

# Town of Sanford Comprehensive Plan

2024



## ACKNOWLEDGEMENTS

The town would like to recognize the Town of Sanford Comprehensive Plan Committee for their time and assistance during the preparation of this plan. The town would also like to thank the town officials and employees, residents, and all others who contributed to the plan through their input and resources throughout the planning process.

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The Town of Sanford Comprehensive Plan Committee would like to recognize former Planning Board members Karl Crantz and Charles Proffitt for their dedication and service to the town and their contribution to the development of this plan.

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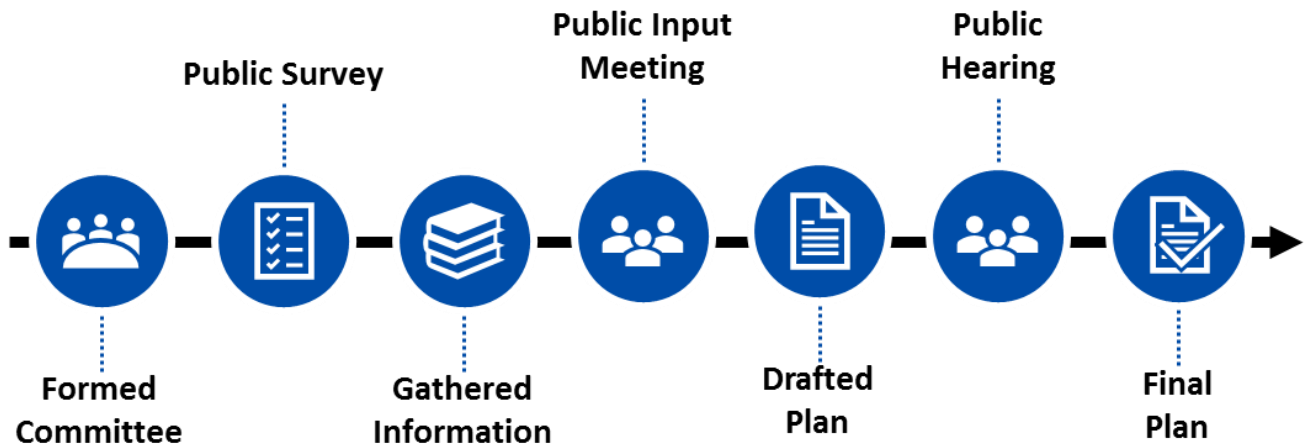
## WHAT IS A COMPREHENSIVE PLAN?

A comprehensive plan is a long-range vision that relates to physical growth and development of a town and enhancing its quality-of-life features. The plan is the basis for the zoning law and decisions should be made in accordance with the comprehensive plan. Once adopted, the comprehensive plan will be used to guide Town Board, Planning Board, and Zoning Board decisions.

Sanford's previous comprehensive plan was developed in 1992 and was six pages long. The 2024 Town of Sanford Comprehensive Plan includes an analysis of demographic, economic, and housing data, identifies existing community facilities and utilities, and assesses local laws, transportation patterns, environmental resources, and renewable energy development, all of which have influenced development patterns within the town.

## COMPREHENSIVE PLANNING PROCESS

A six-member committee consisting of representatives from the town's zoning and planning boards, and the town attorney worked closely with the Broome County Planning Department to develop the plan. The committee met regularly to compile information, examine trends, identify issues, and conduct public outreach to establish recommendations that meet the various challenges and opportunities in Sanford.



## CONTENTS OF THE PLAN

The 2024 Town of Sanford Comprehensive Plan is organized into 12 chapters:

1. Setting & History
2. People
3. Housing
4. Economy
5. Land Use
6. Facilities
7. Transportation
8. Environmental
9. Renewable Energy
10. Local Laws
11. Public Input
12. Recommendations
13. Appendices
  - Demographic, Housing, Economic, and Land Use Data Tables
  - Public Input Data
  - Maps: Location; Roads (with hamlets); Land Use; Zoning; Fire & EMS; School Districts; Topography; Agricultural Lands; Soils; Water Resources; Watersheds; Floodplains; Open Space & Recreation; Ecologically Significant Sites; Solar Suitability; Energy

## IMPLEMENTATION

Implementation of this plan will be the primary responsibility of the town's various boards and departments which may require partnerships with partner organizations and intergovernmental cooperation. Common implementation tools include zoning and capital improvement planning. The plan should be reviewed periodically to ensure that it remains relevant to the challenges faced by Sanford.



# *Setting and History*

## SETTING

Sanford is the most eastern township in Broome County, located approximately 30 miles outside of the City of Binghamton. It borders Chenango County to the north, Delaware County to the east, the State of Pennsylvania to the south, and the Towns of Windsor and Colesville to the west. Sanford is one of the county's largest municipalities in size, covering over 90 square miles in land area and direct access to New York State Route 17 (future I-86). A map showing the location of Sanford within Broome County can be found in the Appendix.

Sanford's rural character, abundant forests, and lakeside sites make it an attractive place and provide a variety of scenic and recreational opportunities to its residents and visitors. There are six hamlets and one village in the town including:

- **Danville:** a hamlet located in the southern portion of town, near Laurel Lake
- **Village of Deposit:** originally an unincorporated settlement known as Deansville; now the Village of Deposit is located in both Broome and Delaware Counties, bisected by the Fort Stanwix Treaty Line
- **Gulf Summit:** a hamlet located in the southwest part of town, near the railroad
- **Howes:** a hamlet located in the northwest portion of Sanford, along Route 41
- **McClure:** a hamlet located in the southern part of Sanford, along the railroad and near Route 17
- **North Sanford:** was formerly known as Potter's Settlement; a hamlet in the northeast part of town, located near Oquaga Creek State Park
- **Sanford:** once known as Creek Settlement, this hamlet is located in central Sanford near the intersection of Routes 41 and 241

A map showing these hamlets is included in the Appendix.

## HISTORY

Arriving in 1787, William McClure was one of Sanford's earliest known settlers. Upon arrival, he built a cottage near Oquaga creek; this site became what is known today as McClure. On April 2, 1821, the Town of Sanford was formed from a portion of Windsor. Early unincorporated settlements in Sanford included: Deansville, Potter's Settlement, McClure; and Creek Settlement. The Village of Deposit was incorporated in 1811, but at that time it was located entirely in Delaware County. By 1851, a petition to expand the boundaries of the village was granted and the Village of Deposit included 400 acres on the Broome side and 426 acres on the Delaware County side.

In its early days, Sanford's economy was largely based on lumber. At that time, most timber cutting was done to make room for new settlements and clear land for agriculture. Local lumber industries and tanneries flourished during this time, and demand from metropolitan markets was high. Before locomotives, creeks and rivers were used to transport lumber, this is how Deposit got its name. It was the location where logs were "deposited" until spring, when waters were high enough to float to Philadelphia. Some lumber was also used to build plank roads linking rural areas to major roads. In Sanford, Old Plank Road was a plank road which connected travelers to what is now Route 41.



Eventually clear-cutting practices, locally and statewide, diminished the lumber supply and prompted New York State to pass the 1929 State Reforestation Act. New York State acquired large tracts of land across the northeast to begin a tree planting program, many of which now exist as New York State Department of Environmental Conservation (NYSDEC) State Forests.

The economy changed with the development of the railroad, which provided year-round access to a transportation system for local businesses. Construction of the Erie Railroad, which was designed to connect New York City to Buffalo, began in the Village of Deposit in 1835. The rail was used to transport passengers and freight, and its opening marked Sanford's economic shift towards a manufacturing industry. Sanford and the Village of Deposit flourished as a result, and several industries grew within the town and many hotels were built along the rail line. The transition to automobiles after World War II led to the decline of rail in Sanford and the rest of the nation.

Growth of highway systems and automobiles increased Sanford's accessibility to New Yorkers looking to escape city life. Located on the western edge of the Catskills, Sanford's natural landscapes and scenic lakes made it a popular vacation destination. Social and economic changes during the 1970s contributed to the decline of many resorts. Today, Sanford remains a popular vacation destination for many New Yorkers, however, instead of staying in hotels or resorts, many have permanent seasonal homes in the town.



## HISTORIC RESOURCES

According to the New York State Cultural Resources Information System, multiple areas within the town are within an Archaeological Sensitive Area, primarily along the town's eastern border and the Delaware River. Archaeological Sensitive Areas are areas where documented archeological sites have been discovered and where there is the potential for additional sites to be found. Being in an Archaeological Sensitive Area does not preclude development from occurring but indicates a potential need for archaeological consultation and/or surveys for future development.

### State and National Registers of Historic Places

Within the Village of Deposit, there are two properties listed on the National and State Registers of Historic Places. Although not located in Sanford, these historic sites are resources that can be enjoyed by all residents. This designation recognizes the importance of the properties to the history of our state and country, provides them with certain protections and makes them eligible for various state and federal economic incentives including historic preservation grants and tax credits. Sites listed on the State and National Registers of Historic Places are subject to additional reviews and restrictions when using state or federal funds for projects. In addition to the designated sites listed below, there are several historic structures and sites throughout the town that may be eligible for listing in the future.

### State Theatre

The State Theatre was built in 1937 and is a distinctive example of Art Deco architecture. The State Theatre was designed by H.L. Beebe of the Kallet-Comerford company and construction was completed by Lewis and Sons Construction Company of Bainbridge, New York. Notable features of the theatre include a decorative façade made from blue carrara glass, a neon and tungsten light marquee, and a ticket booth. The property was added to the National and State Registers of Historic Places in the late 1980s.



### **First Presbyterian Church of Deposit**

The First Presbyterian Church of Deposit was constructed in 1880 and is a distinctive example of late nineteenth century religious architecture. The church was designed by architect Lawrence B. Valk (1838-1924) of New York City, an important designer of Protestant churches across the nation. The property on which the church is located lies in both Broome and Delaware Counties and was added to the National and State Register of Historic Places in 2019.

*Photo Sources: Deposit Community Theatre Facebook; NYS Office of Historic Preservation.*



### **Local Landmarks and Historic Districts**

In New York, municipalities have the authority to enact their own laws or ordinances to protect historic resources and establish criteria for designation of historic districts and landmarks of local significance. These designations are separate from the State and National Registries and protection and regulation is overseen by the local government. Local laws and ordinances often regulate design and material details, such as roof, porch, siding, trim, window, and door materials, and sometimes color as well as regulations for new construction in historic districts. Currently, there are no historic preservation laws, ordinances or locally designated landmarks and historic districts within Sanford.



# *Demographics*

## WHERE DO WE GET THE DATA?

A variety of data sources were used for the Town of Sanford Comprehensive Plan. The following sections highlight major findings of the data; complete data tables can be found in the Appendix. The data sources are described below.

### Decennial Census

The Decennial Census is the official count of all the people who live in the United States. Since 1790, a census has been conducted every ten years, collecting data on the population and households. The **short form** asks seven questions about the population including, name, gender, age, relationship to householder, race/ ethnic group and Hispanic origin, and housing tenure. The **long form** was more detailed and asked 34 detailed questions about the population and housing characteristics related to socioeconomic status. In 2010, the Decennial Census long-form was replaced with the American Community Survey. The Decennial Census is the most reliable data source for counties and small communities, so whenever available, the latest Decennial Census data is presented.

### American Community Survey (ACS)

The ACS is an on-going survey that replaced the Census long-form in 2010 and is distributed to households annually, rather than once every ten years. The data provides a snapshot of population characteristics, and is released in 1, 3, and 5-year estimates. Even though the ACS was designed to replace the long form there are many differences in the way questions were asked and the sample size of the population being surveyed. Furthermore, the small sample size often leads to a **Margin of Error (MOE)** which is defined as the range above or below the estimated value where the true value may fall. Considering the Town of Sanford's sample size is relatively small, we can expect a high MOE for many questions. Because of these differences, caution was used when comparing and analyzing data based upon these estimates. The ACS is the only place to find detailed population and housing data for counties and local communities. The data tables in the plan do not include the MOE for ACS estimates.

More information about the MOE can be accessed at the following links:

About the ACS: [census.gov/programs-surveys/acs/](https://www.census.gov/programs-surveys/acs/)

Detailed data tables with MOE: [factfinder.census.gov/](https://factfinder.census.gov/)

### Broome County Data

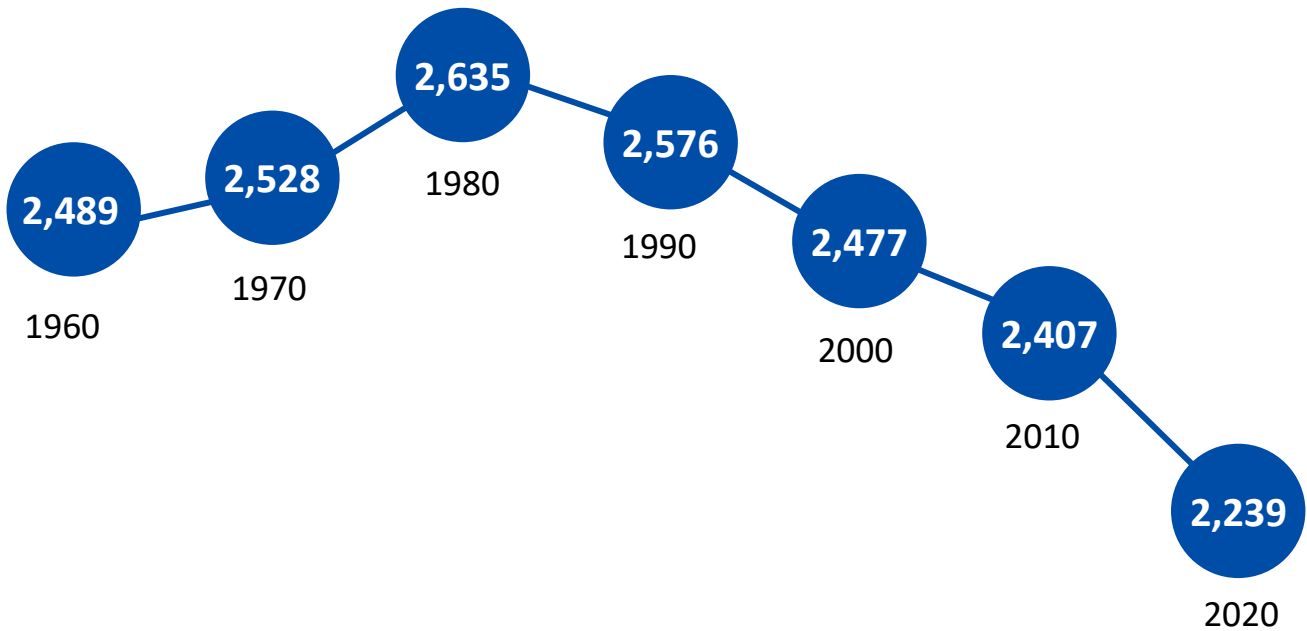
Broome County construction and parcel data are presented in the housing and land use sections. Each year the Broome County Planning Department updates information on building permits issued in various municipalities. This information is used as an indicator of growth and development trends. The Broome County GIS & Mapping Services continually updates the parcel data with information from local tax assessors and the Department of Real Property. For the purposes of this section, this information is used to determine land/property uses and values.

More information about the Broome County data can be accessed at:

[gobroomecounty.com/planning/](https://gobroomecounty.com/planning/)

## PEOPLE

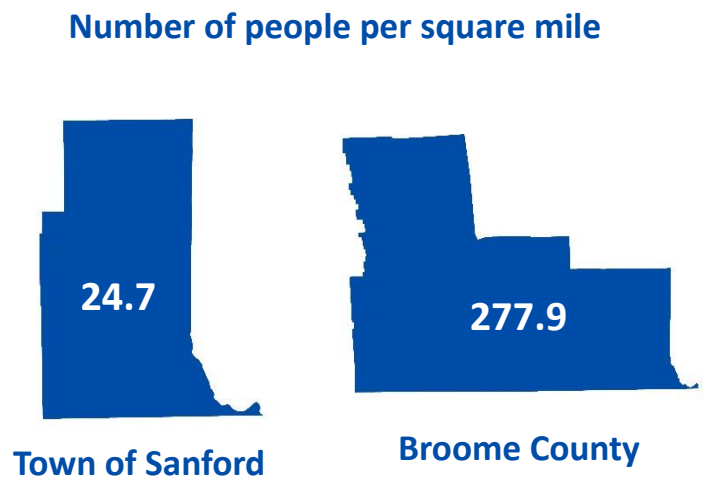
Like much of the county, Sanford’s population has declined in recent decades. In 2020, Sanford reported an estimated population of 2,239 making it the county’s second smallest town after the Town of Nanticoke (1,581). After reaching its peak in 1980, Sanford lost a total of 396 residents, representing a 15% population decline. Between 2000 and 2020, Sanford’s population decline rate was 9.6% which was the sixth highest decline in the county, but similar to neighboring communities including the Town of Windsor (9.6%), Town of Colesville (10.5%), and Village of Deposit (18.4%).



Data Source: Decennial Census Data

## POPULATION DENSITY

Sanford is the county’s second largest municipality with regards to geographical size (90.56 square miles). However, its population density is only about 25 people per square mile, which is the lowest population density in Broome County. Lisle has the second lowest population density with about 58 people per square mile, more than twice as dense as Sanford. Low population densities are a common characteristic of rural towns and can be contributed to the low-density development patterns and open space areas within the town.



Data Source: 2020 Decennial Census Data

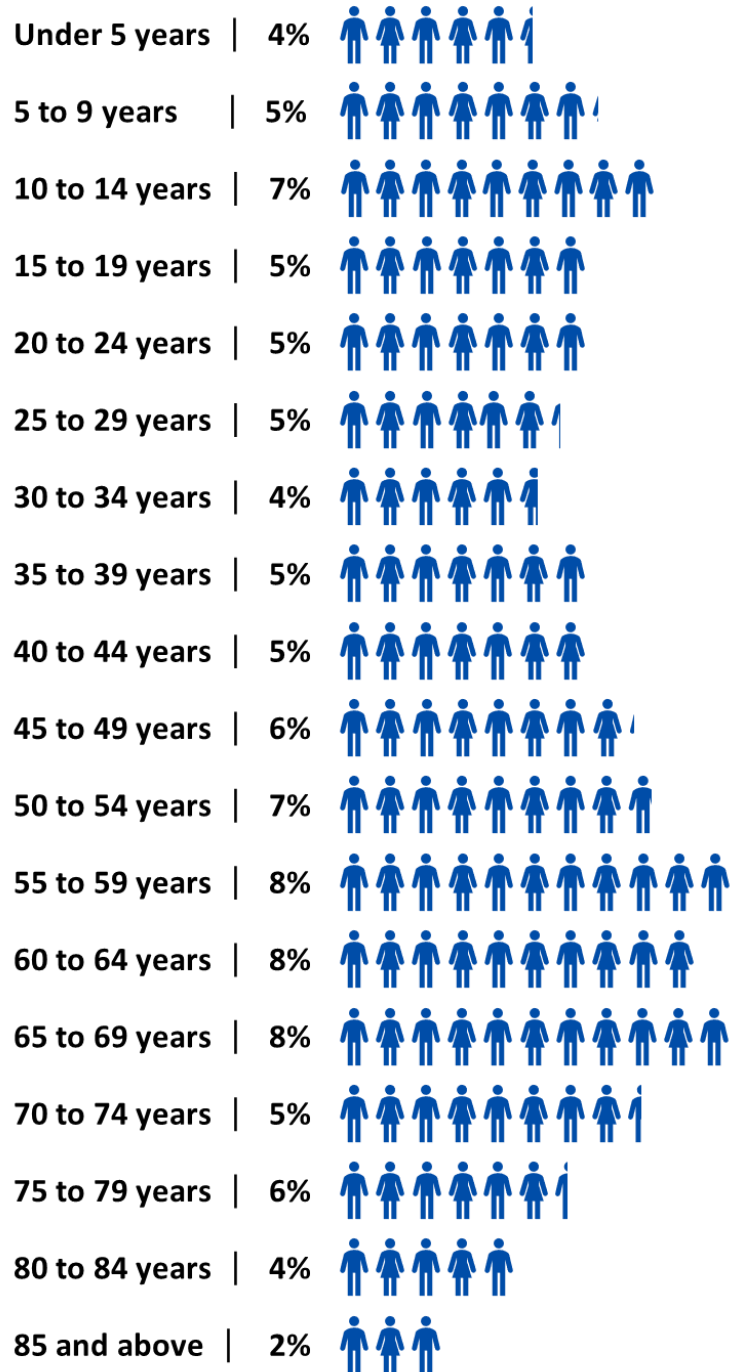
## AGE CHARACTERISTICS

Sanford is slightly older than other Broome County municipalities. In 2010, the median age of Sanford was 45.2, and since then has increased to 48.0. It has the third highest median age in the county, behind the Town of Fenton (48.2) and Town of Binghamton (48.2).

