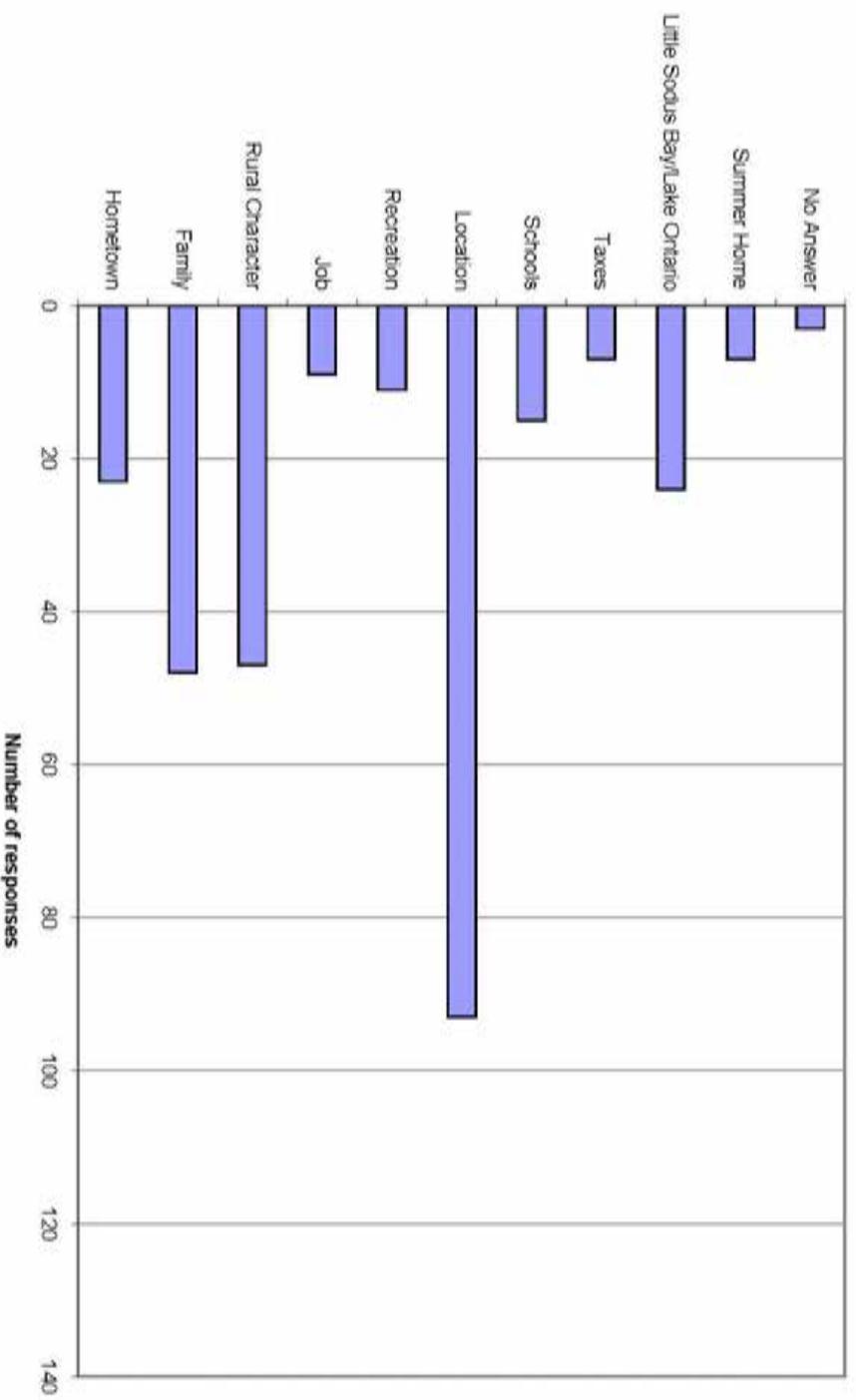


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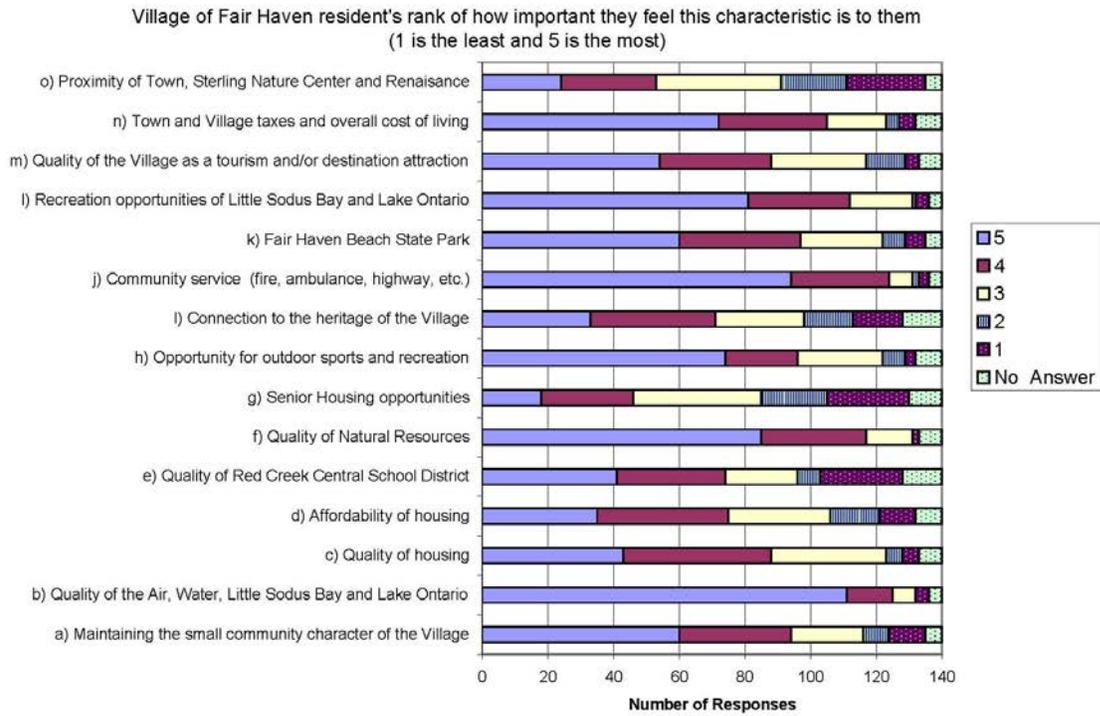


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What were your reasons for choosing to live or own land/property in the Village of Fair Haven?

