

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 openspaces.

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.

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