The “baby boomer” generation accounts for a large portion of the town’s population. Adults between the ages of 55 and 59, with 187 people, represent 8.4% of the population, and are the largest five-year age group in Sanford. This is followed by the 65 to 69-year-olds and the 60 to 64-year-olds, altogether accounting for nearly one quarter of the population.

Increases in Sanford’s senior population are accompanied by decreases in its younger age groups. The 60 and older population accounts for almost one-third (32.9%) of the population and has increased 15% since 2010. During this time the percentage of children (19 and under) living in Sanford decreased by a total of 19.8%. Generally, groups over the age 65 experienced the greatest increases in size, while younger age groups decreased in size over the past decade.

Based on the changes in age structure, it is evident the town is shifting to an aging population. Because Sanford is a rural community, the town should consider ways to provide a supportive environment for older adults by focusing on accessibility, housing, transportation, sense of community belonging, and other facilities/services to accommodate the aging population.

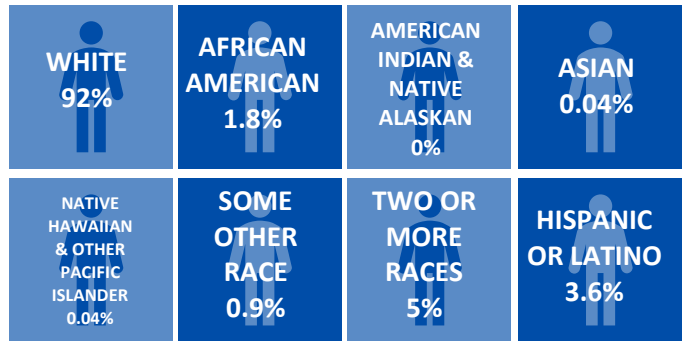


2020 Decennial Census Data



## RACE AND ETHNICITY

Sanford’s population is comprised primarily of those who identify as White and Non-Hispanic, representing 92% of the total population. Other races of people living in the town include Black or African American (1.8%), Asian, Native Hawaiian or Other Pacific Islander, and Some Other Race (less than 1%), and Two or More Races (5%). About 3.6% of Sanford’s population identifies as Hispanic or Latino.



2020 Decennial Census Data

## HOUSEHOLDS AND FAMILIES

According to the 2020 Census, there are 939 households in Sanford, which is the second lowest number of households in the county behind Nanticoke, not including villages. With 31 fewer households than the previous decade, Sanford is one of four towns within Broome County that observed a decrease.

In Sanford, families (one or more people related by birth or marriage) make up the majority of households. However, following county and state trends, family households in the town have slightly decreased in number and size. There are 610 families living in the town and the average family size in Sanford is 2.71 (2021 ACS 5-Year Estimates).

Sanford’s household structure changes are consistent with the rest of Broome County. The share of Sanford’s non-family households increased to more than one-third (35%). Households with one or more people over the age of 65 increased, while the share of households with one or more people under 18 decreased. About half of the 65 and over households are individuals who live alone.

## HOUSEHOLD TYPES



**939**  
Total Households



**48%**  
Married couples



**35%**  
Nonfamily households



**29%**  
Living alone



**45%**  
One or more people 65 years or older

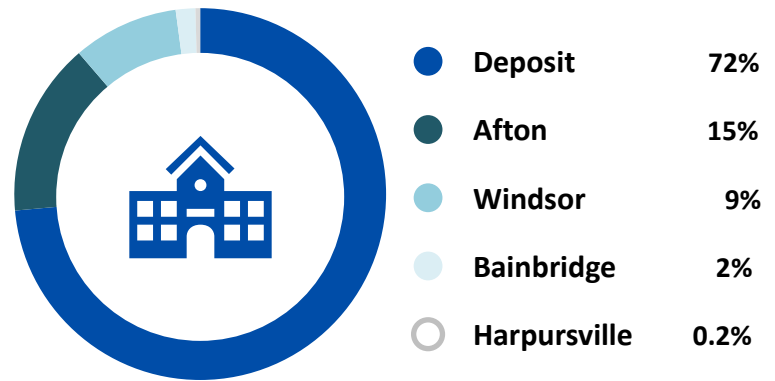


**24%**  
One or more people 18 years or younger

Data Source: 2020 Decennial Census

## SCHOOL DISTRICTS

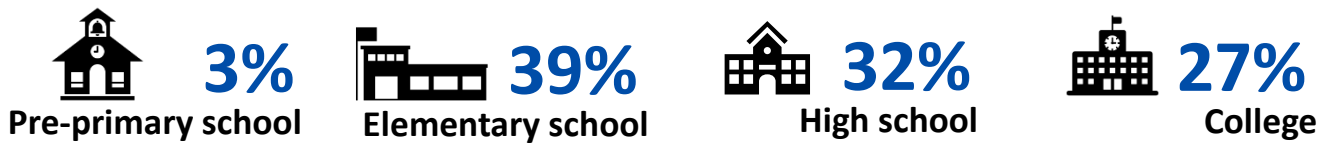
Sanford is served by five school districts: Afton, Bainbridge-Guilford, Deposit, Harpursville, and Windsor. The majority (72%) of parcels are located within the Deposit School District. A map of the school district boundaries can be found in the Appendix. Detailed information about the individual school districts is available at: [data.nysed.gov/](http://data.nysed.gov/).



2023 Broome County Parcel Data

## SCHOOL ENROLLMENT

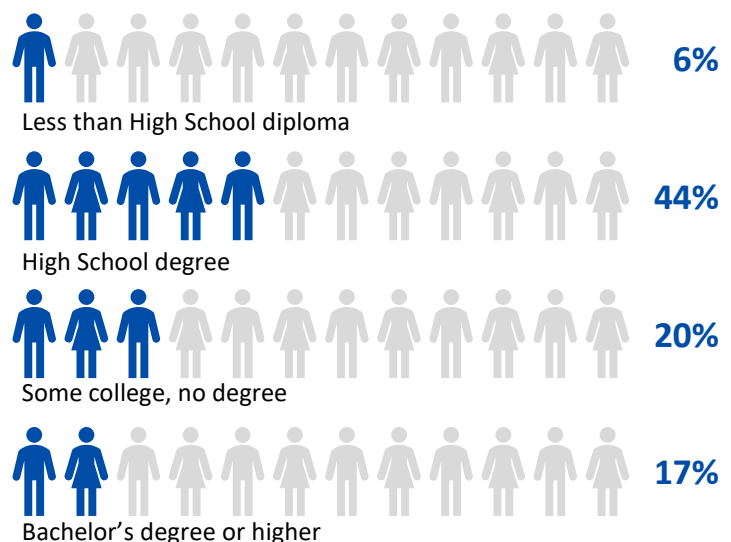
In Sanford, about 485 residents or 21% of the population is enrolled in school. According to the ACS estimates, school enrollment is trending upward over the past five years. Currently, the majority of the school-enrolled population attends Kindergarten through 8<sup>th</sup> grade (39%), but the share of high school and college enrollment has increased in recent years and are narrowing the gap. School enrollment often exhibits cyclical patterns of growth and decline which are dependent upon age group distribution patterns.



Data Source: 2021 ACS 5-Year Estimates

## EDUCATIONAL ATTAINMENT

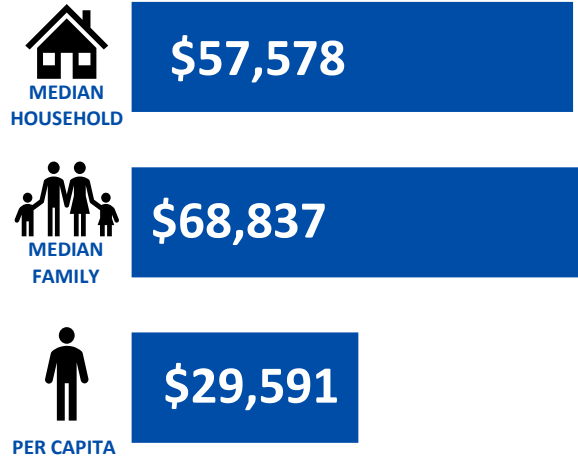
Nearly all of Sanford’s adult population attained a high school degree or higher. Fewer adults attained a bachelor’s degree or higher in Sanford (17.1%) compared to the county as a whole (28.9%). Educational attainment rates are relatively similar to other small rural towns including Colesville, Lisle, and Nanticoke. While educational attainment levels are improving, Sanford and other small towns are not keeping pace with other parts of the county and may have an impact on job opportunities and earnings for residents in the future.



Data Source: 2021 ACS 5-Year Estimates

## INCOME

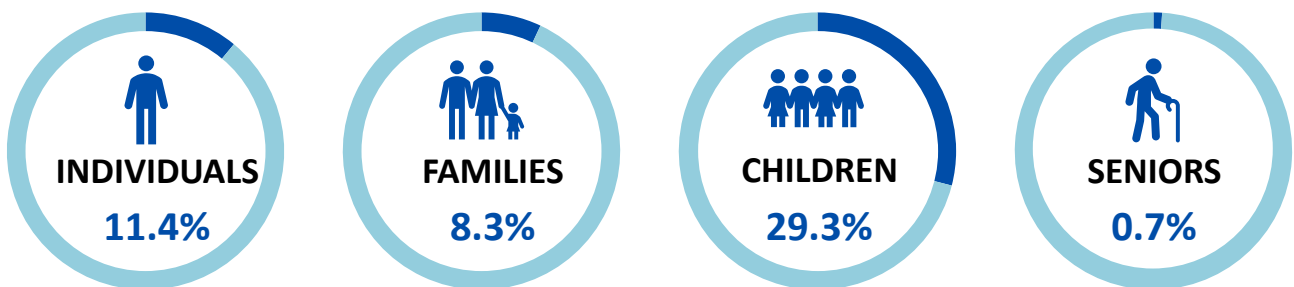
In Sanford, two of the three measures of income were slightly lower than county and state averages. In 2021, Sanford’s estimated median household income was \$57,578 compared to the countywide average of \$53,982, and the median family incomes for the town and county were \$68,837 and \$73,171, respectively. Median household income values are generally lower than median family income values because many households consist of one person living alone. Per capita income measures the average income per person. Over the past decade, these income values experienced little change and were measured at \$29,591 for the town and \$31,224 for the county. In Sanford, the percentage of households earning less than \$50,000 decreased while those earning greater than \$50,000 increased.



Data Source: 2021 ACS 5-Year Estimates

## POVERTY

Sanford’s poverty rates are generally below average, compared to Broome County as a whole. Sanford’s individual poverty rate (11.4%) is substantially lower than the county’s average (18.7%). When accounting for age, almost one in three (29.3%) Sanford children lives in poverty. The percentage of seniors 65 years or older living in poverty is seemingly low (0.7%) compared to the county average (8.4%). It is estimated that 8.3% of Sanford families live in poverty.



2021 ACS 5-Year Estimates



# *Housing*

## HOUSING

Over the past few decades, Sanford experienced a decrease in the number of housing units. In 2020, there were 1,648 housing units in the town. This represents a net loss of 91 units, or a 5% decrease since 2010. Sanford and the Village of Deposit experienced higher housing unit loss rates, 5.2% and 4.4%, compared to the other seven municipalities that lost units over the past decade.

In 2023, New York State established statewide housing targets in an effort to encourage new housing development and help meet future housing needs. For municipalities in upstate New York, including Sanford, the new homes growth target is one percent (1%) This would amount to approximately 16 new homes being constructed over the next three years.



**HOUSING UNITS**

**-5%**  
SINCE 2010

*Data Source: Decennial Census*

## HOUSING TYPE

A variety of housing types exist within Sanford. The town’s housing mix consists primarily of single-family homes (71%). Other housing options in Sanford include housing with two or more units (14%) and mobile homes (15%).



**Single-Family**

**71%**



**Two or More  
Units**

**14%**



**Mobile Home**

**15%**

*2021 ACS 5-Year Estimates*

## OCCUPANCY

Sanford has a relatively high vacancy rate (43%) compared to other municipalities in the county. Some level of vacancy is desired because it provides an opportunity for new residents to locate within the town, however, only about 9% of the vacant units are for rent or sale. The majority of vacant units (79%) are residences being used for seasonal, recreational, or occasional use.



**57%**

**OCCUPIED**



**43%**

**VACANT**

*Data Source: 2020 Decennial Census*

## HOMEOWNERSHIP

In Sanford, 939 housing units (57%) are occupied. Of these, 80% are owner-occupied, compared to the countywide rate of 63%. Sanford experienced a slight shift in the ratio of owner vs. renter occupied units; the number of owner-occupied units decreased by 14 units (about 6%), while the renter-occupied units increased slightly. Sanford's homeownership rates are similar to other rural towns that contain mostly single-family dwellings.

Households are considered cost burdened when more than 30% of income is spent on rent or mortgage. In Sanford, more than half (55.4%) of people who rent their homes and about 15% of households who have a mortgage are cost burdened. It is important to offer a variety of housing types to accommodate households of all income levels.



Data Source: 2020 Decennial Census

## HOUSING VALUE

There are a variety of housing price points in Sanford. About one-third of homes in Sanford are valued between \$150,000 and \$199,999 (27.6%). Sanford's median home value is \$141,100 which is higher than the countywide median home value (\$122,200).

Housing prices rose rapidly nationwide between 2020 and 2022 due to a number of factors related to the pandemic including increased demand, cost of materials, and inflation. Normalization of home prices are expected to be more gradual than the sharp increases experienced in recent years.

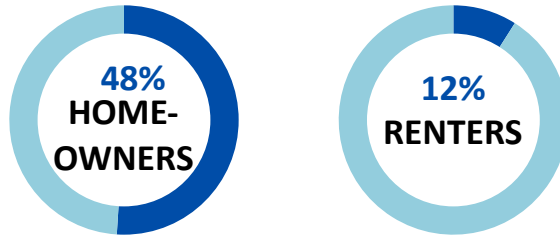


**MEDIAN VALUE**  
**\$141,100**

Data Source: 2021 ACS 5-Year Estimates

## LENGTH OF RESIDENCY

Most of Sanford’s population consists of long-term residents. About half of homeowners have lived in their homes for at least 30 years. Renters are typically more short term, and only about 12% of renters have lived in their homes for 30 years or longer. There are many reasons people may choose to stay in their homes for a long time. The desire to age in place paired with low housing availability and above average home prices may result in longer residencies.



Have lived in their current homes for at least 30 years

Data Source: 2021 ACS 5-Year Estimates

## AGE OF HOUSING

Most of Sanford’s housing stock (69%) was built before 1970. In particular, pre-war construction makes up the largest share of Sanford’s housing stock (35%); compared to other rural towns, Sanford has the second highest portion of housing units built before 1940. About 8% of the housing stock was constructed after 2000. More often, homes that are 50 years or older require increased maintenance, efficiency upgrades, as well as modifications to support the aging in place population.

### Rural Towns: Homes Built Before 1940

Barker	28%
Colesville	37%
Lisle	33%
Maine	21%
Nanticoke	15%
<b>Sanford</b>	<b>35%</b>
Triangle	27%
Windsor	21%

Data: 2021 ACS 5-Year Estimates

## BUILDING PERMITS

From 2011 through 2022, Sanford authorized the construction of 55 building permits for single-family and mobile homes, valued at a total of \$6.9 million (\$575,423 yearly average). Over the timeframe examined, there was an average of about five new residential construction permits issued each year. Additionally, there were 245 authorized improvements with a total valuation of \$5.6 million (\$464,432 annual average).



## SHORT TERM RENTALS

Short term rentals are widely identified as the rental of part or an entire residential dwelling for up to 30 days and can include different types of rentals such as, hosted sharing, unhosted sharing, and vacation rentals. Short term rentals are a planning challenge because they are residential units by design but can act like hotels in their impact on a community. Short term rentals are not a new occurrence, especially in Sanford which has been a popular weekend getaway and vacation destination for downstate residents for decades. However, the growth and increased accessibility of short-term rentals through online platforms can create new challenges for communities. A proliferation of these uses, particularly in tourism-heavy communities like Sanford, can lead to unanticipated impacts on the housing market.

AirDNA is an online data platform that collects information from Airbnb and VRBO to provide the best available vacation rental data. The location search is limited to zip code, so Deposit and Windsor zip codes were aggregated to analyze vacation/short-term rental trends in Sanford and the surrounding area. Between 2020 and 2023, short-term rental trends in the Deposit/Windsor area remained relatively stable through each quarter with an average of 31 rentals per quarter and a peak of 39 rentals during the third quarter of 2022; 28 of those rentals were in the Deposit area and 11 in Windsor. Currently, there are 33 active rentals in the Deposit/Windsor area and approximately 15 of the rentals are located within Sanford. Comparatively, Hancock, NY has 66 and Roscoe, NY has 113 active short-term rentals.

Municipalities can decide whether to allow or not allow short-term rentals and regulate them as they choose. In developing short term rental regulations, it is important to have clear language and to ensure that enforcement is based on information likely to be available to the code enforcement officer. Compliance is easily provable for some regulations – such as requiring a license and requiring that license to be posted – however some short-term rental regulations lie in more of a grey area – such as nuisance prohibitions. These grey area regulations have proven to be enforceable, though only with rigid enforcement standards and vigilant neighbors.