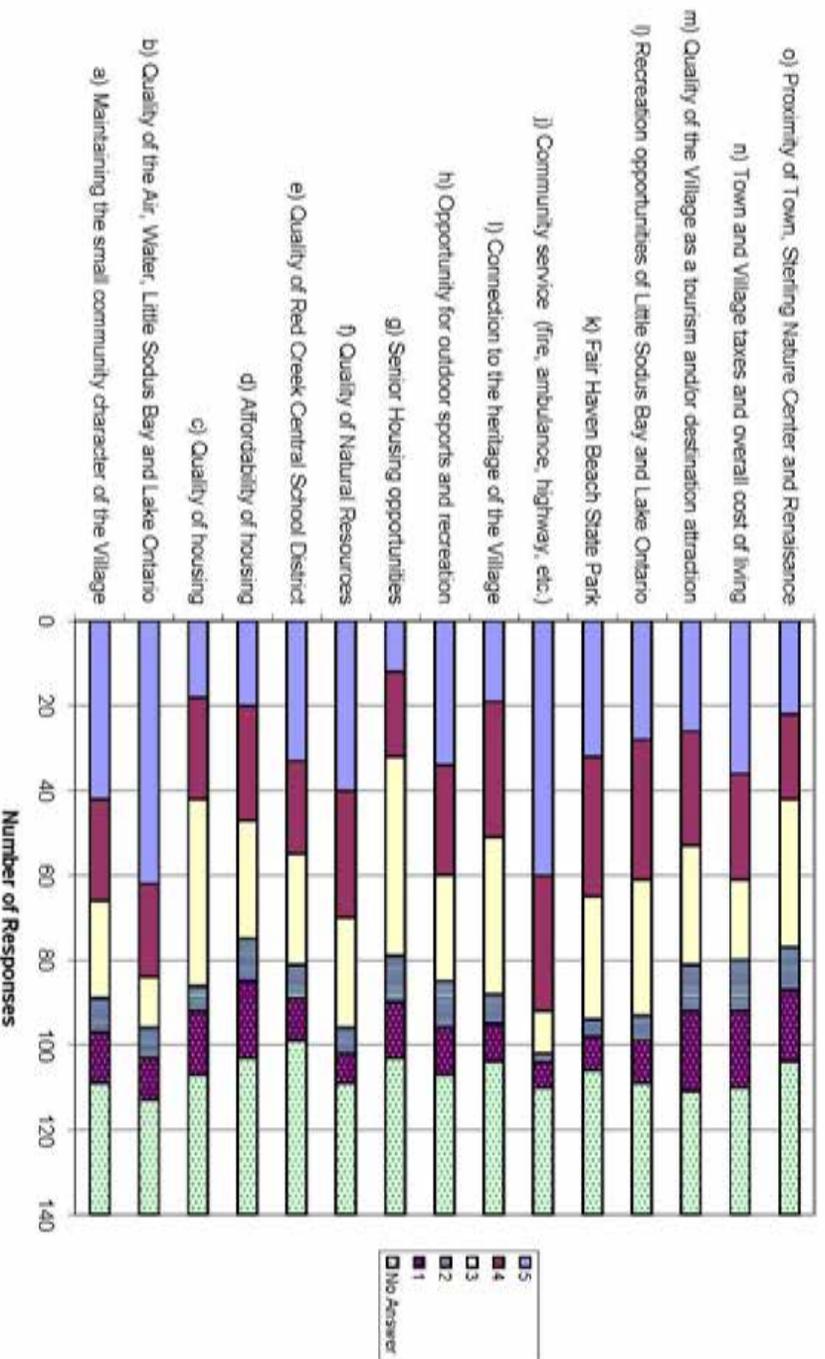


**Village of Fair Haven Survey Results: Combined Year-Round and Seasonal Residents**



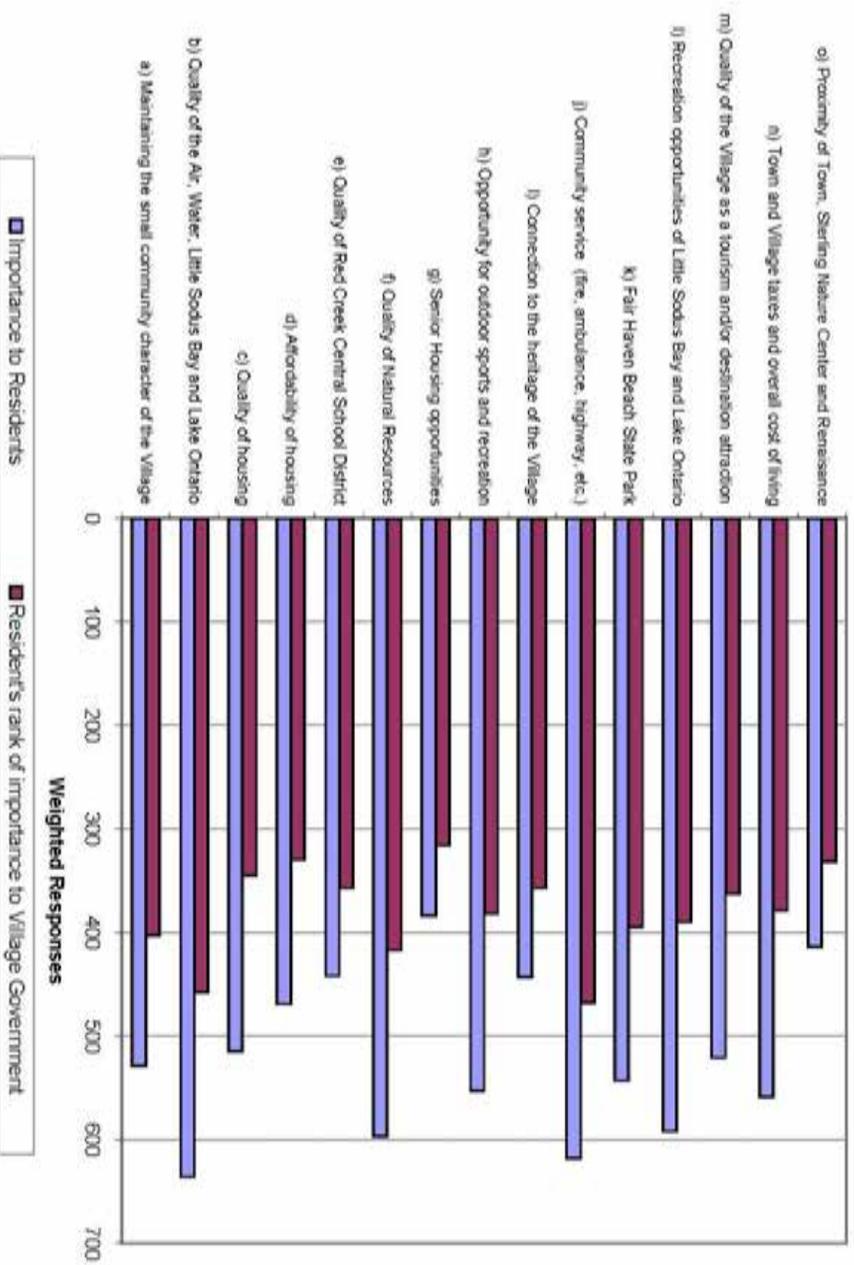
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Village of Fair Haven resident's rank of how important they feel this characteristic is to the Village of Fair Haven Government (1 is the least and 5 is the most)



