

INTRODUCTION

The primary goal of this comprehensive plan is to affirm the on going nature of the planning process and to insure the continuing viability of the document itself. Change is an inevitable fact in the life of any community. Changes in demographics, in the economy, in land use patterns, in transportation facilities and in other infrastructure systems will continue to occur, either gradually or at accelerated rates. These changes must be anticipated if appropriate policy is to be formulated.

The Comprehensive Plan cannot merely be accepted, catalogued, and sit upon the shelf. It must be maintained, amended and updated in response to these changing forces and developing patterns of the Town. This document must be seen as a foundation upon which the Planning Board, in its advisory role to the Sanford Town Board, may prioritize the development objectives of the community for many years to come. Other broad range planning goals of the Town of Sanford are:

1. To maintain the rural residential community with emphasis on agricultural quality. Agricultural and forest lands are primary assets in terms of both the economy and resident life styles.

2. To foster continued residential growth in the community. The Village of Deposit, and a number of hamlets offer attractive and suitable areas for development which should be given priority, while the balance of the Town of Sanford can be retained as rural residential.

3. The Town of Sanford, and especially its river, ponds, and lakes, attract many people. Waterfront development of second/seasonal homes is a continuing trend, together with general recreational development. Therefore, Sanford can best serve these interests by fostering sensitive development which will preserve the quality of the natural features which attract people.

4. Commercial/industrial development opportunity is primarily found along New York Route 17, Old Route 17, New York Route 41, and in the vicinity of the Village of Deposit due to the accessibility and availability of public water and sewer. Therefore, it is the Town policy to encourage development as a way to broaden the tax base, provide employment, and provide goods and services to the region and local residents.

5. The Town of Sanford will encourage and assist development within its borders as a way to aid general development. Together with the maintenance of the transportation system, some of the most fundamental lures to economic development can be offered.