### Available Rentals



**23 – Deposit**  
**10 - Windsor**

### Average Number of Guests



**7 – Deposit**  
**6 - Windsor**

### Average Daily Rate



**\$258 – Deposit**  
**\$135 - Windsor**

*Data Source: Air DNA April 2023*



# ***Economic Base***

## LABOR FORCE

Sanford has a labor force of 901 people, representing 50% of the town’s population 16 years and over. Sanford’s labor force participation rate is slightly less than the county as a whole (57%). It is estimated that 55 residents (6.1% of the labor force) are unemployed, which is below the countywide average (7.5%). Since the unemployment rate often fluctuates, the latest figure for Broome County shows the unemployment rate not seasonally adjusted, is slightly lower at 3.4% (Bureau of Labor Statistics, September 2023) which may suggest the town’s unemployment rate is lower as well.

Those who are neither employed or unemployed are not in the labor force and may include children, students, retirees, and discouraged workers who stopped looking for a job; about half of the town’s population is not in the labor force.

### Residents 16 Years +



### Labor Force Participation



### Total Workers



### Unemployment Rate



2021 ACS 5-Year Estimates

## OCCUPATION

Employment by occupation describes the type of work someone does on the job. The most common occupations among the town’s workforce are management, business, science, and arts (32%), sales and office (29%), and natural resources, construction, and maintenance (19%) jobs. Compared to the rest of the county, Sanford’s employment base has lower proportions of residents in management, business, science, and arts (40%), but a noticeably larger portion in natural resources, construction, and maintenance (6%) occupations.

## **INDUSTRY**

Employment by industry refers to the type of business conducted by a person’s employer. Education, health care, and social services is the largest employment industry (25%) for Sanford residents, followed by manufacturing (17%) and construction (12%). In Sanford, more residents work in the manufacturing and construction industries compared to the county as a whole.

## **COMMUTING PATTERNS**

According to Census OnTheMap 2021 data, there are an estimated 184 people whose place of employment is located within Sanford. Of those who work in Sanford, about 26% also live in the town and the remainder commute from somewhere else. Most people living in Sanford, about 571 workers, travel somewhere outside of the town for work (91%). The mean travel time for Sanford residents is about 25 minutes. About 10% of Sanford residents work from home and most commuters travel by car to get to work.

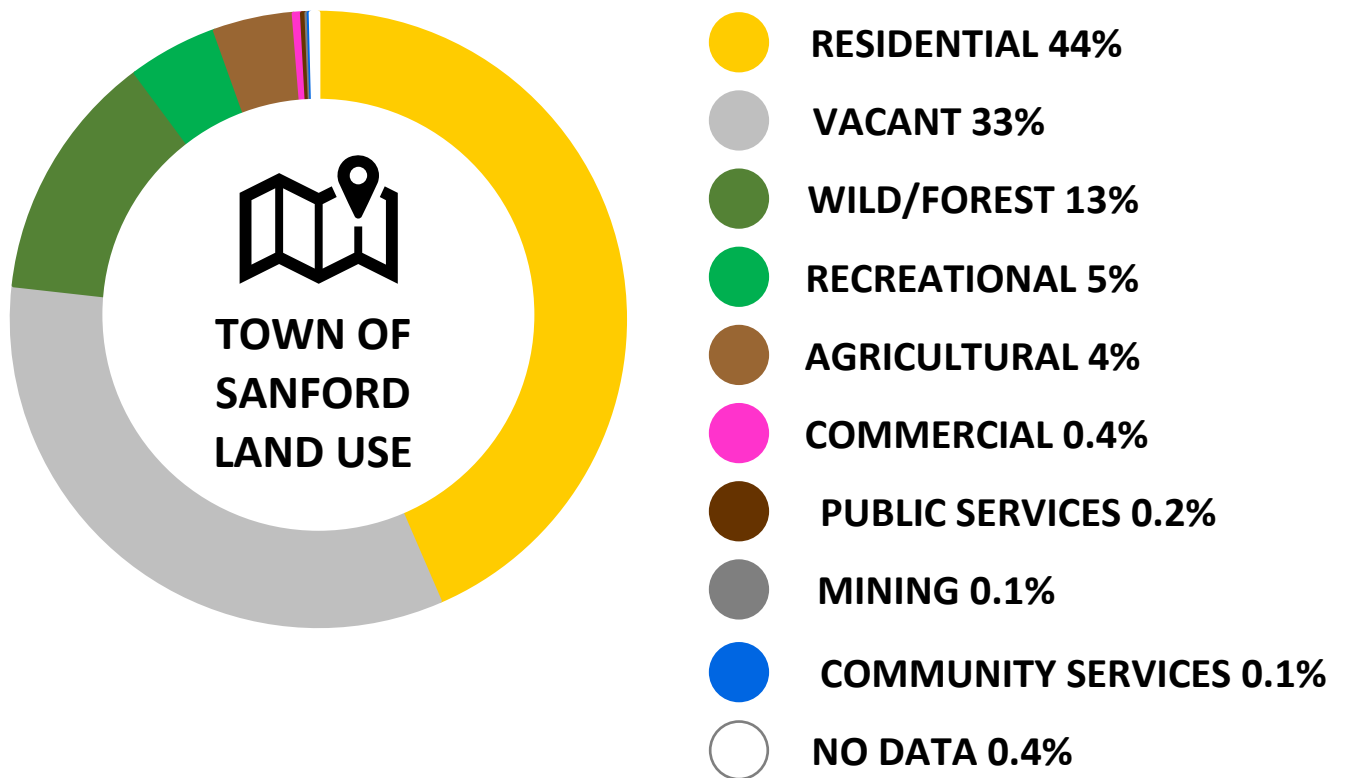


# *Land Use*

## LAND USE & COMMUNITY CHARACTER

Assessing Sanford’s land use establishes patterns of growth and development throughout the town. This chapter analyzes 2023 Broome County Parcel Data, based on information provided by the town assessor. While this is the most reliable and complete land use data source, there are some limitations. For example, assessments are not completed on a regular basis, and property uses can be misclassified depending on the individual assessor and their knowledge of the property.

There are 2,221 tax parcels covering 56,106 acres which primarily contains a mix of residential, vacant, wild/forested, and agricultural uses. A land use map for the entire town is included in the Appendix. The following descriptions provide a brief overview of the land use types that exist within Sanford.



*Percentages based on total acreage*

*Data Source: 2023 Broome County Parcel Data*





### **AGRICULTURAL**

There are 2,354 acres of agricultural land, representing 4% of the total area. Agricultural lands are largely located north of Route 17. Most agricultural land is used for dairy products (67%) and vacant productive lands (31%), which commonly include areas used for haying. The remaining 2% is used for field crops. This information is derived from the property tax assessor and may not reflect current land uses if an assessment has not been recently completed.



### **RESIDENTIAL**

A variety of residences exist within Sanford, covering 24,419 acres or 44% of the land area. The majority of residential parcels are single-family homes (55%), followed by seasonal (17%) and rural (residence with 10 or more acres – 16%). The remaining 12% of residential parcels in the Town include: mobile homes, multi-family homes/apartments, and multiple residences. By acreage, rural residences cover the largest area in the town.



### **COMMERCIAL**

Sanford has a total of 240 acres of commercial land, which makes up less than 1% of the total area. Most commercial properties are clustered in the village, or near Route 17 in the town. By area, the Dream Catcher Lodge and the West Branch Angler & Resort are the primary commercial uses, accounting for 74% of the town's commercial land. A mix of small businesses and service shops, banks, offices, a grocery store, restaurants, lumber yards, and storage/distribution facilities make up the remaining commercial land.



### **RECREATION/ENTERTAINMENT**

Sanford's recreational uses cover 2,626 acres, approximately 5% of the land area. These are mostly located in the southern portion of the town. Most of the recreational lands are classified as camp facilities/resorts (77%). Golf courses account for 16% of the recreational lands. Other recreational uses in the town include game farms, social clubs, fairgrounds, and parks.



### **INSTITUTIONAL**

Less than 1% of the town's total area is used for community/institutional services (60 acres). These properties are scattered throughout the town, but many are located near the village. Sanford's institutional uses include schools, cemeteries, highway garages, churches, libraries, fraternal organizations, and other municipal buildings.



### **INDUSTRIAL**

The industrial land uses cover about 63 acres, less than 1% of the land area. In the town, these properties are largely utilized for mining and quarrying. The other industrial properties are in the village and classified as manufacturing and processing uses.



**FACILITIES**

Public facilities/services occupy 131 acres, less than 1% of the land area, and are scattered throughout the town. The largest public service property (90.5 acres) is located on the western border and utilized for gas transmission. Broome County owns and maintains 18 acres of land flood control purposes. Other public facility/service uses include water supply, telephone/radio, waste treatment, and electric facilities.



**WILD/FORESTED/CONSERVATION**

The wild/forested lands in Sanford cover 7,332 acres, about 13% of the total land area. Many of these properties are owned by New York State and include State Owned Forest Lands and Oquaga Creek State Park (5,718 acres). Other forested properties include private properties, properties enrolled in the NY Forest Tax Law Program, and private hunting/fishing clubs.



**VACANT**

About 33% of the town's area, 18,658 acres are classified as vacant. These include properties that are undeveloped and not being utilized.

# *Facilities*

## PARKS & RECREATION

A variety of parks, natural areas, and recreational opportunities exist within Sanford. These types of facilities promote healthy lifestyles and provide a better quality of life.

### Fireman’s Field

Deposit Fireman’s Field is located on Dublin Street in the village. It includes a baseball diamond, two basketball courts, a beach volleyball court, public restrooms, and a large picnic pavilion. Fireman’s Field hosts the annual Lumberjack Festival, a three-day event with lumberjack competitions, food, vendors, music, and other activities.

### Deposit Community Park

In 2017, the Deposit Community Park, a non-profit group formed and developed a proposal to transform about 11-acres within the village and town into a new community park along Oquaga Creek. The Deposit Community Park secured funding to construct improvements at the site including two ball fields, a playground, walking path, seating and tables, a gateway entrance, a picnic pavilion, concession stand, fishing access, and signage.

Deposit Community Park also raised funds to host an Arts in the Park series during the summer/fall of 2023 which featured live performances from local musicians, puppeteers, and more.

### Oquaga Creek State Park

Oquaga Creek State Park is located in northern Sanford and extends into Delaware County. This 1,385-acre park opened in the 1970s and offers a variety of recreational activities including bicycling, disc golf, hunting, ice fishing, and ten miles of hiking/cross-country skiing trails. The 55-acre Arctic Lake allows for swimming, fishing, and boating. In addition, there are 90 campsites and cabins/cottages available for rent throughout the year. This park is open year-round and draws about 40,000 visitors annually.



### **American Legion**

The American Legion is a not-for-profit veteran's organization that supports veterans and provides services to their local communities. This legion club holds various fundraisers and activities throughout the year including karaoke, chicken barbeques, painting parties, mother and son dances, and more.

### **Former Scott's Family Resort**

Scott's Family Resort was a privately-owned resort located on the 137-acre Oquaga Lake. Scott's offered a range of amenities including two nine-hole golf courses, overnight guest rooms and cottages, waterfront activities, an entertainment building with a bowling alleys and other games, along with various outdoor games and activities. The resort has been a local treasure for generations, but recently claimed newfound interest after being featured on a popular television show.

In 2020, a California-based investment company, Geragos Global, purchased Scott's Family Resort for \$2.75 million. Detailed plans for the site have not been made public, but the company's website describe the project as "Scott's at Oquagua: All-Inclusive, 1,000-Acre Resort in the Untapped New York Catskills. Coming Soon." This development is expected to create a popular recreational tourist destination within Sanford.

### **Guestward Ho Family Campground**

Guestward Ho is a privately-owned campground located in south Sanford. They offer short and long-term trailer and tent camping from May through October. A 15-acre lake provides opportunities for swimming, fishing, and boating.

### **Kellystone Park Campground**

Kellystone Park Campgrounds is a privately-owned campground and event space in north Sanford near the Town of Colesville border. The campground covers approximately 150 acres, and its facilities include 160 campsites, a pavilion, nature trails, a golf course, playground, and a mix of recreational courts.

### **Former Camp Oswego**

Camp Oswego was a privately-owned campground that was used for various camps over the years including a farm camp for young boys in the early 1900s, a camp for Jewish children in the 1950s, and more recently it was used as a Muslim Camp. The campgrounds are located on 250 acres in south Sanford between Old Route 17 and NYS Route 17 near the Town of Windsor border. Its facilities include includes cabins, a cafeteria, gymnasium, recreation courts, picnic areas, and Fly Pond. In 2022, the property was listed for sale at \$2.9 million.

### **The Red Barn at Danville Springs**

For over 40 years, the Red Barn at Danville Springs has hosted a variety of events including weddings, proms, concerts, artist/makers events, and more. The property has both indoor and outdoor facilities and offers lodging and catering for certain events.

### **West Branch Angler Resort**

The West Branch Angler Resort offers year-round lodging along the West Branch of the Delaware River. Amenities include a stocked pond, swimming pool and playground. Guests can also enjoy guided fly

fishing and group clay shooting for an additional fee. In addition, there is a fly shop, a restaurant, and wedding/event space located at the resort.

### **Dream Catcher Lodge**

Dream Catcher Lodge is located in eastern Sanford on the West Branch of the Delaware River, featuring lodges and cabins for overnight visitors. The lodge also provides guide services for fly fishing.

### **Camp Tuscarora: Boy Scouts Camp**

Camp Tuscarora is a privately-owned 1,200-acre camp located in the southeast portion of the town. The camp has facilities to accommodate Boy Scout Troops in the summer and winter. Amenities include a 35-acre lake, ten camping units, a nature center, climbing tower, and a dining hall.

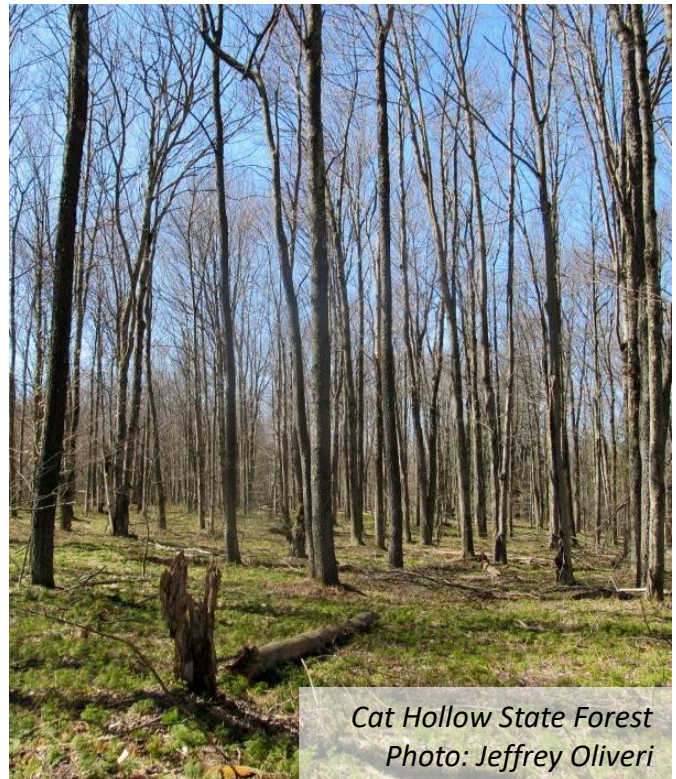
### **Girl Scout Camp: Camp Amahami**

Camp Amahami is the largest, most remote NYPENN Girl Scout Camp. This is a private facility, located on Page Pond, and is primarily available to Girl Scout Troops. Activities include camping, boating, swimming, hiking, nature education, snowshoeing/cross-country skiing, and a fire tower scenic overlook.

## **NYSDEC STATE FORESTS**

The New York State Department of Conservation (NYSDEC) is responsible for the management of certain public lands, including state forests. There are five NYSDEC state forests, covering about 5,000 acres in Sanford. State forests are largely unmaintained and are free to the public year-round. While many of these forests are managed to protect rare, threatened, and endangered species, they are widely enjoyed for passive recreational uses. All users of NYSDEC State Forests must follow all State Use Land Regulations. State Forest lands in Sanford include:

- **Beaver Pond State Forest**  
Beaver Pond is a 791-acre forest, located in the northwest part of the town on Huggins Road. Notable features include a one-mile multiple use trail, and a 17-acre pond.
- **Cat Hollow State Forest**  
Cat Hollow State Forest is located on McMurray Road in the southern portion of the town, near the county and state borders. Cat Hollow includes 759 acres of forested land and a 1.2-mile access road that can be used for various recreational purposes.



*Cat Hollow State Forest  
Photo: Jeffrey Oliveri*

- **Marsh Pond State Forest**

Marsh Pond State Forest includes 893 acres located on Bryce Road, in the northwest section of the town near Beaver Pond State Forest. This state forest has a 40-acre pond, which can be used for paddling.

- **Melondy Hill State Forest**

Melondy Hill State Forest includes over 5,000 acres in Chenango and Broome Counties, of this the southern portion covers about 2,000 acres in the town.

- **Whitaker Swamp State Forest**

Whitaker Swamp covers 812 acres and is located near the eastern border of Sanford. There is a 2-mile multiple use trail that is used for a variety of recreational activities.

Broome County is located in NYSDEC Region 7; a complete list of Region 7 state forests and permitted activities can be found here: <https://www.dec.ny.gov/lands/34531.html>

## EDUCATIONAL & CULTURAL

### Educational

Sanford is served by the Afton, Bainbridge Guilford, Deposit, Harpursville, and Windsor School Districts. None of these districts have school buildings located in the town.

### Wilson’s Children Center

The Wilson’s Children Center opened in 2004 and is located on Second Street in the village. This facility offers daycare, pre-school and after-school care to children from ages six weeks to 12 years old. The current capacity of the center is 42 children, with ten staff members.

### Cultural

Cultural resources are valuable community assets. These places create a sense of identity and offer enrichment that contributes to the community’s culture.

### Deposit Free Library

The Deposit Free Library originally opened in 1929, it serves village as well as town residents. In 1937, the library outgrew its original space and built a new building at its current location on Front Street. The Deposit Free Library is part of the 4 County Library System (4CLS) and offers a variety of services including use of historical microfilms, computer workstations, internet access, e-books, as well as print books. The Deposit Free Library hosts special programs open to the public throughout the year.



Deposit Free Library

### **Deposit State Theater**

The Deposit State Theater is a community-owned single-screen theater and performing arts center located on Front Street in the village. The Deposit State Theater opened in 1937 and has been running continually since then. Throughout the year, they show first-run movies, classic films, and hosts other musical and theatric productions. The theater is listed on the National and State Register of Historic Places.



*Deposit State Theater  
Photo: Deposit State Theater*

## **EMERGENCY SERVICES**

### **Police**

Sanford residents and businesses are protected by the Broome County Sheriff and New York State Police.

### **Broome County Sheriff**

The Broome County Sheriff serves all Broome County residents, covering an 850-mile patrol area. Their headquarters are located about 30 miles west of the town at the Broome County Safety Facility in the Town of Dickinson. After the dissolution of the Village of Deposit Police Department in 2020, the Broome County Sheriff established a substation in the village. Between 2021 and 2022, the Broome County Sheriff Department responded to a total of 483 calls in Sanford, approximately 241 calls per year.

### **New York State Police**

The NYS Police serves all New York residents. Troop C provides services locally to Broome and other surrounding counties. They have stations located in Kirkwood, Deposit, Endwell, and Whitney Point.