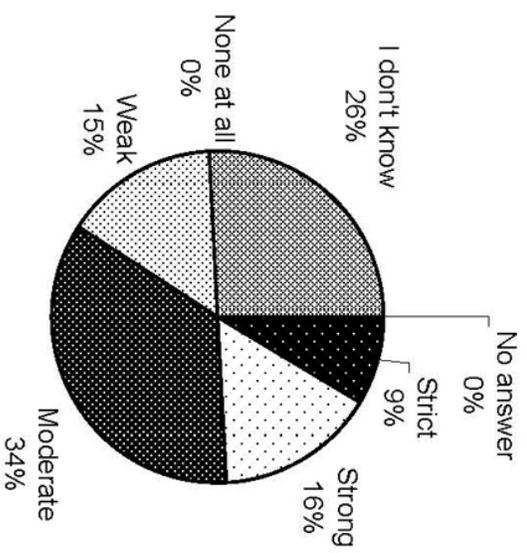
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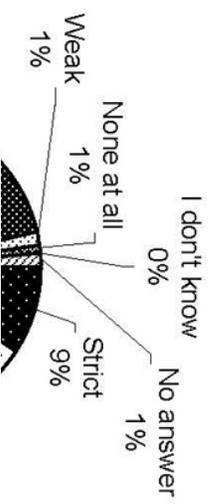


## Village of Fair Haven Survey Results: Combined Year-Round and Seasonal Residents

How would you rate the current code and zoning enforcement in the Village of Fair Haven?

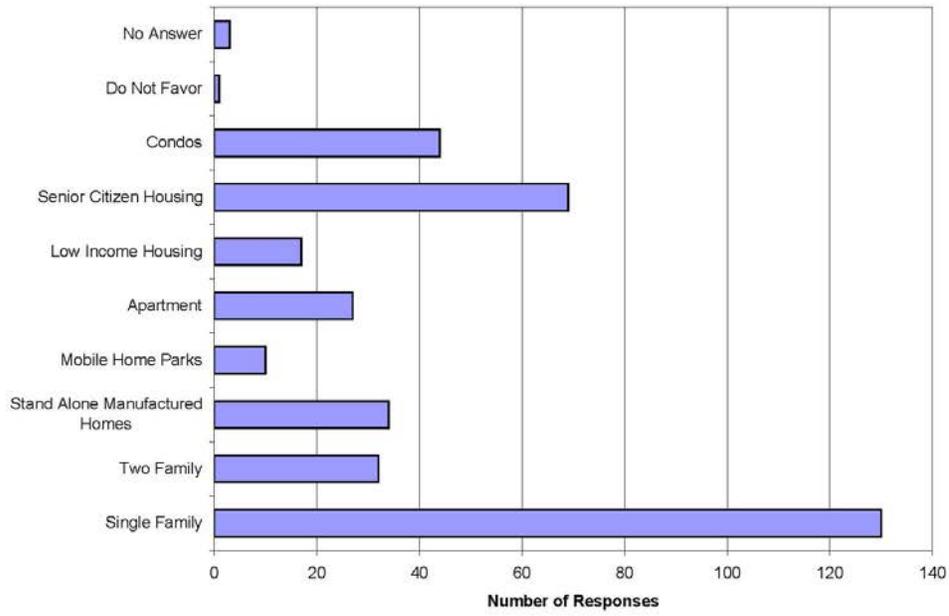


Fair Haven Residents favor the following type of zoning enforcement.