### **Fire**

Sanford is protected by two fire departments. A map of their coverage areas is included in the Appendix.

### **Deposit Volunteer Fire Department**

The Deposit Fire Department is a volunteer organization which serves the Village of Deposit and the majority of Sanford, along with other nearby towns and villages. Their district covers about 78 square miles in Sanford. The Deposit Fire Station is located in the village, on the border of Broome and Delaware Counties. In addition to firefighting services, they provide fire prevention education, emergency medical services, water rescue, and hazmat services.



### **Afton Fire Department**

The Afton Fire Department, located on Spring Street in Afton, NY, is another organization that serves parts of the Towns of Sanford and Colesville, as well as other areas in Chenango County. Afton's district covers about 13 square miles in the town. They offer fire protection and rescue services.

### **Ambulance**

Two emergency services providers serve the Town of Sanford. A map of their coverage areas is included in the Appendix.

### **Eastern Broome EMS**

In 2018, the Windsor EMS Inc. and the Deposit Fire Dept. First Aid & Rescue combined services to form Eastern Broome EMS. They provide services to the Village of Deposit and a large portion of the town, as well as other neighboring municipalities in eastern Broome County. They operate two ambulances and provide basic/advanced life support. The Afton Emergency Squad also covers parts of north Sanford.

## **MUNICIPAL/GOVERNMENT**

### **Sanford Town Hall**

The Sanford Town Hall is located on Second Street in the Village of Deposit. The departments within the town government include the Town Board, Town Clerk/Tax Collector, Planning Board, Zoning Board of Appeals, Justice Court, Town Assessor, Code Enforcement, Dog Control, Oquaga Lake Sewer Administrator, and the Town Historian.

### **Sanford Highway Garage**

The highway garage is located on a 2-acre parcel on Front Street in the village. They own and operate about 25 pieces of equipment including large and small trucks, snowplows, etc. The Highway Department is responsible for maintaining all town-owned roads, and they provide some services to local cemeteries. The Recycling Center, which serves the Towns of Sanford and Deposit, and the Village of Deposit, is located at the garage. Here residents can bring their everyday recyclables and the town arranges for those items to be transported to the Broome County Landfill. The Highway Department hosts an annual Clean-Up Day where residents can bring a bulk item for disposal.

Town officials and the Highway Department are currently discussing options for upgrading the highway facility and relocating it outside of the floodplain.

### **Utilities**

Most Sanford residents have private wells and septic systems, but some areas have public sewer and water. About 157 parcels located near Oquaga Lake have public sewer and 31 parcels have public water. Within the village, approximately 421 parcels have public sewer and water.

According to the 2015 American Community Survey (ACS), about one third of town households use utility gas to heat their homes. The other primary heating sources include fuel oil, kerosene (22%); wood (21%); or bottled, tank, or liquified petroleum gas (14%).

**Flood Protection**

Broome County owns and operates 30 flood control structures throughout the county. One 18-acre flood control structure is located in the Deposit. The flood control structures, or watersheds, protect the residents during heavy storm events by storing floodwater and slowly releasing it over a period of time. While their primary purpose is for flood protection, watershed areas also provide passive recreational and environmental benefits.

# ***Transportation***

## EXISTING CONDITIONS

Transportation investments affect where and how we live, work and play. Whether traveling by personal or commercial automobile, bicycling or walking, the Town of Sanford’s transportation facilities must safely and reliably help residents, businesses, visitors, and through traffic get to where they need to go. Further, transportation infrastructure impacts the use and value of land. Therefore, investments in transportation must be consistent with the town’s desired land use patterns. An understanding of existing conditions will help inform future transportation investment decisions. The following chapters provides an overview of the Town of Sanford’s existing transportation conditions.

### Existing Roadway Network

Road networks in New York are multi-jurisdictional in nature. New York State, through its Department of Transportation, owns and is responsible for the maintenance of Interstate and State highways. Broome County is responsible for county roads through its Department of Public Works. The Town of Sanford has jurisdiction of the remainder of the public roads in the town.

There are 148.4 miles of public roads in the Town of Sanford. Of these, 17.8 miles are owned by New York State, 30.95 miles are owned by Broome County, and 99.7 miles are local town roads.

There are two highways in the town:

- NYS Route 17 provides for east-west travel in eastern Broome County and beyond. It traverses the length of the Town for approximately 15 miles connecting the Town of Windsor to the Village of Deposit. The Average Annual Daily Traffic (AADT) from the western town line to Interchange 82 is 9,100 vehicles per day. From Interchange 82 to Interchange 83 the AADT drops to 8,000 vehicles per day. From Interchange 83 east to the Broome/Delaware County line the AADT again drops to 6,700 vehicles per day.
- NYS Route 41 runs north-south from NYS Route 17 at Interchange 82 to the Town of Colesville. The AADT is approximately 700 vehicles per day from Route 17 to N. Sanford Road and then decreases to approximately 525 vehicles per day to the town line.

Accident data obtained by NYSDOT reveals that there were 22 vehicle accidents along the route between 2015 and 2017. Accident types were as follows:

Crash Type	Number of Crashes
Deer / Animal	11
Fixed Object or Guide Rail	8
Rollover	1
2 Car Collision	1
<b>Total</b>	<b>22</b>

In May 2018, New York State announced \$822,000 in funding to resurface Route 41 from the Route 17 Exit 82 interchange to Parker Road in Broome County.

Except for Route 17, most roadways within the rural areas of the town feature two vehicle travel lanes with paved shoulders. In the Village of Deposit, most roads are two lanes with sidewalks.

### **Complete Streets**

Complete streets are roadways designed to safely and comfortably accommodate all users, including, but not limited to, motorists, bicyclists, pedestrians, transit and school bus riders, delivery and service personnel, freight haulers, and emergency responders. “All users” includes people of all ages and abilities. This definition can be translated to include (but not limited to) the following improvements in roadway projects:

- Sidewalks and curb ramps (ADA compliant)
- Bicycle lanes, cycle tracks, shoulders design for bicycles
- Street furniture (benches and bike racks)
- Bus shelters
- Street trees and landscaping
- Access management
- Traffic calming elements

In 2012, the State of New York Legislature adopted Complete Streets Legislation requiring state, local and county officials consider all modes of travel when designing transportation projects that receive state or federal funding. The New York State Department of Transportation provides a Complete Streets Checklist to assist local governments with the planning and design of their roadways.

In 2018, the Village of Deposit adopted a Complete Streets Policy. Deposit’s policy is intended to promote improved health, economic growth, public safety, and recreational opportunity throughout the village and to ensure the safety and convenience of all users of the transportation system are accommodated, including pedestrians, bicyclists, users of mass transit, people of all ages and abilities, motorists, emergency responders, freight providers and adjacent land users.

### **Public Transit and Mobility Management**

As noted in Binghamton Metropolitan Transportation Study’s (BMTS) *Coordinated Public Transit - Human Services Transportation Plan* the isolation of the rural disabled, poor and elderly who do not have a car or cannot drive has been identified as a significant social issue to which lack of public transportation contributes. It contributes to lack of access for such basic needs as employment, medical care, and shopping for necessities like food.

Due to its low population density, the town lacks transit services and is not included in the Broome County Transit service area. BC Country is a curb-to-curb service with a 24-hour advance reservation requirement. It offers service from rural locations into the urbanized area. Service is available on all weekdays for a fee. The service operates from 6:00 AM to 6:00 PM. There is no weekend service. BC Country’s service area extends in parts of Windsor and Colesville, but Sanford residents must travel to these locations.

Mobility Management of South Central New York (MMSNY) is a program focused on improving transportation access and coordination across Broome, Tioga, Chenango, Otsego and Delaware Counties, with a primary focus on rural communities. MMSNY offers the following services, which Sanford residents may be eligible for:

- *Connection to Care* provides cost-effective transportation to physical and mental health services for low-income, transportation-disadvantaged individuals.
- *Voucher Program* allows the most vulnerable Medicaid recipients to access destinations and services essential to their health and well-being for which Medicaid funded transportation is not available.
- *Transportation to Employment Initiative* is a voucher program that provides low-income unemployed or under-employed individuals with sustainable transportation to employment.
- *Rural Mobility Project* is a pilot van-pool providing transportation to employment and other community transportation needs.
- *Travel Training* helps the public, especially elderly, youth and individuals with disabilities, learn how to effectively and confidently use public transportation.

The Deposit Foundation is a non-profit organization that connects Deposit residents to health and human services. Monday through Friday, they provide free (or suggested donation) transportation to medical and human resource appointments to residents in the Deposit School District. This service runs on a first-come first-serve basis, so it is recommended to make an appointment at least two weeks in advance. During the weekends, the Deposit Foundation provides transportation to food shopping destinations such as Price Chopper, Wegmans, and Walmart. According to their webpage, the transportation program is currently suspended.

### **Rail**

The New York, Susquehanna and Western Railway (NYSW) runs generally east west through the southern portion of the town. The NYSW operates over 400 miles of track in New York, New Jersey, and Pennsylvania. A wide range of commodities such as feed ingredients, lumber and other building materials, chemicals and aggregates are transported by the railway for customers in New York State. The nearest bulk transfer/distribution facility utilized by NYSW is in the City of Binghamton.

### **Bike/Pedestrian**

In recent years, bicycle and pedestrian travel gained greater recognition in local and regional planning. People want safe places to walk, and to be able to travel by bicycle as well. That means having sidewalks and crosswalks in appropriate locations. Cyclists can benefit from a variety of on-street treatments, from designed bicycle lanes to wider curb lanes. In addition, the provision of connective trails can benefit both user groups. Walkers use them mostly for recreation, but cyclists may use them as an off-street part of a longer trip.

NY State Bicycle Route 17, which runs through the town, is an on-road bicycle route that extends 442 miles from the Village of Wappingers Falls to the shores of Lake Erie. This route connects with State

Bicycle Routes 11, 14 and 19, and the New York State Seaway Trail. Bicyclists on Route 17, and throughout the town, either ride in roadway shoulders or share travel lanes with other vehicles.

The sidewalk network within Sanford is limited to the Village of Deposit. The rural areas of the town lack sidewalks along roadways. Where sidewalks are not present, pedestrians often walk in the shoulder of the roadway. To ensure pedestrian and bicycle safety, shoulders should be 4-6 feet wide and maintained in good condition.

Sanford features many outdoor recreational areas, including five state forests. Many of these areas feature multi-use paths for hiking and biking. Connecting these areas with on-road bicycle and pedestrian networks could support eco-tourism in the town.

The town may wish to develop a plan for improving pedestrian and bicycling facilities. Such a plan can identify where the installation of pedestrian and bicycle facilities that are context sensitive and where most critical to support surrounding land uses. Context sensitive would include paving and maintaining wider shoulders along rural roadways to accommodate use by pedestrians and cyclists and providing sidewalks and bike lanes along village streets or in proximity to major destinations.

### **Journey to Work**

The average travel time to work for a Sanford resident is 28 minutes, approximately eight minutes longer than the average Broome County resident. Over 86 percent of Sanford's labor force commuted to work by car, truck, or van. Further, most residents travel to work alone. Of those who did not work at home, only six percent used alternative modes of transportation for their commute to work.

## **TRANSPORTATION FUNDING**

Obtaining adequate funding for transportation investments is of concern for rural areas with a small tax base. In addition to local property tax revenue which can be used for transportation projects, New York towns receive funding from the State under the Consolidated Local Street and Highway Improvement Program (CHIPS). CHIPS funding is based on a formula reflecting lane-miles and traffic volume and must be used for capital projects, rather than maintenance. Eligible activities include roadway resurfacing and reconstruction, bridge rehabilitation and replacement of signs and signals.

Given current fiscal constraints, many municipalities have begun supplementing tax revenues and CHIPS funding with transportation grants. A list of available grant opportunities that the town may be eligible for are listed below:

**Better Utilizing Investments to Leverage Development (BUILD)** – The USDOT BUILD Discretionary Grant program invests in road, rail, transit, and port projects. BUILD replaces the pre-existing TIGER grants program, however eligible costs and project types have not changed. Like TIGER, FY 018 BUILD Transportation Grants are for investments in surface transportation infrastructure and are to be awarded on a competitive basis for projects that will have a significant local or regional impact. The FY2017 TIGER program gave special consideration to projects which emphasized improved access to reliable, safe, and affordable transportation for communities in *rural areas*, such as projects that

improved infrastructure condition, addressed public health and safety, promoted regional connectivity, or facilitated economic growth or competitiveness. Several complete street corridor projects which included sidewalks, bicycle amenities and green infrastructure were funded under the FY17 program.

**Transportation Alternatives Set-Aside** – Federal funding (FHWA) for programs and projects defined as transportation alternatives, including on- and off-road pedestrian and bicycle facilities, infrastructure projects for improving non-driver access to public transportation and enhanced mobility, community improvement activities such as historic preservation and vegetation management, and environmental mitigation related to stormwater and habitat connectivity; recreational trail projects; safe routes to school projects; and projects for planning, designing, or constructing boulevards and other roadways largely in the right-of-way of former divided highways.

**Surface Transportation Block Grant program (STBG)** – Flexible federal funding that may be used by states and localities for projects to preserve and improve the conditions and performance on any Federal-aid highway, bridge and tunnel projects on any public road, pedestrian and bicycle infrastructure, and transit capital projects, including intercity bus terminals.

**Highway Safety Improvement Program (HSIP)** – Federal funding to advance engineering solutions at intersections and other locations with high numbers of pedestrian crashes. Eligible projects include sidewalks, street crossings/crosswalks, shoulder improvements, pedestrian countdown timers, and other improvements.

**New York State Pedestrian Safety Action Plan (PSAP)**– This 5-year multi-agency \$110 million initiative takes a three-pronged approach to improving safety. It is being implemented cooperatively by the New York State Department of Transportation focusing on engineering improvements, the State Department of Health conducting public education and awareness campaigns, and the Governor’s Traffic Safety Committee coordinating increased law enforcement.

**Urban and Community Forestry Program Cost Share Grants** – NYSDEC Division of Lands and Forests program provides assistance to communities in comprehensive planning, management, and education to create healthy urban and community forests. Street tree plantings are an eligible project type.



# *Environment*

## NATURAL RESOURCES OVERVIEW

Ecological areas, water resources, and other environmental resources contribute to the rural character and beauty of the town and provide vital services to the community. Documenting the town’s significant environmental resources is important for identifying areas that are deemed as special and worthy of consideration or protection during land use and zoning actions and policy development.

## TOPOGRAPHY

Compared to elevations in Broome County, Sanford has higher elevations overall when compared to other portions of the county. The town is home to some of the highest peaks in the county including the highest at Slawson Hill (2,087 feet); this peak is located in the northern part of the town near Lord Road. Generally, the topography is characterized by lower elevations that lie along the Delaware River and its tributaries, surrounded by rolling hills with higher elevations and steep slopes. Elevations range from around 950-1,100 feet along these water bodies to peaks around 1,800-2,100 feet. Hillsides are generally forested creating the distinctive green rolling hills characteristic of the landscape. In addition to providing aesthetic benefits, the vegetation also helps to minimize erosion in these areas.

The topography, steep slopes, and significant high peaks are illustrated on the Topography map in the Appendix.

## WATER RESOURCES

### **Surface Waters**

The majority of the town is part of the Delaware basin. The Delaware River Watershed (12,800 square miles) covers parts of New York, Pennsylvania, New Jersey and Delaware. About one-fifth of the upper watershed lies within New York State. These headwaters originate in the Catskill Mountains and eventually flow into Delaware Bay and the Atlantic Ocean. The Delaware River (and a portion of the West Branch) serves as the border between New York and Pennsylvania.



*About 78 square miles of the town lies in the Delaware River Watershed*

In Sanford, the Delaware River flows along the southeast border of the town. The major water feature is Oquaga Creek that begins in the northeast corner of the town, flowing from Arctic Lake in Oquaga Creek State Park. It flows south before it turns east and finally enters the Delaware River in the Village of Deposit.

A smaller portion on the western end of the town is part of the Susquehanna – Great Bend sub-watershed, but there are no major rivers or tributaries within the town that are part of that watershed. The town is also home to a number of small lakes and ponds including Oquaga Lake (134 acres), Arctic Lake (60 acres), Laurel Lake (30 acres), Deer Lake (30 acres) and Sky Lake (26 acres). These lakes are primarily used for private recreation.



**What is an aquifer?**

A body of permeable rock that contains or transmits groundwater.

**Primary aquifers**

Highly productive aquifers utilized as sources of water supply by major municipal water supply systems.

**Principal aquifers**

Characterized by high recharge rates, known to be highly productive or whose geology suggests abundant potential water supply, but which are not intensively used as sources of water supply.

**Groundwater**

Aquifers are classified by the NYSDEC as primary or principal aquifers based on importance as a public water supply, productivity, and vulnerability to pollution. Effectively, the only difference between these types of aquifers is the use as a source of a major public water supply. Only principal aquifers are present in Sanford. They lie primarily along Oquaga Creek with smaller portions along the Delaware River and other smaller streams. Aquifers can be seen on the Water Resources Map in the Appendix.

The small portion of the town within the Susquehanna River watershed is designated by the US Environmental Protection Agency (EPA) as part of a sole source aquifer, the Clinton Street-Ballpark Aquifer System. Sole source aquifers are those supplying 50 percent or more of the area’s drinking water, which, if contaminated, would create a significant hazard to public health and could not be replaced by another source.

Sanford relies solely on groundwater for drinking water. The only public wells within the town boundaries are located within the Village of Deposit and serve approximately 2,800 people within the village. The town’s population outside of the village is serviced by private wells. Similarly, the Village of Deposit is also serviced by a sewage treatment facility, as well as properties surrounding Oquaga Lake. All other properties utilize private septic systems. It is important that the private systems are properly maintained, especially near many of the small lakes and ponds that are vulnerable to water quality impacts.

**Floodplains**

Flood Insurance Rate Maps (FIRM), developed by the Federal Emergency Management Agency (FEMA), are the major tool for identifying flood risk and informing policy surrounding floodplain management. A FIRM generally shows a community's base flood elevations, flood zones, and floodplain boundaries. Flood zones include the Special Flood Hazard Area (SFHA) and the Non-Special Flood Hazard Area (NSHFA) which represent areas that have a higher risk of flooding.



has a 1% chance of flooding within a single year



has a 0.2% chance of flooding within a single year

The most recently adopted FIRM in the town has an effective date of 1980. In 2010, FEMA went through the process of developing updated maps. However, the maps were never published for adoption due to changes in the flood mapping methodology. While

these maps may not be recognized as official for the purposes of the National Flood Insurance Program, they serve as a valuable tool for realistic flood mitigation planning.

The updated data does not show a dramatic difference between these two floodplain maps. The SFHA, the area with a 1-percent chance of flooding in any given year, encompasses 2.18 mi<sup>2</sup> on the adopted floodplain map and 2.31 mi<sup>2</sup> on the preliminary floodplain map. This is shown on the Floodplain map in the Appendix.

### **Wetlands**

Wetlands are periodically or permanently flooded areas that function to trap and slowly release surface water, rain, snowmelt, groundwater, and flood waters. They also provide habitat to many beneficial plant and animal species. At the federal level, the US Army Corps of Engineers (ACE) has the authority to protect wetlands in New York that are larger than one acre. State wetlands are those under jurisdiction of the NYSDEC. The Freshwater Wetlands Act protects all wetlands of 12.4 acres or larger and regulates the land area within 100 feet of protected wetlands. These wetlands are classified from Class 1 (providing the largest benefit) to Class 4. Smaller wetlands may also be protected if they are considered to have local importance.

In Sanford, there are 1,186 acres of federally protected wetlands and 271 acres of NYS-protected wetlands. Any development impacting protected wetlands requires a permit that will place conditions for the mitigation of impacts to the wetland.

According to the NYSDEC maps, there are several significantly sized wetlands located within the town. Large Class 2 wetlands include the 40-acre Marsh Pond within Marsh Pond State Forest, a 40-acre wetland between Tennant and Schoolhouse Roads, and a 30-acre wetland near the end of Cliff Road. All wetlands in the town are shown on both the Water Resources and Ecologically Significant Areas maps.

## **ECOLOGICALLY SIGNIFICANT AREAS**

### ***Rare, Endangered and Locally Unique Species***

According to the New York Nature Explorer from the NYS Natural Heritage Program there are no documented Rare or Endangered Species within town boundaries. However, there are 19 locations that have been identified as Unique Natural Areas of local ecological significance. Broome County's Unique Natural Areas Inventory includes a database of sites determined to contain significant ecological, biological, geological, or aesthetic characteristics. Identification of a site as a Unique Natural Area does not set any restrictions or regulations but makes notice of important areas of local significance for consideration in planning and development activities. In the Appendix, the Ecologically Significant Sites map shows the general location of these areas within Sanford. Due to some sites being located on private property, and the potential presence of rare and endangered species, limited information is publicly available. However, more details about individual sites can be obtained by contacting the Broome County Planning Department.

While Bald and Golden Eagles are no longer threatened or endangered species, they are closely monitored by the U.S. Fish and Wildlife Service. The Delaware Otsego Audubon Society (DOAS)

documented the town as an important area for migratory and non-migratory eagles. In 2017 and 2018 the DOAS received funding for raptor surveys, which concluded that Sanford was a “corridor for Golden Eagle migration” and there is a significant presence of Bald and Golden Eagles, along with other raptor species in the town.

**Forests**

Forested areas provide significant ecological services such as wildlife habitat and clean water, while also providing economic value through the harvest of forest products. Forests cover a significant part of the town’s landscape. According to the USGS land cover data, forest land cover totals about 45,684 acres or 71.4 square miles. This amounts to 79.2% of the total land cover in the town.

Forest Type	Acres	Square Miles
Deciduous	30,616	47.8
Evergreen	3,655	5.7
Mixed	11,413	17.8
<b>TOTAL</b>	<b>45,684</b>	<b>71.4</b>

The town has the most significant acreage of State Forests in the county with all or a portion of five New York State Forests located there. These lands are managed by the NYS Department of Environmental Conservation through Unit Management Plans that assess the natural and physical resources present, identify opportunities for public use consistent with its status as a reforestation area, and consider the ability of the resources and ecosystems to accommodate such use. State Forests include Cat Hollow, Whitaker Swamp, Marsh Pond, Beaver Pond, and Melondy Hill.

**OPEN SPACE AND RECREATION LANDS**

There are several open space lands that are currently protected due to their recreational, ecological, historic, or cultural value. Open space lands are important for preserving natural areas that provide ecological services such as flood mitigation, forest resources, and fostering wildlife. However, they also provide social and economic benefits to the community by providing recreational opportunities, contributing to rural character, and improving the overall quality of life for residents of the town.

The following open space lands are located within the town. These can also be seen on the Open Space Lands Map in the Appendix.

**Municipal Parks**

Fireman’s Field Park in the Village of Deposit contains athletic fields and basketball courts and is the location of many local events including parts of the annual Lumberjack Festival, an event that has taken place since 1976. Deposit Community Park, a new recreation space established in 2017, is located along Oquaga Creek in Sanford/Deposit and its facilities include a baseball field, a multi-purpose field, a playground, picnic pavilion, and walking path.

**Oquaga Creek State Park**

Oquaga Creek State Park is located in Broome and Delaware counties. This 1,385-acre park includes the 55-acre Arctic Lake on the Broome County side. The lake is stocked annually with rainbow trout, making it a great asset for fishing and ice fishing. There is also boat access with rentals available and a swimming beach.

There are large forested areas within the park boundaries. New York State permits hunting in designated areas with the appropriate (free) permit. There are ten miles of trails for hiking, snowshoeing, and cross-country skiing. On the Delaware side, the trail system has a linkage to the regional Finger Lakes Trail, a 950-mile trail system connecting Niagara Falls to the Catskills. The linkage into Broome County through Oquaga Creek State Park may provide opportunities for additional linkages beyond the park boundaries. Other amenities and activities at the park include a campground with both tent sites and cabins, picnicking opportunities for groups and individuals, playing fields, biking, and disc golf. More information about and maps for Oquaga Creek State Park can be found: <https://parks.ny.gov/parks/27/>

**State Forests**

As mentioned previously in the Forests section, Sanford is home to five NYSDEC State Forests. While the primary function of State Forests is forest management, the properties are open to the public for recreational use. However, unlike State Parks, facilities are primitive, making them ideal for passive recreation. In general, all State Forests can be used for activities like hiking, camping, hunting, fishing, cross country skiing, mountain biking, horseback riding, and snowmobiling.

State Forest	Acres	Uses
<b>Beaver Pond</b>	791	Formerly Page Pond, this forest contains a 17-acre pond that is partially situated in the state forest. A single multiple use recreation trail runs north and south through the forest. The closed section of Huggins Road is a good corridor for cross-country skiing. The most popular recreational activities are hunting and cross-country skiing.
<b>Cat Hollow</b>	755	McMurray Road traverses the forest and can be used for various recreational pursuits. The area is ideal for passive recreation, such as hunting, bird watching and hiking.
<b>Marsh Pond</b>	893	No formal trails but hiking is allowed anywhere unless posted otherwise. Marsh Pond allows paddling, and features populations of several carnivorous plant species.
<b>Melondy Hill</b>	5,417 total 1,987 Broome	Multiple use trail in the northern part of the forest for hiking, cross-country skiing, horseback riding, and snowmobiling. Opportunities for fishing, hunting, nature observation and primitive camping. Easy to access as many town roads pass through the area.
<b>Whitaker Swamp</b>	812	A 2.2-mile multiple use trail runs through the forest and connects the two main access points; there is a place to pull off the road at both ends of the trail. The multiple use trail is open for hiking, skiing, snowmobiling, horseback riding and mountain biking.

### **Private Recreation Lands**

While private recreation lands are not protected from development, their current land use generally improves the ecological and aesthetic conditions of the town and is worth noting.

**Campgrounds** – While Oquaga Creek State Park offers public campgrounds, Sanford also has a significant number of private campgrounds compared to other areas of the county. These include campgrounds open to a specific organization or demographic like Camp Amahami (Girl Scout Camp), Tuscarora Scout Reservation (Boy Scout Camp), and Camp Oswego (former Children’s Camp), and private businesses open to a variety of patrons like Guestward Ho Family Campground and Kellystone Park Campground.

**Resorts** – Sanford is also home to two resorts. These provide accommodations for travelers looking to partake in recreation or a specific outdoor activity. West Branch Angler Resort and Dream Catcher Lodge consists of upscale log cabin accommodations along the Delaware River. Both resorts provide opportunities for guests to take advantage of the great fly fishing offered by the Delaware River. In 2020, ideas for redeveloping the former Scott’s Family Resort into a year-round destination were made public, but the project is still in the early planning phases.

**Private Hunting Clubs** - There are also six properties that are identified in the land use code under Private Hunting and Fishing Clubs. Most are adjacent to State Forests that also allow for hunting.

### **Fishing**

In general, there are many fishing opportunities available in the town. The Delaware River is one of the best trout streams in the eastern United States. Cold water and a huge population of aquatic insects make it a choice destination for fly fishing. In the parts of the river downstream of the Cannonsville Reservoir (including the Broome County portion), the West Branch is a tailwater fishery that supports excellent wild populations of brown, rainbow, and occasional brook trout, plus seasonal anadromous runs of American shad with reports of occasional striped bass.

**Public Fishing Rights (PFR's)** are permanent easements purchased by the NYSDEC from willing landowners, giving anglers the right to fish and walk along the bank. There are only two general areas with PFR’s in Broome County. One of these areas is in Sanford. There are 4.2 miles of PFR's on Oquaga Creek and 0.04 miles on Fly Creek, a tributary of Oquaga. Wild brown trout and brook trout are present in both streams, brown trout being more common. Oquaga Creek is also stocked annually with brown trout. Fly Creek is not stocked. More details about the extent of the PFR can be found on the Open Space and Recreation Map in the Appendix.

**Ice Fishing** opportunities are also available on Arctic Lake which is stocked with rainbow trout.

While most are not stocked, the many ponds and small lakes in the town also provide opportunities for casual recreational fishing.

## MANAGEMENT ISSUES

### Water Quality

The Waterbody Inventory/Priority Waterbodies List is a statewide inventory of the waters of New York State that NYSDEC uses to track impairment of water uses, overall water quality assessments, causes and sources of water quality impairment, and the status of restoration, protection, and other water quality activities and efforts. The town has two areas where waterbodies are deemed impaired by New York State. A summary of the issues as described by the NYSDEC follows.

**Blueberry/Laurel Lakes** – This is a designated Class B waterbody, meaning it is suitable for public bathing, general recreation and aquatic life support, but not as a public water supply. Laurel Lake is assessed as an impaired waterbody due to public bathing and recreation uses that are thought to be impaired by excessive nutrients resulting in harmful algal blooms. Phosphorus levels in the lake regularly exceed the state guidance values and chlorophyll levels exceed the assessment criteria for impaired lakes, indicative of high algae levels. However, the specific sources of phosphorus here have not been identified. Depressed oxygen and elevated pH levels may stress aquatic life, although no impacts have been measured or reported. Aesthetics of the lake are stressed by excessive algae and algal blooms.

**Fly Pond, Deer Lake, Sky Lake** – Deer Lake is assessed as an impaired waterbody due to elevated nutrient levels that are known to be impaired by inadequate on-site wastewater treatment (septic) systems and other nonpoint sources. Phosphorus levels in the lake typically exceed the state guidance values indicating impacted/stressed recreational uses.

### Flooding

When it comes to floodplain management and floodplain regulation, most floodplain ordinances, including Sanford's, integrate design standards within the SFHA boundaries established by the currently adopted NFIP flood map. In addition, flood insurance is only required for properties that lie within those same SFHA boundaries. This means that current floodplain ordinances and insurance plans that rely on the older adopted map leave many properties vulnerable to the impacts of flooding. Even though there isn't a significant area added, the town should utilize the more recent preliminary maps for flood risk management purposes.

Sanford's section of the 2019 Broome County Hazard Mitigation Plan identifies the town's vulnerability to hazards, including flooding, and recommended mitigation actions to reduce the vulnerability of residents, property, and infrastructure. The plan was completed in August 2019 and can be used by the town to guide flood and other hazard mitigation activities. The plan notes that the town has three repetitive loss properties. These are properties where buildings and/or contents for which the NFIP has paid at least two claims of more than \$1,000 in any 10-year period since 1978. These properties are extremely vulnerable to flooding and should be prioritized for mitigation. Other flooding issues identified in the Hazard Mitigation Plan include washouts on County Road 245 (Big Hollow Road) and the flood vulnerability of the highway garage. The town recently received FEMA funding to repair the flood-damaged Faulkner Road. The town is participating in the 2024 Hazard Mitigation Plan Update and should continue to participate in future updates to remain eligible for certain FEMA funding programs.



According to the Village of Deposit's Comprehensive Plan, a significant portion of the housing stock as well as the Central Business District are located within the FEMA floodplain. This presents challenges to protecting existing homes from flood damage and in redeveloping vacant residential and commercial building sites. Recommended actions from that plan include use of best management practices in flood prone areas and riparian zones along all major streams that enhance waterfront ecosystems. See the village's comprehensive plan for additional details. The town may want to consider consistent practices within the town boundaries outside of the village as well.

### **Forest Management**

While the town has significant forest landcover, the fragmentation of large blocks of forests into smaller areas can be a concern. These smaller areas generally have reduced habitat value and are more vulnerable to invasive species which may deplete the health of the forest, having impacts from an ecological and economic perspective. Some land use activities which may lead to fragmentation include construction of utility corridors (i.e., gas pipelines and transmission lines) and construction of subdivisions where additional infrastructure bisects previously undeveloped forest land. When these types of projects or other intensive development are proposed, impacts to the town's forest lands should be taken into consideration through the avoidance of the most valuable forest lands such as significant habitat areas, large contiguous forest tracts, and recreational assets.

Lands with at least 50 acres of contiguous forest are eligible to participate in the New York State 480-A tax law program. This encourages the long-term management of woodlands by offering property tax reductions to landowners that follow a NYSDEC approved forest management plan for ten years. For private forest lands, preservation through proper forest management helps retain the rural character in these parts of the town, as well as the economic viability of the forests. Using information from the 2018 Broome County Agricultural Economic Development plan, 47 tax parcels covering 3,656 acres are enrolled under this program.

### **Invasive Species**

Invasive species are non-native species that pose a threat to the environment, public health, and/or economy. The presence of nuisance and invasive species may cause significant impacts especially to the forest and lake ecosystems that dominate the town's landscape. Invasive species are very expensive and almost impossible to eradicate.

iMapInvasives is an online, map-based invasive species reporting and data management tool used to track invasive species locations and management efforts. According to this database, seven different invasive species (see table on page 59) have been documented within the town.

The following invasive species were not identified on the iMapInvasives database, but they can be found in Sanford.

- **Japanese Barberry** (*Berberis thunbergii*): a shrub plant, typically found in gardens or landscaping. Researchers have linked Japanese barberry to increase spread of Lyme Disease (Michigan Department of Natural Resources, 2012)

- **Japanese Knotweed** (*Fallopia japonica*): a robust plant with hollow stems that forms a dense brush up to nine feet tall. It typically grows near waterbodies or forest edges.
- **Purple Loosestrife** (*Lythrum salicaria*): a perennial herb with purple flowers that can grow up to ten feet tall. Like other invasive species, these can crowd out native species, reducing biodiversity and habitat.

In addition to those mapped, the following species have potential to dramatically impact forest resources. This can be especially significant in Sanford where forested landscape is so significant.

- **Emerald Ash Borer** – This insect is a more recent concern that infests and kills North American ash species including green, white, black and blue ash. Signs of infection include tree canopy dieback, yellowing, and browning of leaves and most trees die within 2 to 4 years of becoming infested. The insect has been identified in several locations throughout Broome County. Therefore, all of Broome is considered an EAF quarantine area, meaning that firewood and other ash wood products cannot be moved outside of the quarantine area without a federal permit. An estimated 8-11% of Broome County's forests are estimated to be ash trees. Therefore, mortality could have very significant impacts on the area's forests once the insect spreads more widely.
- **Deer** – While deer are not an invasive species, they are causing damage in some upstate New York forests. Growing deer populations have inhibited forest regeneration by feeding on understory vegetation, thus allowing undesirable invasive species to move in. These impacts may impact the long-term viability of forest lands if new trees are unable to be established to replace ones that die off.
- **Hemlock Woolly Adelgid** – This invasive Asian insect was first discovered in New York in 1985 and first confirmed in Broome County in 2011. It extracts sap and nutrients from hemlock foliage, causing needles to discolor, and to drop prematurely. This seriously impairs tree health and infestation is usually fatal to the tree after several years.
- **Spotted Lanternfly** (*Lycorma delicatula*): According to the NYSDEC, the spotted lanternfly (SLF) is an invasive insect pest from Asia that primarily feeds on trees of heaven (*Alnus altissima*) but can also feed on a wide variety of plants such as grapevine, hops, maple, walnut, and fruit trees. While the full impacts of SLF are unknown, the insect will negatively impact the agricultural and tourism industries and may impact New York's forests.

Scientific Name	Common Name	Description
<b>Cyprinus carpio</b>	Common Carp	Common Carp live in lakes and rivers with silt bottoms or thick submerged aquatic vegetation. It is a generalist and tolerant of degraded conditions. Carp is well established as a non-native in lowland areas of all watersheds but is not present in higher elevation lakes.
<b>Trapa natans</b>	Water Chestnut,	Colonizes areas of freshwater lakes and ponds and slow-moving streams and rivers where it forms dense mats of floating vegetation, causing problems for boaters and swimmers and negatively impacting aquatic ecosystem functioning.
<b>Myriophyllum spicatum</b>	Eurasian Water-milfoil; European Water-milfoil; Spike Water-milfoil	Plant fragments can be transported from lake to lake on boat trailers or fishing gear. These fragments start populations that form dense mats which degrade the habitat and reduce recreational access. Once well-established, it is very difficult to remove.
<b>Petromyzon marinus</b>	Sea Lamprey	Adults attach to a host fish, often killing them. Their preferred hosts are salmon, lake trout and other trout species, however they also feed on other fish species, including lake whitefish, walleye, northern pike, burbot, and lake sturgeon.
<b>Phragmites australis ssp. australis</b>	Common Reed	Rapidly forms dense stands of stems which crowd out or shade native vegetation, turning rich habitats into monocultures. In New York, Phragmites are ubiquitous, growing in roadside ditches and swales; tidal and non-tidal wetlands; freshwater and brackish marshes; river, lake, and pond edges; and disturbed areas.
<b>Potamogeton crispus</b>	Curly Pondweed; Curly-leaved Pondweed	Curly-leaf pondweed is a submerged perennial that resembles many native pondweeds. New plants form under ice cover during late winter, making curly-leaf pondweed one of the first plants to emerge in early summer. Plant die-offs. Plants dying off in midsummer may cause a critical loss of oxygen.
<b>Veronica officinalis</b>	Gypsy-weed, Common Speedwell	An herbaceous perennial that covers the ground in mats. Grows in open areas, such as fields, meadows, and gardens.

It is important to understand how these species may impact town resources. Increased tree mortality due to infestation by invasive insects may have an impact on municipal properties and infrastructure. Especially in the case of the Emerald Ash Borer, considering the significant presence of ash trees in the area, as many trees die off in a relatively short period of time. There may be costs associated with this including the cost of tree removal, damage to infrastructure due to falling limbs, and loss of important shade trees. The town may want to be proactive in identifying potential impacts of these invasive species to municipal facilities, infrastructure, and rights-of-way to assess options for management.

In addition to these species, the Village of Deposit noted in their Comprehensive Plan that they will monitor several invasive species including Japanese Knotweed, Purple Loosestrife, and Japanese Barberry. The village intends to partner with the NYSDEC on funding and management of invasive species when necessary. The town and village may want to partner on these initiatives if opportunities arise. The town can also help to inform property owners of the threat that these species pose and management options that they can take on their own properties.