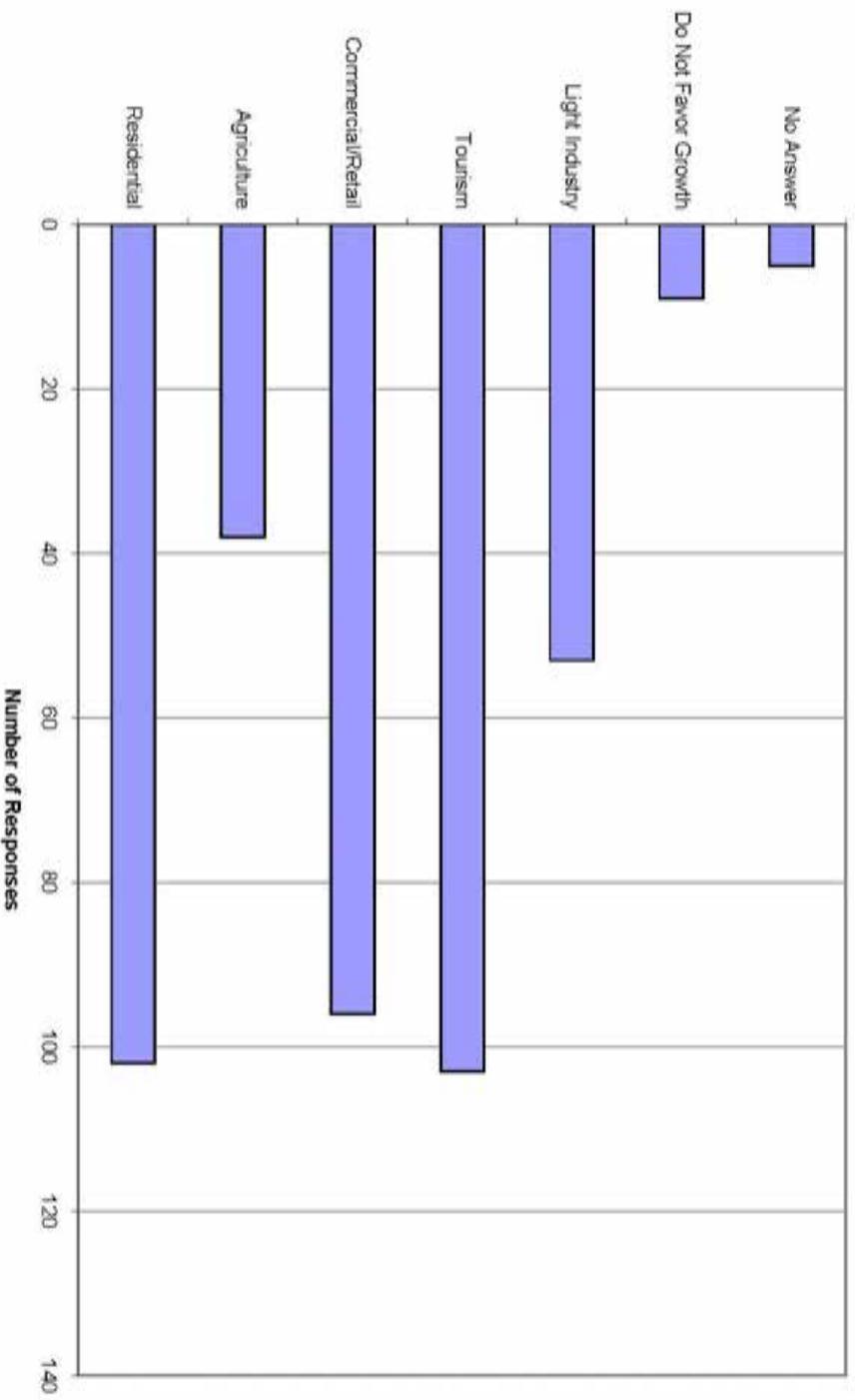
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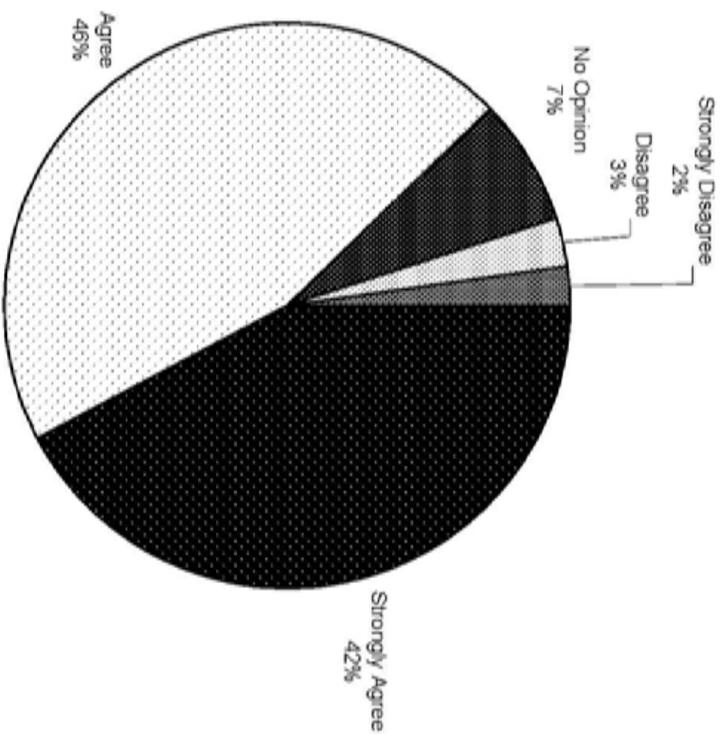
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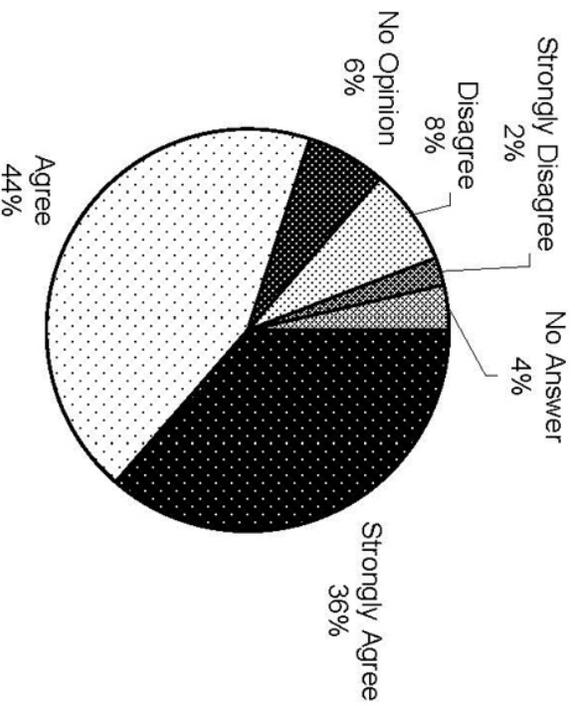
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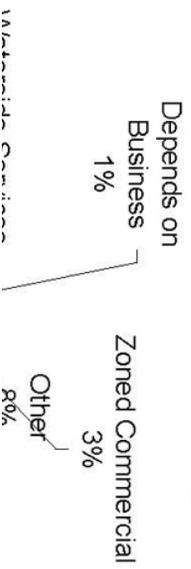