### **Open Space Considerations**

Considering the significant amount of vacant and forested land, including public lands accessible to the general public, the town may want to consider opportunities for integrating more connections between open space lands located there. Low intensity uses like multimodal trails allow for productive use of these vacant sites while preserving their ecological benefits. As mentioned previously, the Finger Lakes Trail system has a connection into Oquaga Creek State Park that provides opportunities to link into a larger regional trail system.

### **Energy and Mineral Resources**

There are a number of projects related to the use of natural and mineral resources for energy production. As energy projects move forward in the town it is important to assess how they are impacting the town's vast natural resources.

#### **Bluestone Wind Farm**

A major energy project recently developed in the town is the Bluestone Wind Farm, originally sponsored by Calpine, now owned by Northland Power. The wind-powered electric generation project consists of up to 26 wind turbines with a maximum generating capacity of about 124 megawatts (MW) of electricity, located in the Towns of Sanford and Windsor. The project footprint is an estimated 5,662 acres and includes wind turbines, access roads, electrical collection lines, a collection substation, a point of interconnection (POI) substation, battery storage, meteorological towers, an operation and maintenance building, and temporary construction, staging, and storage areas.

The project was reviewed by the New York State Public Service Commission through the Article 10 permitting process and approved in 2020. As of September 2023, eight of the turbines were in full operation while the company works to get the remaining 18 turbines in operation.

More information about the Bluestone Wind Farm and potential land use considerations for renewable energy developments are detailed in the Renewable Energy Chapter of this plan.

## **Natural Gas**

Another resource management issue is natural gas extraction. Currently natural gas drilling via hydro-fracking is not permitted in New York State, so there is little direct impact anticipated from drilling at this time. However, if this changes in the future there are several aspects of water resource management that may need to be addressed if the process moves forward. These include:

- Water Consumption - Water withdrawals and consumptive uses require monitoring to ensure that surface and ground water levels are adequately maintained.
- Water Quality – The NYS Department of Environmental Conservation (DEC) enforces restrictions on oil and gas drilling processes that are intended to protect against water contamination per New York State Law. Drilling permit requirements inhibit spills, prevent contamination, require proper disposal of wastes, and require that land impacted by drilling be properly reclaimed for productive use.
- Wastewater Disposal – Wastewater, also known as flowback water, results from hydro-fracking that is not recycled; it requires proper disposal due to contamination that occurs during the process.

Even though hydro-fracking is not permitted in New York, there are natural gas pipelines that cross through the town. The Millennium Pipeline bisects the town from west to east and the Bluestone Pipeline connects into the Millennium from Pennsylvania. It is important that pipelines are monitored for exposure, especially at locations vulnerable to erosion. Areas where pipelines cross streams or other water bodies are an example of a high vulnerability area.

## **Mines**

The NYSDEC is responsible for regulating extractive mineral industries. The NYSDEC Mining Database includes information about the operator, status of the mine, location, and size; this data is most useful for determining the general location of mines. According to the database there are 33 identified mine sites located in the town, however, not all of these mines are active.



# *Renewable Energy*

## INTRODUCTION

In an age of fluctuating energy costs and growing environmental consciousness, many are considering the use of renewable energy systems to save costs and offset energy usage. In the past, renewable energy systems were too costly and had very specific siting criteria to be widespread, but advances in technology as well as government incentives and private investment have caused the system costs to decrease and reduced the limitations affecting the siting of such systems.

While the Town of Sanford has taken significant steps to regulate renewable energy projects, its existing regulations could become outdated given the sector's rapid technological advances. This chapter will assist the town in its future regulatory decisions regarding renewable energy. The chapter provides an overview of renewable energy, identifies state and local policies driving renewable energy development, discusses renewable energy within Sanford and summarizes the land use implications. The plan's Recommendations Chapter identifies renewable energy goals and objectives that align with the town's priorities.

## RENEWABLE ENERGY OVERVIEW

Renewable energy is electricity generated by sources that restore themselves over a short period of time and do not diminish. Although some renewable energy technologies have an impact on the environment, renewables are considered environmentally preferable to conventional sources and, when replacing fossil fuels, have significant potential to reduce greenhouse gas emissions. This section provides a summary of solar, wind, and geothermal energies, but renewable energy exists in other forms including hydropower, and bioenergy.

### Solar Energy

Solar is noted as the most abundant energy resource and can be implemented in sunny and cloudy areas. Solar energy comes in many shapes and sizes and can be found in a variety of settings including dense urban areas and rural communities. Solar technologies convert sunlight into electrical energy either through photovoltaic (PV) panels or through mirrors that concentrate solar power (CSP) and can be used for heating, cooling, electricity, and other applications. The predominant method of solar energy generation in New York and the United States is photovoltaic (PV).

Photovoltaic cells are grouped into panels or modules that can be used at varying scales. In New York, solar projects are often classified into two categories: large-scale renewables (utility-scale, greater than 5 MW) and distributed energy resources (DER) where the energy generated is close to where it is used and typically includes residential/commercial rooftop installations (5-10 kw systems), small ground mounted community solar projects (less than 5 MW). Depending on the size, solar energy is commonly measured in kilowatt (kW) or megawatt (MW) hours. For scale reference, 1,000 kW or one (1) MW of solar power requires approximately 5-7 acres of land and can power between 100-200 homes.

### Wind Energy

Advances in technology are making wind energy a more competitive, efficient renewable energy source. Wind energy is harvested with turbines that collect and convert the wind's kinetic energy into electricity to help power the grid; turbines can be located on land or on water. Wind turbines can vary



in size and configuration, but the most common type used are horizontal axis wind turbines which are usually grouped in a defined area to form a wind farm. Turbines can range in size from a couple meters for small-scale systems to upwards of 600 feet for large utility-scale projects. In New York, wind projects of all scales must evaluate impacts to transmission and distribution lines (“the grid”) and coordinate the project with utility providers such as NYSEG.

### **Geothermal Energy**

Geothermal energy is heat energy from the earth and is displayed every day in natural features such as, hot springs, volcanoes, and geysers. Geothermal energy is typically accessed by drilling wells into the ground or tapping into water mains to access underground fluids which are pumped to the surface to produce steam and directed into a turbine to generate electricity. The most common form of geothermal energy system in New York is the geothermal heat pump which is used to heat and cool buildings.

### **Bioenergy**

Bioenergy is another form of renewable energy derived from biomass sources such as plants and trees, crops, and animals. Waste products are processed to produce bioenergy that can be used for heating or power generation. There are a number of bioenergy plants throughout the state, including a plant at Lockheed Martin in Owego, NY which uses an innovative approach to create bioenergy. Typically, bioenergy is created from burning biomass, which brings up concerns about potential emissions but advances in technology are transforming the bioenergy industry to address harmful emissions. Lockheed Energy partnered with another company to debut a new bioenergy producing technology that eliminates the need for incineration and limits emissions and waste created during the energy producing process.

### **Energy Storage**

Another key element of the renewable energy landscape are energy storage systems. Renewable energy projects are often paired with energy storage systems to help manage supply and demand by storing and releasing energy as needed. Energy systems come in a variety of forms including pumped hydroelectric, mechanical, thermal, chemical, and electrochemical (battery). Currently, pumped hydroelectric is the most common energy storage system in the US, but advances in lithium-ion battery technology are influencing the increased presence of electrochemical or battery energy storage systems. Similar to their energy producing counterparts, energy storage systems exist at varying sizes and scales and must undergo local reviews and permitting to address any siting and safety concerns.

## **FEDERAL AND STATE POLICIES**

Federal and State incentives and policies contribute to the demand for and growth of renewable energy development. At the federal level, billions of dollars are available in tax credits, grants, and loans for electrical infrastructure expansion and renewable energy research & manufacturing. The most notable policy in recent years is the Bipartisan Infrastructure Law which includes the Inflation Reduction Act of 2022 (IRA) and the 2021 Infrastructure Investment and Jobs Act (IIJA). This law includes renewable energy, energy efficiency, transportation, incentives/financing, and infrastructure

policies that among many objectives aim to reduce emissions, enhance the country's resiliency, reduce costs, and transform the economy while creating jobs.

At the state level, New York is actively setting new and ambitious goals to reduce the state's dependency on fossil fuels and promote energy efficiency. As part of the 2019 Climate Leadership and Community Protection Act, New York recently finalized the NYS Climate Action Council Scoping Plan which provides a comprehensive strategy to reduce emissions and promote the use of renewable energy. To support these goals, New York State offers financial incentives to public and private entities including tax credits, grants, and rebates, among other methods to offset the costs of increasing energy efficiency and renewable energy. The New York State Energy Research Development Authority (NYSERDA) is dedicated to renewable energy programs including conducting research, oversees and manages incentive programs, and provides free technical assistance to local communities, like Sanford, to better understand the issues and opportunities related to renewable energy development. Additionally, other State agencies including the Department of Public Service and Office of Renewable Energy Siting are charged with overseeing the regulatory and permitting processes associated with large-scale renewables (greater than 25 MW).

## REGULATING RENEWABLE ENERGY IN SANFORD

New York's Municipal Home Rule Law authorizes cities, towns, and villages to adopt and amend local laws including zoning regulations. Like other land uses, Sanford can regulate renewable energy development in terms of use, density, and siting. If local laws are vague or do not adequately address the topic, the town is more vulnerable to misinterpretations or legal challenges from property owners or project applicants.

In 2017, the Town of Sanford passed Local Law #1 of 2017 entitled "Renewable Energy Systems" which contains regulations for solar energy production systems, wind energy conversion systems, geothermal energy systems, and farm waste energy systems. These were Sanford's first regulations pertaining to renewable energy systems. Since its original adoption, the solar energy production systems section has been amended. How these are regulated in the current version of the law is explained below.

### Solar Energy Production Systems

The original solar energy production systems section was repealed and replaced by Local Law #1 of 2023. In this most recent law, solar energy production facilities (SEPFs) are broken into two categories: commercial & non-commercial. Non-commercial SEPFs are those that are incidental and subordinate to another use on the same parcel and which primarily produce energy for on-site consumption. Non-commercial SEPFs are permitted pursuant to a building permit only and without the necessity of a site plan review or special permit, so long as it meets some additional bulk regulations listed in the section. Commercial SEPFs are those that primarily produce energy for off-site sale or consumption and have a capacity of 200 kilowatts or more. Commercial SEPFs are permitted as a primary use in most districts by special use permit and site plan approval. Applications for special use permits for SEPFs require, among other things, photography assessing visibility from key viewpoints, a screening and landscaping plan, a line electrical diagram, preliminary equipment specifications, a property operation and maintenance plan, and a detailed decommissioning plan.

### **Wind Energy Conversion Systems**

The original Wind energy conversion systems (WECS) section of the town's renewable energy regulations was repealed and replaced by Local Law #4 of 2019. In the amended local law, WECS are broken into two categories: commercial & non-commercial. Non-commercial WECS' are those that are incidental and subordinate to another use on the same parcel and which primarily produces energy for on-site consumption. Non-commercial WECS are permitted as a customary use in all zoning districts except the Special and Lake Protection Overlay Districts without a site plan review or special permit. Commercial WECS' are those that primarily produces energy for off-site sale or consumption, or any that has a capacity of 200 kW or more. Commercial WECS are permitted in certain districts subject to the issuance of a special permit and site plan approval by the Town Planning Board. Applications for a special permit for WECS' require, among other things, photography assessing visibility from key viewpoints, documentation justifying the tower height of the WECS, plans to prevent pollution / erosion / excessive runoff, and a detailed decommissioning plan.

### **Geothermal Energy Systems**

Geothermal energy systems are broken into three categories: closed loop systems, open loop systems, and direct exchange systems. These three geothermal energy systems are permitted in most districts subject to review by the Code Enforcement Officer for compliance with the additional design standards and guidelines found in this section. In addition to meeting said guidelines, applications for geothermal energy systems must include, among other things, an engineering analysis by a licensed professional engineer and a detailed decommissioning plan. Geothermal energy systems not falling into the three defined categories must obtain a special permit by the Town Planning Board.

### **Farm Waste Energy Systems**

A farm waste energy system is any device or combination of devices or components which convert waste from farming operations into electrical or heat energy. Farm waste energy systems are only permitted as an accessory use at farm operations located within a NYS certified agricultural district and subject to issuance of a special permit from the Town Planning Board. The design of a farm waste energy system must be prepared and sealed by a registered design professional, unless said farm waste energy system obtained approval from the NYSDEC.

## **EXISTING RENEWABLE ENERGY PROJECTS**

Renewable energy is a relatively new, but growing and evolving development trend in Sanford and the county as a whole. Currently, there is one utility-scale wind farm and 14 completed or planned DER-scale solar developments in the town; there is not enough public data to estimate the number of geothermal projects, if any.

### **Wind Energy Projects**

A major energy project in the town is the Bluestone Wind Farm, owned and operated by Northland Power. This 124-megawatt (MW) wind farm project located in the towns of Sanford and Windsor was reviewed and approved by the New York State Public Service Commission via the procedures provided by article 10 of the Public Service Law. According to various project documents, the \$200 million project has capacity to generate enough energy to power up to 54,000 homes and has an estimated

footprint of 5,662 acres. Specific features authorized through project approval include up to 27 wind turbines, approximately 13 miles of access roads, approximately 36 miles of collection lines, a collection substation including a 10 MW battery storage system, two proposed permanent meteorological (met) towers and an Operations and Maintenance facility. Construction activities began in 2021 and were completed in 2023.

### **Solar Energy Projects**

NYSERDA maintains a Solar Electric Programs database which includes information about solar projects throughout the state. Currently in Sanford, solar energy installations are relatively small in nature. There are an estimated 14 residential scale completed or planned residential solar electric projects. The average project cost is \$40,000 and the average incentive amount is \$6,400. These projects range in energy generating capacity from 3.6 kW to 24.60 kW and have an average of 12,868 kWh production. To date, there are no large-scale renewable solar electric projects in Sanford.

### **Geothermal Energy Projects**

According to the NYSDEC's Oil, Gas, & Other Regulated Wells database, there are no documented geothermal wells within Sanford or Broome County, indicating there are no-large scale geothermal systems within or near the town. Residential-scale geothermal is not common within Sanford.

## **POTENTIAL FOR FUTURE PROJECTS**

In order to plan for future renewable energy projects, it is important to understand the town's land and infrastructure suitability. Aside from the amount of sun or wind an area receives, factors such as land area, topography and slope, density of vegetation, distance to major roadways, and existing infrastructure, and more all factor into site selection for renewable energy projects. Information from NYSERDA, Broome County GIS, and Northland Power is used to provide a preliminary analysis of the town's potential for future large-scale renewable energy installations.

This analysis provides a snapshot of existing conditions that affect renewable energy siting and could be used in conjunction with other information to identify suitable locations for renewable energy projects in the future; it does not and cannot predict where future projects will locate. As time goes on, the evolution of technology, new policies, and investments in infrastructure will affect the feasibility and demand for renewable energy in a particular area.

### **Hosting Capacity**

The "hosting capacity" of the local electric distribution system will affect clean energy development in a community. In this analysis, hosting capacity refers to an estimate of the location and quantity of new distributed energy resources (DER), such as solar energy systems, which can be interconnected without adversely impacting power quality or requiring costly infrastructure upgrades. Analyzing hosting capacity can help identify an area's potential for clean energy development. As infrastructure upgrades are made the hosting capacity of an area can increase, so the information provided represents only a snapshot of the town's hosting capacity.

[NYSEG’s PV Hosting Capacity Map](#) for DERs (less than 5MWac) shows three-phase power lines within Sanford, extending from the Village of Deposit to northern Sanford, near Perry Road, and east along Route 17 to Gulf Summit Road. Infrastructure within and adjacent to the Village of Deposit has more capacity and greater opportunity for DER projects. Based on current conditions, the areas outside the Village of Deposit have the least amount of hosting capacity and would require significant investment from developers (or other partners) to host DER installations.

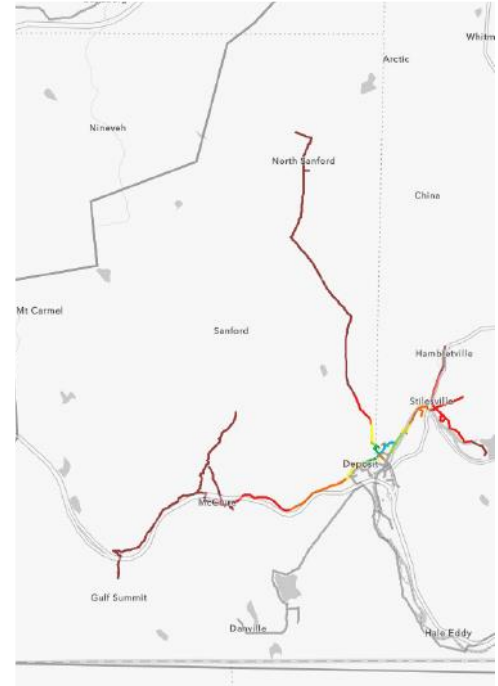
**Transmission Lines**

Due to the high costs associated with constructing power transmission lines, the siting of large-scale renewable energy is greatly impacted by the availability and proximity of existing infrastructure. Large-scale renewable energy systems rely on transmission lines to help transport electricity to the consumer. Lack of adequate transmission infrastructure can stall projects for a substantial amount of time and add significant costs to the developer.

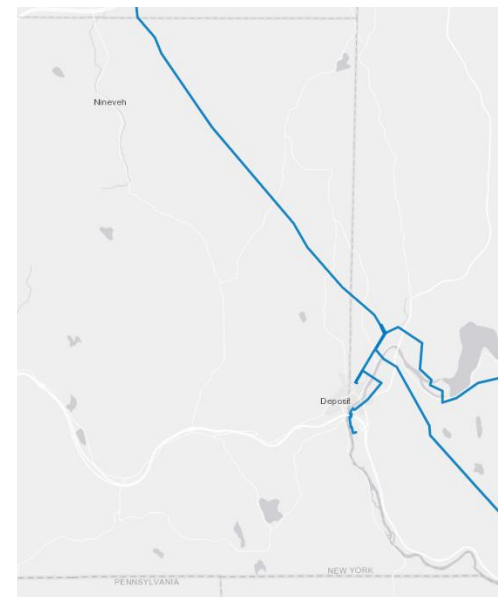
The [Homeland Infrastructure Foundation Level Database \(HIFLD\) Map](#) shows one transmission line entering the northern part of the town near Miller Road and extending approximately 8.5 miles to the town’s southeast boundary near Big Hollow and Lumber Roads. Other site considerations aside, sites close to the area described above have the greatest opportunity to host a large-scale renewable development. Sanford’s relatively small system of transmission infrastructure is common among many rural communities.

**Solar Suitability Map**

In 2015, Broome County GIS developed a Solar Suitability Map showing the suitability of solar projects in the county. The map uses three general categories to rank suitability for solar projects: aspect (direction slope faces-north, south, etc.), slope, and land cover (forest, fields, built-up, etc.). Based on the map, there is not one particular area within the town that ranks high in terms of suitability based on the criteria identified above. This map can be useful as a general guide but should be reviewed in tandem with other siting considerations such as, land use, zoning, hosting capacity, etc. when evaluating sites. The Solar Suitability Map is located in Appendix or can viewed in greater



Town of Sanford Hosting Capacity (DER) as of May 2023: <https://arcg.is/1ajaD0>



Town of Sanford Transmission Lines as of May 2023: <https://hifld-geoplatform.opendata.arcgis.com/data-sets/geoplatform::transmission-lines/explore?location=42.087597%2C-75.523759%2C11.80>

detail using the following link:

[https://gis.broomecountyny.gov/website/apps/solar\\_mapper/viewer.html](https://gis.broomecountyny.gov/website/apps/solar_mapper/viewer.html)

### **Future Solar Developments**

Based on the existing conditions described above, Sanford’s current potential for large-scale renewable and larger DER solar installations is relatively limited because most of the three-phase distribution lines within the town do not have the capacity to support sizable solar developments. There is a greater opportunity for future DERs within or near the Village of Deposit where distribution lines have some hosting capacity (0.5 MW – 2.99 MW). It is possible the town could see more small solar installations on private residences due to rising energy costs, lowering installation costs, and financial incentives. Further investigations can be completed by a professional consultant to establish the capacity of the existing infrastructure and available land to host solar developments at various scales.

### **Future Wind Developments**

Broome County reached out to Northland Power to better understand the likelihood of future wind projects being cited in the town from a developer’s perspective. Wind farm layouts are largely determined by topography as the tops of ridges provide high speed winds optimal for wind energy production. Based on Northland’s experience in the field of wind energy development, sites located on the top of ridges and hills would be prioritized and turbine models with the longest blades and highest hub height that is feasible and permitted by state and local regulations would be selected. Early project outreach for Bluestone Wind included areas south of Route 17, which may indicate the ridges in that area of the town have potential to be a good resource for wind energy. However, the absence of necessary transmission infrastructure in this part of the town, may suggest there is a lower likelihood of future wind developments without significant investment from the developer or another partner.

## **BALANCING RENEWABLE ENERGY AND COMMUNITY INTERESTS**

There are many factors the town must evaluate while reviewing renewable energy proposals to help mitigate short and long-term impacts. The following sections summarize common challenges associated with these types of projects. This list is not an exhaustive list of every potential impact that could arise, but rather concentrates on the primary impacts that are common to large-scale solar and wind projects.

### **Project Footprint**

As noted in the previous sections, large-scale solar and wind projects require sizable areas of land for development. Sanford is one of the county’s largest municipalities in terms of land area and, by nature of its rural character, a substantial portion of the land is open or undeveloped; nearly one-third of the land located within the town is classified as vacant. This coupled with the relatively inexpensive cost of land, could make Sanford an attractive location for renewable energy projects. The town’s zoning code should be regularly reviewed to ensure dimensional standards that address the size and lot coverage, geographic distribution, and proximity to specified districts or land uses reflect current conditions and priorities.

### **Land Use Conflicts**

Utility-scale energy development is a relatively new concept for residents and the stark contrast to the existing landscape makes it a widely disputed land use. Until recently, the biggest land use change facing Sanford was the loss of farmland to residential uses. Regulating large-scale developments can be a challenging issue for municipalities of any size but being a relatively small town that sees minimal development, renewable energy projects uncover a new set of land use conflicts and community opposition.

One particular land use concern related to renewable energy development is centered around the impacts to agriculture and open space. While it is unclear how much land is used for active agricultural operations, approximately 430 parcels (19%) within Sanford, covering 15,190 acres (27%) are within a certified agricultural district. Being within an agricultural district does not restrict use of land for renewable energy, but there are specific state guidelines that should be incorporated into the permitting and approval processes. About 47 tax parcels covering 3,656 acres are enrolled in the NYS 480-a tax program intended to encourage sustainable management of forest lands. Any proposed projects located on 480-a parcels should consult with the NYSDEC during permitting and approval processes.

Some communities take an active approach to identify and designate areas with high potential for renewable energy development and have minimal land use or other impacts. Best practices to overcome some of the land use challenges include prioritizing development on buildings, previously disturbed lands, industrial zones districts, brownfield sites, and otherwise undesirable lands. NYSERDA, NYSDEC, and the New York State Department of Agriculture and Markets have resources that can be utilized to balance interests and minimize potential conflicts and bolster Sanford's local laws to address land use conflicts and potential impacts to sensitive areas.

### **Visual Impacts**

Sanford's scenic views and resources are one characteristic that make it a desirable place to live and visit. Large-scale solar and wind developments have distinct characteristics which can create visual impacts on the town's resources and landscape. Notable visually-sensitive resources in Sanford include one State Park, five State forests, two State fishing access sites, historic, cultural, archaeological resources, tourism attractions, rural landscapes, Oquaga Lake, Susquehanna River, Delaware River West Branch, and various transportation corridors. Identifying and designating resources, establishing proper siting and design principles, and requiring comprehensive visual impact assessments for large-scale developments can help determine potential impacts and mitigation strategies for proposed projects.

### **Environmental Impacts**

While renewable energy is promoted as a cleaner energy alternative that will help lower emissions, these projects can have temporary and permanent impacts to the environment that must be evaluated during the early planning phases of a project. Environmental impacts commonly associated with renewable energy development include soil disturbance and erosion, wetland encroachment, wildlife habitat fragmentation, and loss of vegetation and biodiversity, among others. Sanford has a variety of environmental resources that could be susceptible to the impacts described above including steep

slopes, mature forested lands, working agricultural lands, floodplains, nearly 1,500 acres of federally and state-protected wetlands, five federally listed and two state listed endangered/threatened/candidate species, 14 migratory birds, two state designated inland waterways, multiple lakes/ponds, principal aquifers, and 18 locally recognized unique natural areas.

The State Environmental Review Quality Act requires various levels of reviews to be completed that will help identify and mitigate potential environmental impacts associated with a project. The town may also consider requiring specific analysis on sensitive resources that warrant additional review beyond the SEQR and EIS. Agencies including the NYSDEC, USFWS, EPA, and NYSERDA should be consulted to ensure local laws and permitting/approval processes maximize protection of the town's environmental resources.

### **Fire Safety**

Safety is one of the top concerns of communities reviewing renewable energy and energy storage projects. Three fires at battery energy storage facilities in Jefferson, Orange, and Suffolk Counties sparked increased fire safety concerns among communities and residents. As a result, multiple communities throughout the state placed a moratorium on energy storage facilities to allow time to evaluate risk and develop regulations that will protect the safety and wellbeing of residents.

In July 2023, NYSERDA formed a statewide interagency Fire Safety Working Group tasked with ensuring the safety of battery energy storage systems across New York. The group will conduct site inspections of existing facilities, expand first responder training, and assess codes and standards, including a recommended setback distance between solar panels and BESS. The group will work with experts to assess common causes, air monitoring results, and other community impacts associated with energy storage facility fires. The draft statewide battery system project assessments and fire code reviews report is expected to be released in 2024.

### **Socioeconomic Impacts**

A transformation as significant as a large-scale renewable energy project will have impacts on the social and economic landscape. These types of developments can be polarizing issues in small communities and affect the sense of community. Public acceptance of renewable energy systems varies among Sanford residents. Slightly more than half of the residents who participated in the public survey felt large-scale renewables were desirable in the town while other residents expressed concerns related to property values, noise, and impacts to the eagle population. One social indicator that may impact demand, planning, and outreach of future projects is Sanford's status as a low-moderate income (LMI) community; certain renewable energy programs provide incentives to increase access and extend the benefits of renewable energy to LMI households. Renewable energy projects are noted to have positive economic impacts because they have the potential to bring new investment and funds into the community through various sources such as new infrastructure, taxes, reductions in electric bills, and direct payments to private landowners and host communities. Other economic and social concerns include impacts to neighboring property values and strain on public services. Requiring up to date and accurate information from the applicant and developing a robust public outreach strategy can help address some of the challenges related to the socioeconomic impacts of renewable energy facilities.



# *Local Laws*

## INTRODUCTION

This chapter evaluates the following land use local laws, regulations, and standards regulating development in the Town of Sanford for consistency with statutory law, standard planning and zoning principles, new planning issues confronting the community, such as an aging population and new opportunities in agriculture, and for clarity and user friendliness:

- Town of Sanford Land Use Management Local Law (Local Law #1-1992 and amendments)
- Town of Sanford Subdivision Regulations adopted by the Town Board on June 15, 1993 and by the Town Planning Board on June 9, 1993
- Construction Standards for the Town of Sanford adopted by the Town Board on June 15, 1993 and by the Town Planning Board on June 9, 1993

The following recent local law adoptions and amendments are not included in this review. These local law adoptions and amendments should be codified:

- A Local Law Creating a Citizens Advisory Committee for the Oquaga Lake Sewer District in the Town of Sanford (Local Law #3-2006)
- Local Law #1-2014 Mobile Home and Travel Trailer Local Law which amended Local Law #1-1979 Mobile Home Local Law
- Local Law #2-2014 which amended the Local Law #1-1992 Land Use Management Local Law to add definitions for mobile home, travel trailer, and travel trailer park; add Travel Trailer (R-TT) District to the land use management district table; amend the Official Land Use Management Map changing parcels from Agricultural District to Travel Trailer (R-TT) District; and add Travel Trailer (R-TT) District regulations to the Schedule of Regulations
- Local Law 1 of 2023 “Section 1404 Solar Energy Production Systems” repealed and replaced Local Law #1 of 2017 which amended Local Law #1-1992 Land Use Management Local Law
- Site Plan Review Regulations
- Lake Protection Overlay District Regulations

## LAND USE MANAGEMENT LOCAL LAW (LUMLL)

The Land Use Management Local Law (Local Law 1-1992 and amendments) is the primary local law for regulating development in the Town of Sanford. It includes separate articles establishing the purpose of the local law, definitions, zoning districts, district regulations, supplementary regulations, zoning board of appeals, amendment procedures, administration and enforcement, adult uses, penalties, telecommunications, and renewable energy systems. It includes a schedule of regulations for each zoning district and the official Land Use Management District Map. The LUMLL includes regulations for agricultural-residential, residential, commercial, limited industrial, lakes, mobile homes, wireless telecommunications, and renewable energy.

The LUMLL was filed on December 7, 1992 and amended several times from 1996 through 2023.

The schedule of regulations consists of several pages documenting for each zoning district, the permitted uses, permitted density, required lot size, required yard setbacks, maximum lot coverage, maximum building height, minimum gross floor area, required off-street parking, required off-street loading, site plan review requirements, sign requirements, and remarks referencing church steeple heights, dwelling unit height and acreage requirements, Mobile Home Local Law of 1979, and Sewer Use Local Law of 1983.

The schedule of regulations was last updated to include Local Laws #1 and #2 of 2017.

The schedule of regulations also includes numerous cross references to the less intensive district regulations and to sections of the LUMLL which also make it difficult to know at one glance what regulations apply to a district.

The Official Land Use Management District Map is dated May 1992 and is posted in the Office of the Town Clerk. It is available only in hard copy. The Unofficial Land Use Management District Map is posted on the Broome County GIS and, also in the Office of the Town Clerk.

#### **Recommendations:**

- The LUMLL and Schedule of Regulations should be codified into an easy-to-read, easy-to use, easy-to-access, and expandable format designed to accommodate future amendments. The LUMLL and Schedule of Regulations should be accessible online and kept current. Residents, property owners, business owners, project applicants, and developers researching potential project sites should be able to easily access the electronic code on the Town of Sanford website. The online version should include a user-friendly interface and extensive search capability.
- The Town Board should consider replacing the Schedule of Regulations with Tables and Charts. Many zoning codes present use, dimensional, and bulk regulations in their respective tables or charts for all zoning districts, allowing regulations for all zoning districts to be shown in one place and making it easier to update the zoning code if new uses are added requiring only one place to make the change. Many zoning codes present parking, loading, driveway, curbing, signage, landscaping, screening, buffering, and outdoor storage in their respective sections of the zoning code using a combination of text, tables, and charts. Some zoning codes also include illustrations in the sign regulations. This format also reduces the need for separate remarks and cross referencing.

#### **ARTICLE I: TITLE, ENACTING CLAUSE, PURPOSES, APPLICATION OF REGULATIONS**

LUMLL Article I, "Title, Enacting Clause, Purpose, Application of Regulations," includes one purpose statement for the LUMLL, District Regulations, and Land Use Management District Map and one purpose statement for the Lake Protection Overlay Zone. The purpose statement is based on the Comprehensive Plan dated May 1992 and submitted to the Town Board.

**Recommendations:**

- Article I should include purpose statements for each land use district.

**ARTICLE II: DEFINITIONS**

LUMLL Article II, “Definitions,” contains definitions for approximately 145 terms, not including definitions found in later amendments to the LUMLL.

**Recommendations:**

- Review the definitions for consistency with definitions found in applicable state and federal laws, for example, New York State Agricultural and Markets Law, New York State Uniform Fire Prevention and Building Code, New York State Department of Health, and New York State Department of State.
- Amend all outdated and/or inapplicable definitions as soon as is practicable.
- Include definitions for all uncommon terms used in the LUMLL.
- Keep definitions current and comprehensive to reflect new land uses, community needs, and amendments to the LUMLL, such as new terms in agriculture (niche farming), energy systems, and senior living (elder cottages and group homes).

**ARTICLE III: APPLICATION OF REGULATIONS**

**Section 301. Land Use Management Districts:**

This section lists seven (7) zoning districts and one (1) overlay district and the district abbreviations and sections of the LUMLL in which each district is addressed.

Residential	R
Residential Multiple	RM
Agricultural	A
Mobile Home	R-MH
Commercial	C
Special	S
Limited Industrial	L-I
Lake Protection Overlay	LPO

**Recommendations:**

- A purpose statement should be provided for each land use management district.
- Article III does not reference the State Land located within the Town of Sanford and exempted from the Town of Sanford Land Use Management District regulations. The Official Land Use Management District Map and the Unofficial Land Use Management District Map include the State Land.

- Article III and the Official Land Use Management District Map include the Agricultural District. The Unofficial Land Use Management District Map includes an Agricultural Residential District but not an Agricultural District. This discrepancy should be addressed.
- Article III and the Official Land Use Management District Map need to be amended to include the new Travel Trailer District. The Unofficial Land Use Management District Map includes the Travel Trailer District.
- The Schedule of Regulations should be amended to reference the new Mobile Home and Travel Trailer Local Law. The regulations for mobile homes and travel trailers should be provided in the schedule of regulations.
- The specific requirements for uses subject to special use permit should be referenced in the Schedule of Regulations in addition to the special use permit requirements which are applicable to all special use permit requests. For example, Local Law #3 of 2016 amended the Land Use Management Local Law to add specific requirements for sawmills.

### **SECTION 302. LAND USE MANAGEMENT DISTRICT MAP**

As noted above, the Official Land Use Management District Map is dated May 1992, has not been updated to include later amendments, and is available only in letter-sized, hard copy form and is difficult to read. The Unofficial Land Use Management District Map is posted on the Broome County GIS and is referred to as the Town of Sanford Unofficial Zoning Map Adopted May 1992.

Section 302 references a 1997 local law zoning map amendment. Later local law zoning map amendments have not been codified into Section 302, such as Local Law #4 of 2006 rezoning property from the Agricultural District to the Residential District or Local Law #2 of 2014 rezoning property from Agricultural District to Travel Trailer District.

#### **Recommendations:**

- The local law amendments to the Land Use Management District Map should be codified or incorporated into Section 302.
- The Town Board should review and adopt the Zoning Map posted on the Broome County GIS for the Town of Sanford as the Official Land Use District Map.
- The Town of Sanford should review the Official Land Use District Map for accuracy, ensuring that the land use district designations are correct, that the zoning map amendments have been incorporated, and that the district names are correct.
- The Broome County GIS link should be included on any future official website for the Town of Sanford.
- The Town of Sanford should keep the Official Land Use District Map current and inform Broome County Department of Planning and Economic Development of changes and request the changes within a specified time.

### **SECTION 303. INTERPRETATIONS OF LAND USE MANAGEMENT DISTRICT BOUNDARIES**

Section 303 provides the criteria for determining the Land Use Management District boundaries where uncertainty exists. No changes are recommended.

#### **Article IV: Land Use Management District Regulations:**

LUMLL Article IV, "Land Use Management District Regulations," references the Schedule of Regulations for the Land Use Management Districts which define the requirements for each land use management district in the Town of Sanford.

The Schedule of Regulations includes separate sections for each land use management district:

- Section 401: Residential (R)
- Section 402: Residential Multiple (RM)
- Section 403: Agricultural (A)
- Section 404: Mobile Home (R-MH)
- Section 405: Commercial (C)
- Section 406: Special (S)
- Section 407: Limited Industrial (L-I)
- Section 408: Travel Trailer (R-TT)

Each section of the schedule of regulations contains the permitted uses, permitted density, required lot size, required yard setbacks, maximum lot coverage, maximum building height, minimum gross floor area, required off-street parking, required off-street loading, site plan review requirements, sign requirements, and remarks for the respective land use management district. Remarks reference church steeple heights, dwelling unit height and acreage requirements, Mobile Home Local Law of 1979, and Sewer Use Local Law of 1983.

The schedule of regulations was last amended on April 17, 2006 to include Local Law #2 of 2006. Section 408. Travel Trailer District R-TT, established by Local Law #2 of 2014, has not been codified into the Schedule of Regulations.

### **SECTION 401. RESIDENTIAL R DISTRICT**

The Residential District provides for low density residential development and complementary uses, allowing one and two-family residential dwelling units, religious institutions, schools, hospitals and nursing homes, public buildings and uses, public parks, public utilities, and community centers on minimum lot sizes of 1 acre. The Residential District is located primarily within proximity to Interstate 81 and NYS Route 41.

#### **Recommendations:**

- The Town Board should consider allowing home occupations and group homes for the elderly in the Residential District.
- The Schedule of Regulations for the Residential District should reference Section 611 as the section in which to find the Special Use Permit regulations for public utilities and community centers.

## SECTION 402. RESIDENTIAL RM DISTRICT

The Residential Multiple District provides for uses permitted in the R District, multiple family dwellings, and special uses permitted in the R District with a special permit.

### Recommendations:

- The RM District appears on the Official Land Use Management District Map but not on the Unofficial Zoning Map. This discrepancy needs to be addressed.
- Consider allowing home occupations and group homes for the elderly in the RM District.
- The RM District requires a minimum lot area of 3 acres for all uses, including the Residential District uses. The Residential District requires a minimum lot area of 1 acre. This discrepancy should be addressed.
- Consider changing hospital to medical facilities to accommodate professional medical facilities and urgent care facilities.

## SECTION 403. AGRICULTURAL A DISTRICT

The Agricultural District provides for agriculture, low density residential, stone quarries, outdoor recreation, resorts, camps, and sportsman clubs on minimum lot sizes of two acres. The Agricultural District occupies nearly 75 percent of the Town of Sanford creating the overall rural character of the community. Allowed uses include agricultural uses, one-family dwelling units and two-family dwelling units, religious institutions, schools, hospitals and nursing homes, outdoor recreation, outdoor recreation, wildlife refuge, stable, cemetery, one mobile home per parcel of land, and 15 different special uses allowed with a special use permit, including home occupation, sand, gravel, stone, topsoil extraction, airport and aircraft landing strip, family unit, public garages, rental store, sawmills, resorts, hunting, fishing, gun, and riding clubs, resorts/hunting camps, boys and girls camps, golf courses, recreation clubs, and other uses upon finding by the Town Zoning Board of Appeals that such use is the same general character as those permitted.