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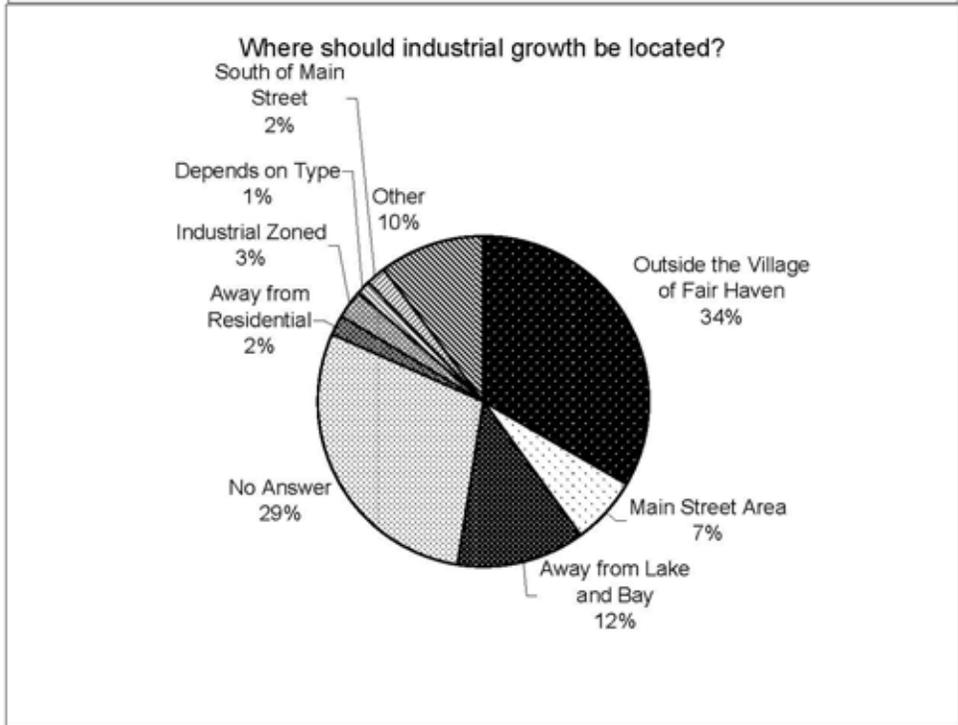
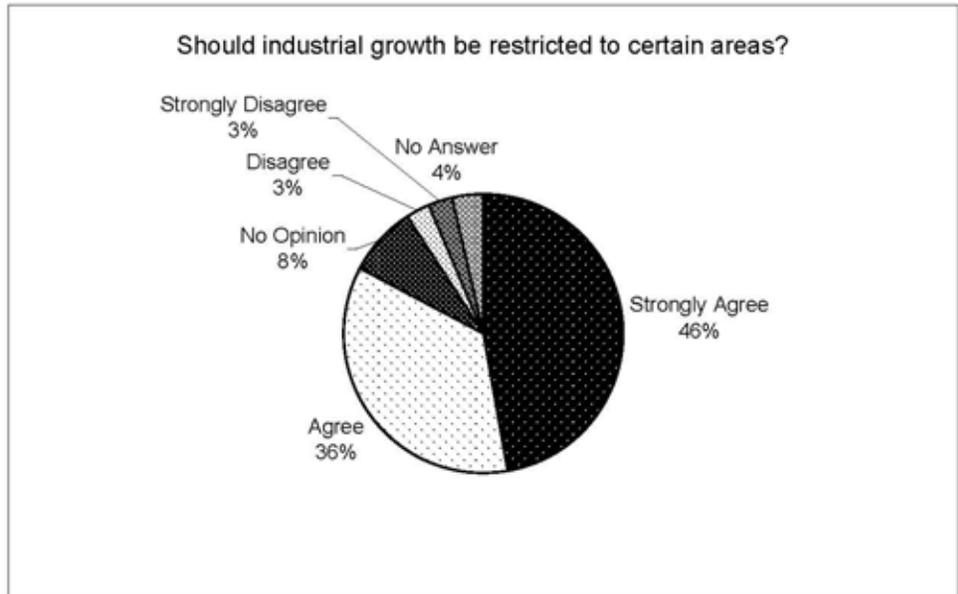
Should commercial growth be restricted to certain areas?



Where should commercial growth be located?

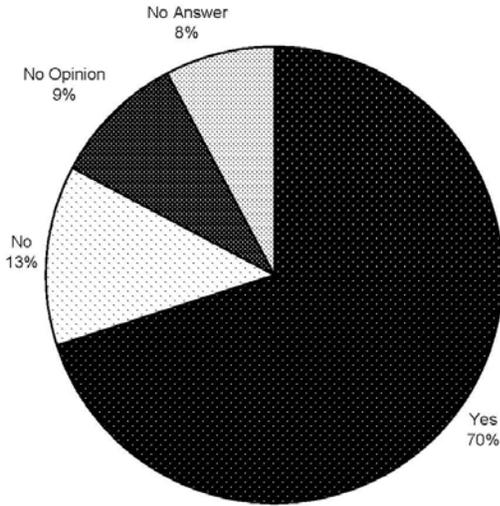


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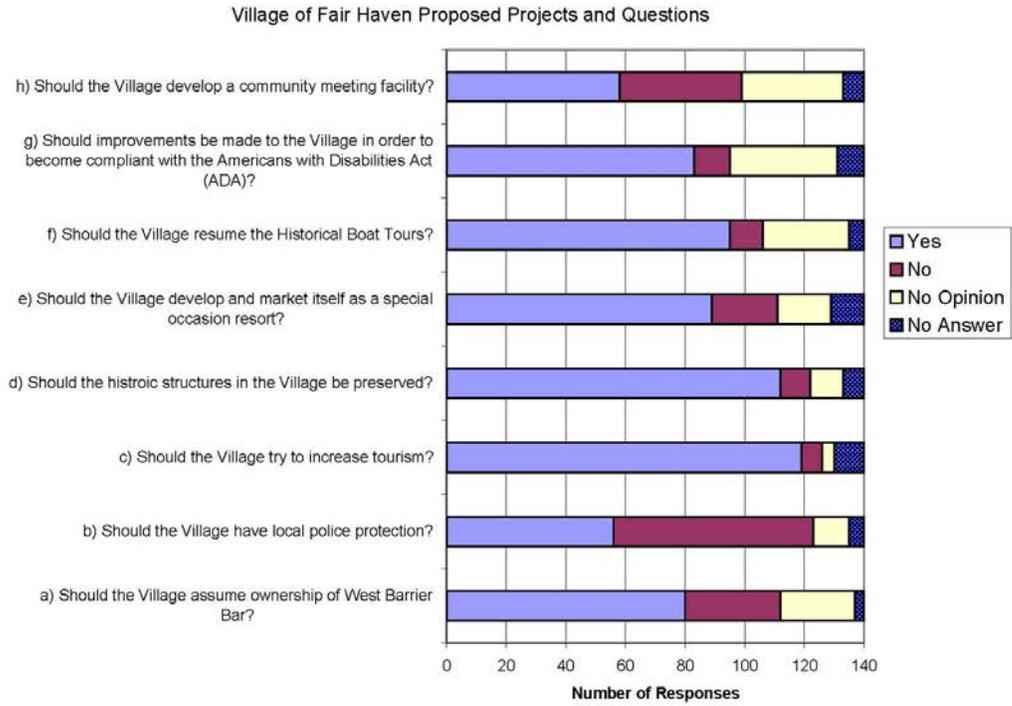


Village of Fair Haven Survey Results: Combined Year-Round and Seasonal Residents

Should the Village of Fair Haven adopt subdivision regulations?

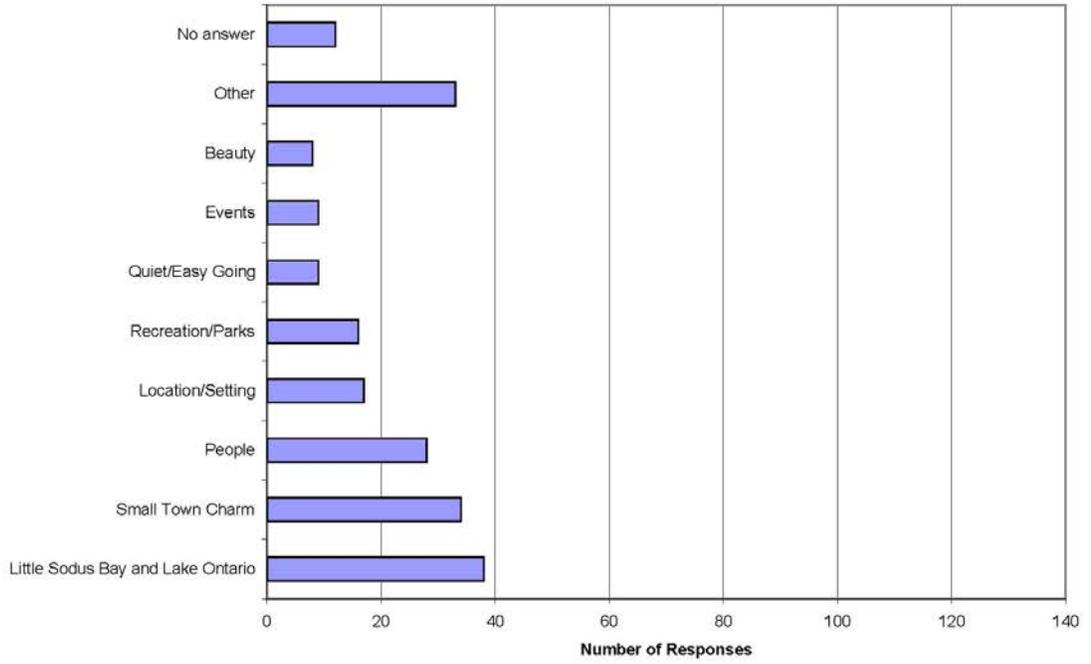


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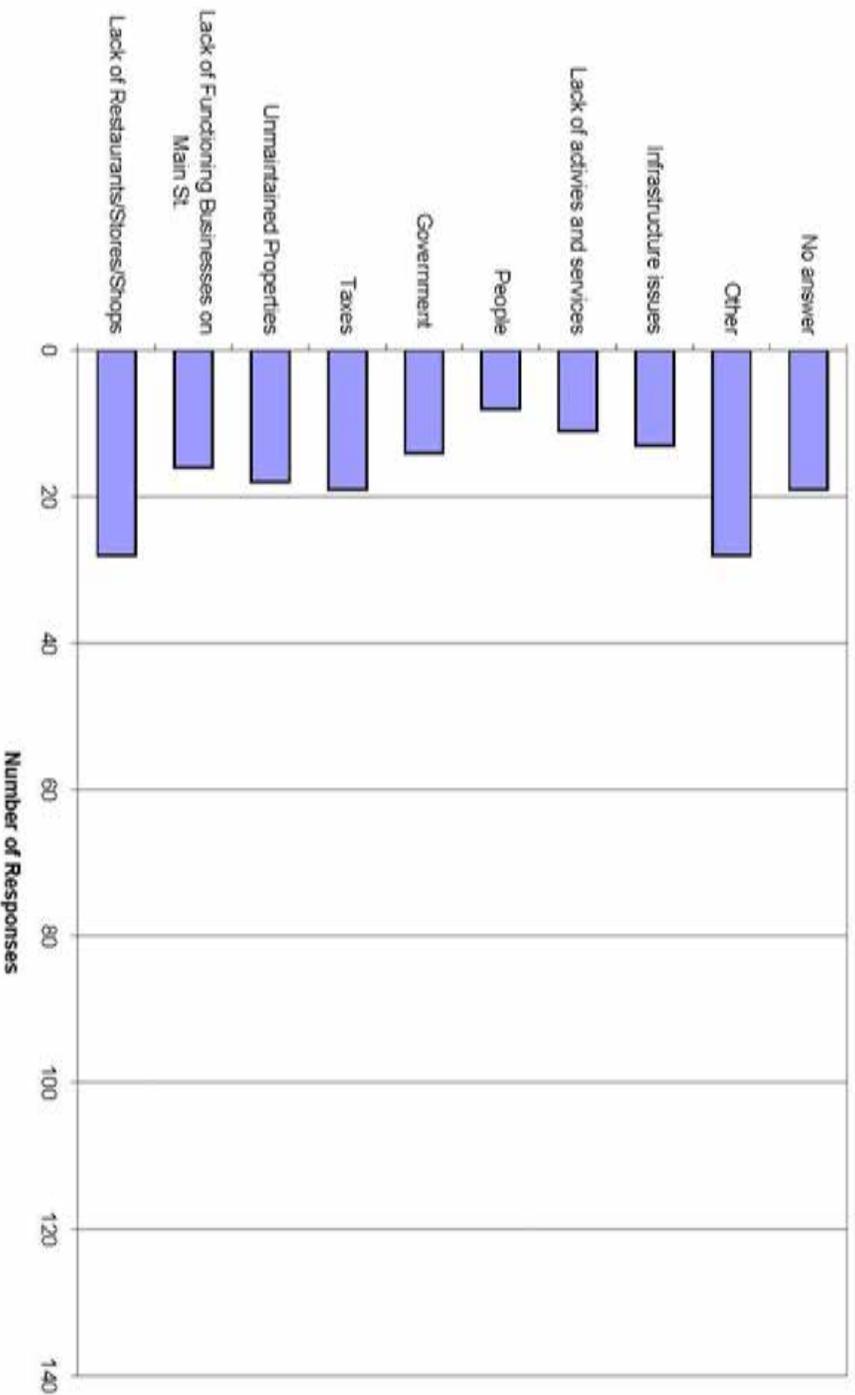
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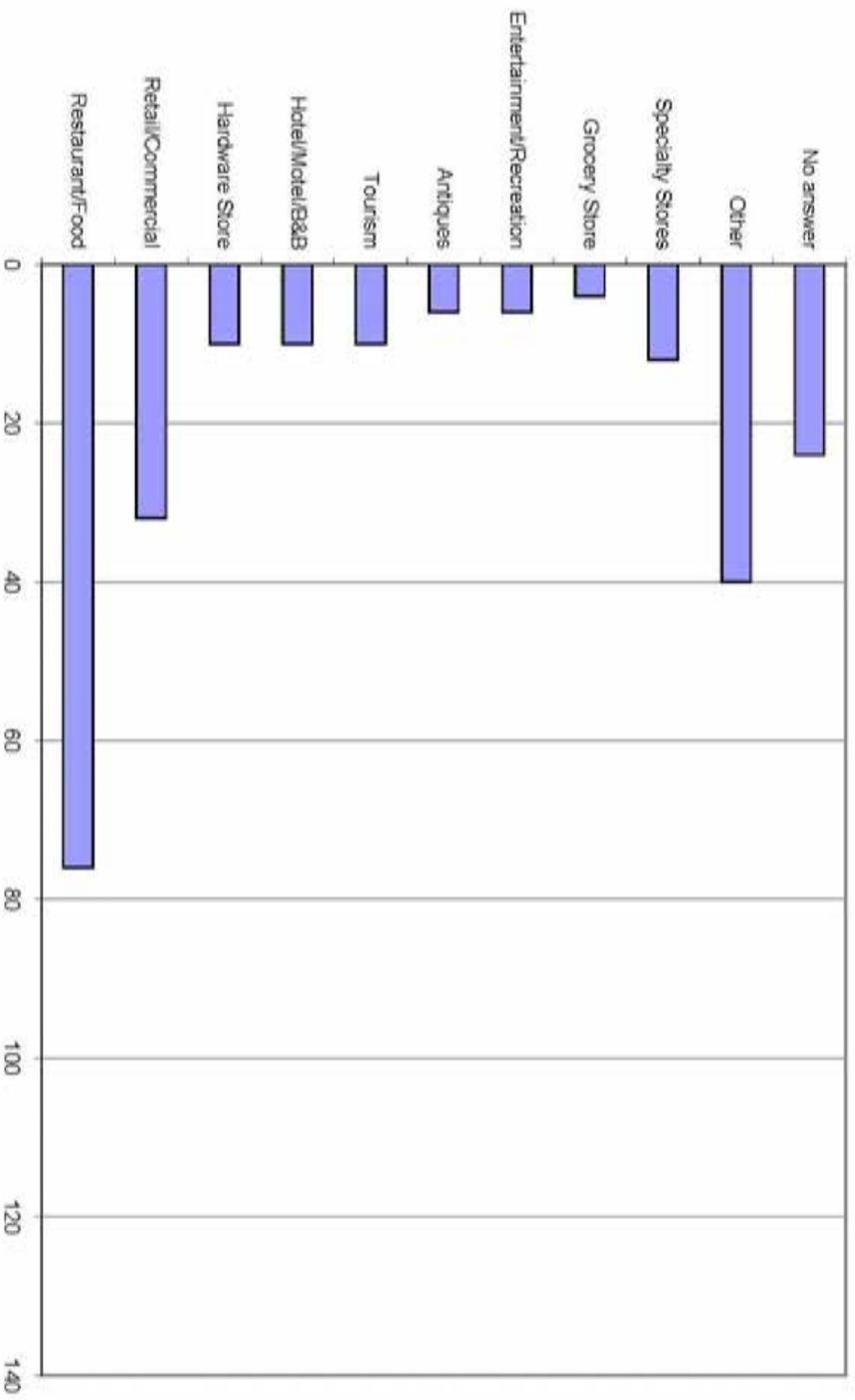
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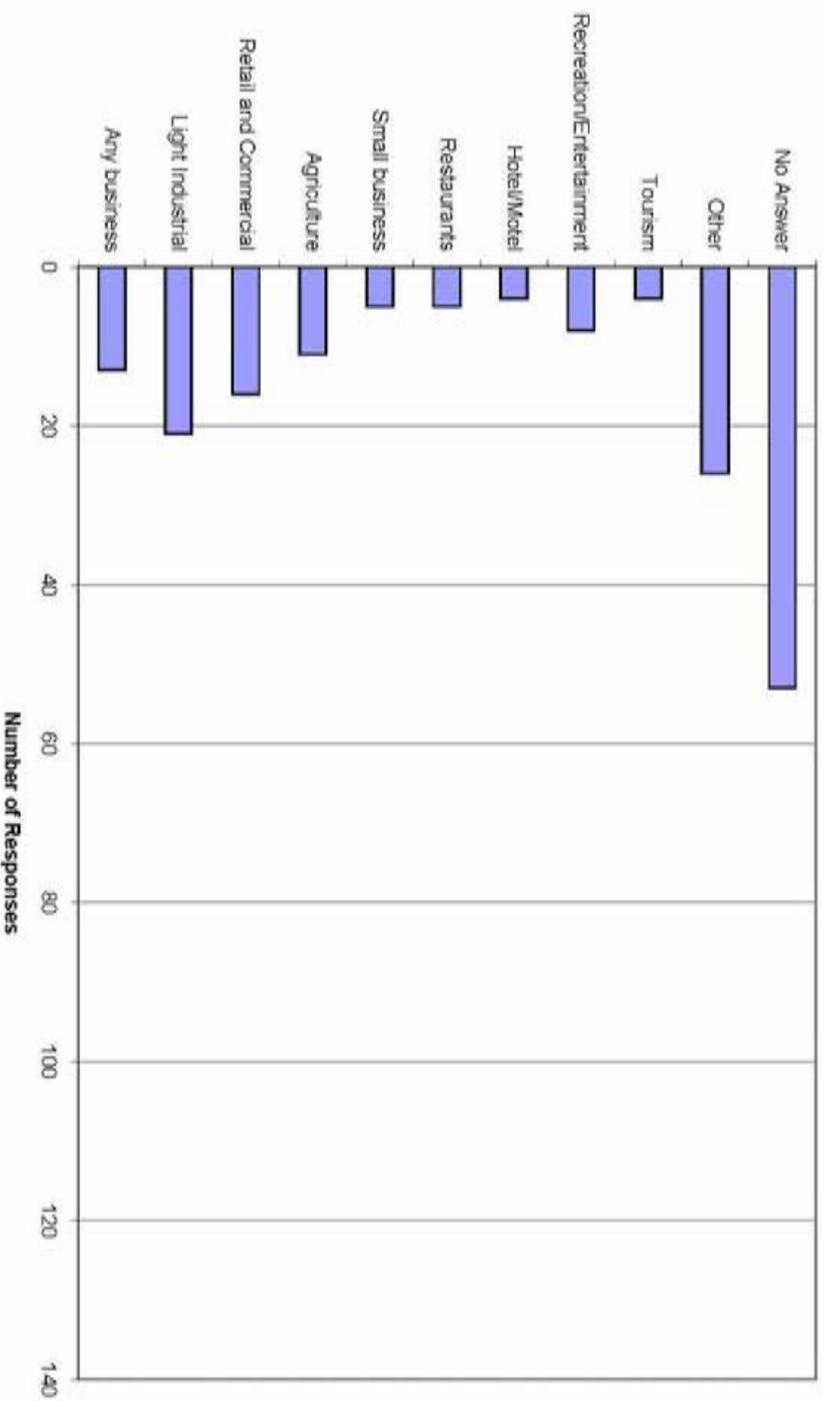
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What kinds of businesses would you like to see in the Village of Fair Haven?



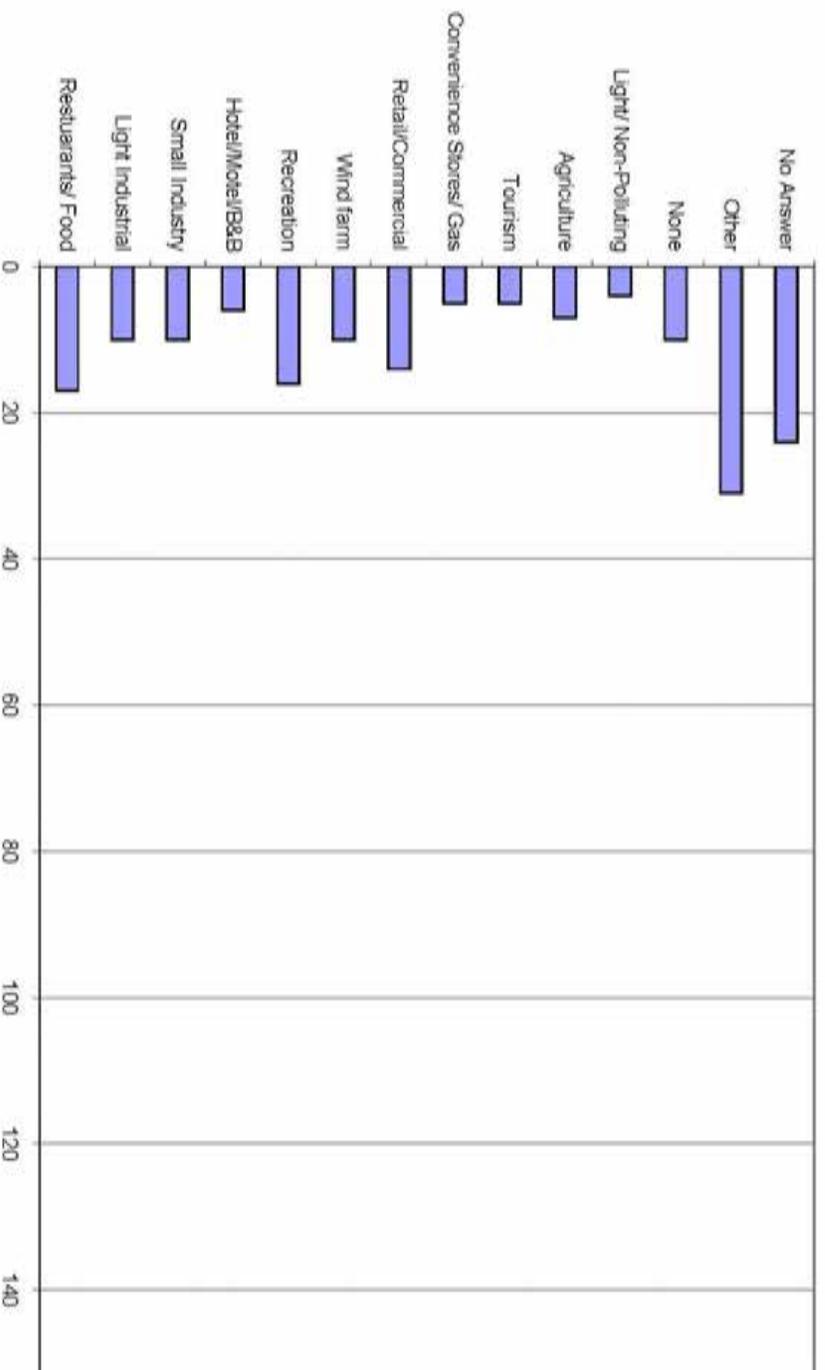
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What kinds of businesses would you like to see develop within the Town of Sterling outside of the Village of Fair Haven?



### Town of Sterling Survey Results: Combined Year-Round and Seasonal Residents

What kinds of businesses would you like to see develop in the Town of Sterling outside the Village of Fair Haven?



### Town of Sterling Survey Results: Combined Year-Round and Seasonal Residents

What kinds of businesses would you like to see develop within the Village of Fair Haven?