The *Broome County Agricultural Economic Development Plan of November 2017* found the following:

- Sanford LUMLL has an Agricultural District.
- Sanford LUMLL defines Agriculture/farm operation.
- Sanford LUMLL defines home occupation.
- Sanford LUMLL includes farm/roadside stand.

However,

- Sanford has no right to farm law.
- Agriculture is not designated as a preferred use in the purpose statement. (Note: The Town of Sanford Land Use Management Local Law provides an overall purpose statement but no separate purpose statement for each land use management district.)
- The Land Use Management Local Law does not define agri-business, agri-tourism, farm, farm/roadside stand, and the definition of junkyard does not exclude on-farm scrap piles.

- The Land Use Management Local Law definition of agriculture is not defined in a manner parallel with the definition of agriculture in the NYS Agriculture and Markets Law.
- The Agricultural District does not include the following agricultural land uses: agri-business, commercial horse boarding, farm worker housing, veterinary office/hospital, brewery distillery, or winery.
- The district regulations allow the competing land uses (commercial uses and hospitals) and nursing homes in the districts that allow agriculture.

**Recommendations:**

- The Section 301. Land Use Management Districts, Schedule of Regulations, and Official Land Use Management District Map refer to the District as the Agricultural District. The Unofficial Zoning Map refers to the District as the Agricultural Residential District. The correct district name is Agricultural District. Agricultural Residential District should be corrected to read Agricultural District. See also Section 302. Land Use Management District Map recommendations.
- An Agricultural District is a zoning district where agriculture and agricultural uses are identified as the predominant land uses, although residential and other land uses are also permitted. The Agricultural District regulations should be consistent with Agricultural and Markets Law, agricultural needs of the Town of Sanford, and the farms and farm operations that the Town of Sanford wishes to encourage.
- Consider whether the regulations should specifically address small-scale niche farming, greenhouses and nurseries, farm stands, and the personal keeping of animals, such as horses, chickens, goats, alpacas, breweries, and wineries.
- Agricultural uses should be adequately defined and consistent with the definition of agriculture in Agricultural and Markets Law. This point is important because New York State Agriculture and Markets Law places significant limitations on local zoning review of agricultural uses.
- The specific requirements for sawmills should be referenced in the Schedule of Regulations.
- The town should consider enacting a local right to farm law for all its lands located in the Agricultural (A) zoning district that are not specifically covered by the State’s right to farm laws.

**SECTION 404. MOBILE HOME R-MH DISTRICT**

The R-MH District provides for any uses permitted in the Agricultural District, uses permitted in the Agricultural District by special permit, and mobile homes and mobile home parks. The Schedule of Regulations reference the Mobile Home Local Law of 1979 requirements and not the new Mobile Home and Travel Trailer Local Law of 2014.

**Recommendations:**

- The Schedule of Regulations for the R-MH District should be amended to reference the new Mobile Home and Travel Trailer Local Law of 2014.



## SECTION 405. COMMERCIAL C DISTRICT

The Commercial District allows RM District uses, second-story dwellings, and a long list of commercial uses, including home occupation, professional office, commercial retail, restaurants, funeral homes, clubhouses, public utility, department store, specialty store, hotel, theatre, bowling alley, banks, animal hospital, machinery and equipment sales, drive-in theatre, drive-in food service, and community center. The Commercial District allows shopping plazas, gasoline stations, car washes, motels, and adult uses upon review by the Planning Board and issuance of a special use permit by the Zoning Board of Appeals and other uses upon finding of the Zoning Board of Appeals. The commercial district calls for low density development with a minimum lot area of 2 acres, a maximum lot coverage of 40 percent, front yard setbacks of 75 feet, side yard setbacks of 50 feet, and rear yard setbacks of 50 feet, and refers to site plan review to determine the minimum permitted density.

### Recommendations:

- Consider establishing specific requirements for home occupations, automobile service, and truck service.
- Section 512. Gasoline and Motor Vehicle Service Stations (supplementary regulations for gasoline and motor vehicle service stations) should be referenced in the Schedule of Regulations. Section 512 states that no building or structure shall be located closer than 10 feet to any side or rear lot line. The Schedule of Regulations require a front yard setback of 75 feet, side yard setback of 50 feet, and rear yard setback of 50 feet for all principal uses located in the Commercial District. These discrepancies in the required side yard setbacks and rear yard setbacks should be addressed.
- The specific requirements for adult uses should be referenced in the Schedule of Regulations.
- The special use permit requirements for public utility should be referenced in the Schedule of Regulations.
- Specialty store should be defined.
- Automobile and truck service should be defined and amended to read automobile repair service and truck repair service.
- Landscaping standards should be established for the commercial uses.

## SECTION 406. SPECIAL S DISTRICT

The Special District allows summer cottages or residences and year-round residence - residential single with site plan review and summer resorts, hunting, fishing, gun, and riding clubs, combination resorts and hunting camps, boys and girls camps, golf courses, recreation clubs, fishing supplies and bait, bathhouses, and other uses upon finding by the Zoning Board of Appeals that such use is the same general character as those permitted. The S District requires a minimum lot area of one acre and 0.5 acre with public sewer and refers to site plan review to determine permitted density.

### Recommendations:

- The primary uses include “accessory use”. This discrepancy should be addressed.

- The primary use “year-round residence - residential single” should be amended to read year-round single residential.
- Ensure that the minimum lot area of one acre can accommodate the uses without public sewer.

## **SECTION 407. LIMITED INDUSTRIAL L-I DISTRICT**

The L-I District allows any uses permitted in the C District except residential uses, laboratories, blue printing, photo stating, warehouse, wholesale business, public utility structures, trucking and freight terminals, truck sales, auto and equipment sales, repairs and service shops, building and equipment sales with site plan review and gasoline stations, industrial parks, car washes, and sawmills with a special use permit, and other uses upon finding by the Zoning Board of Appeals that the use is the same general character as the permitted uses. The Limited Industrial District requires a minimum lot area of two acres, a maximum lot coverage of 40 percent, front yard setbacks of 75 feet, side yard setbacks of 25 feet, and rear yard setbacks of 50 feet, and refers to site plan review to determine the minimum permitted density.

The Limited Industrial District includes parking lot requirements of one (1) space for every 300 square feet of floor space and does not distinguish between the parking lot requirements of different limited industrial uses.

### **Recommendations:**

- Standards should be established for trucking and freight terminals, repairs and service shops, gasoline stations.
- The schedule of regulations should reference the specific requirements for sawmills.
- Obsolete uses or outdated terms such as blueprinting and photo stating should be removed or amended.
- Landscaping standards should be provided for the Limited Industrial District.
- The Limited Industrial District parking space requirements should include appropriate parking standards for light industrial and business park development consistent with modern industrial park standards, including distinctions between parking space requirements for business office, light industrial, and laboratory and research and development.

## **SECTION 408. TRAVEL TRAILER R-TT DISTRICT**

The R-TT District provides for any uses permitted in the Agricultural District, uses permitted in the Agricultural District by special permit, and travel trailers (as part of the travel trailer park) and travel trailer parks. The Schedule of Regulations reference the Mobile Home Local Law #1-1979 requirements and not the new Mobile Home and Travel Trailer Local Law of 2014.

**Recommendations:**

- The Schedule of Regulations for the R-TT District should be amended to reference the new Mobile Home and Travel Trailer Local Law of 2014.

**LAKE PROTECTION OVERLAY LPO DISTRICT**

The Lake Protection Overlay District includes all land surrounding Oquaga Lake and extending to the centerline of Oquaga Lake, Hanson, and Golf Course Roads, which surround Oquaga Lake. This boundary extends across all underlying zoning districts. As noted above, this recent local law amendment to the Land Use Management Local Law was not included in this review, except for the following recommendations.

**Recommendations:**

- Local Law #3-2016 amendments to the Lake Protection Overlay LPO District should be codified.
- The Schedule of Regulations should reference the Lake Protection Overlay LPO District.

**ARTICLE V: SUPPLEMENTARY REGULATIONS**

**SECTION 501. SUPPLEMENTARY REGULATIONS**

Sections 502 through 526 of LUMLL Article V, “Supplementary Regulations,” include supplementary regulations for parking and loading, accessory uses, signs, lots in two districts, yards, extraction of quarried stone, gasoline and motor vehicle service stations, septic tanks and cesspools, motor vehicle storage, numbers of principal uses, fences, building coverage, height exceptions, construction approved prior to adoption or amendment to local law, pond construction, non-conforming uses, buildings, and structures, site plan review, sawmills, and the Lake Protection Overlay District.

As shown above, the supplementary standards address uses unique to the rural Town of Sanford, including the extraction of quarried stone, septic tanks and cesspools, pond construction, sawmills, and the Lake Protection Overlay District. The supplementary standards are extensive and thoughtful for the protection of the health, welfare, and safety of the Town of Sanford. The following discussion identifies the omissions and deficiencies that were found in some of the supplementary standards and provides recommendations. As noted above, Site Plan Review and Lake Protection Overlay District which were recently amended are not included in this review.

**SECTION 502. SPECIAL PARKING AND LOADING REQUIREMENTS**

Section 502 provides special requirements for parking and loading of vehicles that are supplementary to the parking and loading requirements provided in the schedule of regulations for each district.

For example, Section 502. D specifies that “Where any non-residential district or use abuts a residential district or use, the parking space and loading space shall be no closer than twenty-five (25) feet to the property line abutting the residential district.”

The Section 502 supplementary regulations are not consistently referenced in the schedule of regulations for off-street parking and off-street loading.

**Recommendations:**

- The Section 502 supplementary regulations should be consistently referenced in the schedule of regulations.
- Section 502 should include the following requirements:
  - All weather surface and proper storm water drainage for parking lots
  - Appropriate design of vehicular ingress and egress and driveway dimensions for better access management, maneuvering, and traffic safety
  - Landscaping for parking lots
  - Screening from residential properties
  - Standard that parking should be located at the rear or side of buildings where feasible
  - No parking in setback areas
  - Compliance with New York State Department of Transportation design standards for driveways located on state right-of-way

### SECTION 503. ACCESSORY USES

No recommendations.

### SECTION 504. SIGNS

This section states that no signs or billboard shall be permitted in any district except as specifically permitted in Sections 505 through 508.

**Recommendations:**

- Section 504 should include a purpose statement for the sign regulations, such as protecting free speech, protecting property values, creating a more attractive economic and business environment, protecting the physical appearance of the community, reducing visual clutter through the prevention of excessive and confusing sign displays, and reducing traffic conflicts or hazards by minimizing visual distractions or obstacles in or visible from the public rights-of-way.

## SECTION 505. SIGNS – RESIDENTIAL AND AGRICULTURAL DISTRICTS

Section 505 allows limited signage in the Residential and Agricultural Districts. Section 505 limits signs to one (1) real property, church, institutional, recreational, or other public use; public utility signs; and one (1) non-residential building or use sign and restricts the sign's square footage. Section 505 provides general regulations limiting the sign distance from lot lines, limiting the height of ground signs to six (6) feet from the ground, and prohibiting roof signs.

### Recommendation:

- Section 505 should address home occupation signs.
- See also recommendations under Section 507.

## SECTION 506. SIGNS – COMMERCIAL AND INDUSTRIAL DISTRICTS

Section 506 permits signs permitted under Section 505, one (1) identifying sign advertising a business, profession, or activity conducted on the premises, and a directory sign announcing services offered within the buildings located on the premises whereon the sign is located.

Section 506 limits the one (1) identifying sign to not larger than one (1) square foot for each linear foot of frontage occupied by the establishment but not to exceed 325 square feet per sign.

Section 506 limits the directory sign to ten (10) square feet.

Section 506 includes general regulations prohibiting ground signs within 3 feet of any lot line and advertising signs within 30 feet of any front lot line or within 15 feet of any other lot line; requiring compliance with the front yard regulations for corner lots; and prohibiting ground signs exceeding 30 feet in height from the ground.

Section 506 also includes general regulations for roof signs, projecting signs, and wall signs.

### Recommendations:

- Section 506 should base the allowed square footage of the one (1) identifying sign to the linear feet of building facade and not to the lot frontage. The maximum allowed square footage of 325 square feet seems excessive, and the town should consider reducing the maximum allowed square footage of these signs.
- The general regulation prohibiting ground business signs within three (3) feet of any lot line does not seem adequate and places these signs within the required yard setbacks. This inconsistency should be addressed.
- The general regulation prohibiting ground advertising signs within 30 feet of any front lot line or within 15 feet of any other lot line places these signs within the required setbacks. This inconsistency should be addressed.
- The provision that no roof sign shall exceed the building limitation set forth for the district in which it is located should be clarified. The provision should read: building height limitation.

- The provision prohibiting the area of either face of a projecting sign to exceed 50 square feet should be clarified. Allowing either face of a projecting sign to measure 50 square feet seems excessive for a projecting sign.
- The stand-alone provision that only ground signs shall be allowed for each lot or parcel within a commercial district should be moved to Section 506. B) 1) Ground Signs.
- Section 506 should stipulate the number of ground business signs and whether ground business signs are allowed in addition to identifying signs.
- Section 506 should stipulate the number of ground advertising signs allowed on a property.
- See also recommendations under Section 507.

## SECTION 507. OTHER PROVISIONS REGULATING SIGNS

Section 507 prohibits billboards in any district except as provided in Sections 505 and 506, prohibits flashing, oscillating, or revolving signs, allows signs to be illuminated by steady white light, provides that no attached sign shall extend with a street line, allows back to back signs to be counted as one sign with one face, and requires that signs be located in a manner that does not restrict vision or impair safety.

### Recommendations:

- Address the special permit or permit and fee requirements for signs.
- Require that ground signs be landscaped.
- Provide that signs cannot be located in the public right-of-way or on public property and no sign shall obstruct the view at the street intersection.
- Require ground monument signs in place of ground pole signs where feasible.
- Address maintenance and removal of signs, including abandoned signs.
- Address backlit signs, neon signs, portable message boards, electronic digital message centers, banner signs, window signs, awning signs, and sandwich board signs.
- List the prohibited signs.
- Address abandoned signs.

## SECTION 511. EXTRACTION OF QUARRIED STONE

Section 511 regulates the removal of less than 1,000 tons of quarried stone for sale over a period of 12 successive months.

Section 511 states that the removal of 1,000 tons or more of quarried stone for sale over a period of 12 successive months must comply with Title 27 of the Environmental Conservation Law of New York State.

### Recommendations:

- Section 511 should list and delineate between the application, site plan, and special permit requirements.

- In addition to the information required for site plan review, the site plan should include the following:
  - reclamation plan
  - blasting plan
  - tree coverage
  - wetlands
  - Special Flood Hazard Area
  - base flood elevation
  - streams and surface waters
  - project phase(s)
  - acreage
  - tonnage
  - hours and days of operation
  - duration of excavation work
  - numbers and types of trucks
  - excavation area and depth
  - blasting area
  - stockpile area
  - setbacks
  - berms and fences
  - chemical storage and use
  - fuel tanks and fueling area
  - truck haul route
  - water source
  - truck washing
  - contaminated water storage, handling, and disposal
  - cleaning and recycling of water
- Section 511 should address water quality testing and monitoring, truck covers for trucks hauling excavated materials and debris, air quality and noise, setback requirements from sensitive uses, such as residences, schools, and churches, and require a spill prevention plan.

## SECTION 512. GASOLINE AND MOTOR VEHICLE SERVICE STATIONS

Section 512 requires that no gasoline or motor vehicle service station lot shall be located within 300 feet of any lot occupied by a school, hospital, library, or religious institution. All servicing shall be on the premises and outside the public way and no gasoline pump shall be placed closer to any side property line than 50 feet, nor closer to any street property than 25 feet. No building or structure shall be located closer than 10 feet to any side or rear lot line. No signs shall extend beyond the pumps.

### Recommendations:

- The Broome County Health Department recommends the following: For Section 512, underground fuel storage tanks at new or renovated filling stations should be kept as far away as possible from on-site or off-site potable water wells. A minimum separation distance of 100 feet

is recommended. This is of course to prevent accidental spills or leaks from contaminating the drinking water wells.

- Section 512 states that no building or structure shall be located closer than 10 feet to any side or rear lot line. The Commercial District in which gasoline service stations are permitted requires a minimum side and rear set back of 50 feet. This discrepancy should be addressed.
- In addition to the information required for site plan review, the plan should include the following:
  - Location, number, capacity, and type of fuel storage tank
  - Number of pumps to be installed
  - Depth to the tanks
- All storage facilities for fuel, oil, gasoline, or similar substances shall be underground and shall be at least 25 feet from any property line. Tanks shall be installed and maintained in accordance with all state and federal standards.
- In the event a service station is abandoned, as determined by the Code Enforcement Officer, the owner shall comply with the Fire Prevention Code, Abandonment or Removal of Underground Tanks. The owner shall also remove all signs and lighting poles and provide adequate protection against unlawful entry into buildings and onto the property and shall close all vehicular entrances to the property. A service station shall be deemed abandoned if it is not in active operation for a period of 12 consecutive months.
- Section 512 should require landscaping for service stations.

### SECTION 513. SEPTIC TANKS AND CESSPOOLS

Section 513 provides that individual septic tanks may be permitted in case of lots of not less than one (1) acre.

#### Recommendations:

- The Broome County Health Department recommends the following: New cesspools are no longer legal in New York State. Cesspool should be taken out of the section title. Also, the word “system” should be substituted for the word “tank” because a septic tank is part of a complete septic system.

### SECTION 514. MOTOR VEHICLE STORAGE IN ALL DISTRICTS

Section 514 allows not more than two (2) unlicensed vehicles (excluding farm equipment) to be parked or stored on any parcel of land in the front, side, or rear yards unless such motor vehicles are stored or parked in a completely enclosed structure.

#### Recommendations:

- Section 514 should be repealed based on recent amendments to the New York State Property Maintenance Code. Any replacement language should be consistent with the New York State Property Maintenance Code’s prohibitions on the storage of unlicensed and/or inoperable motor vehicles.



## SECTION 515. NUMBER OF PRINCIPLE USES

Section 515 provides that there shall be only one (1) principal use on a lot in the Agricultural, Residential, Special, and Lake Protection Overlay Land Use Management Districts.

Section 515 is silent about the maximum number of principal uses allowed on a lot in the Commercial and Limited Industrial Districts.

The schedule of regulations does not reference the maximum number of principal uses allowed on a lot in each district.

### Recommendations:

- Section 515 should address the maximum number of principal uses allowed on a lot in the Commercial and Limited Industrial Districts.
- The Section 515 and the schedule of regulations should be consistent.

## SECTION 516. FENCES TO EXCAVATION

Section 516 provides that excavations with slopes exceeding 1 to 2 degrees shall be protected from encroachment by a fence at least 5 feet in height.

### Recommendations:

- Section 516 should be revised to read: excavations with slopes exceeding a 1 on 2 grade shall be protected from encroachment by a fence at least 5 feet in height.
- Section 516 should be referenced in Section 511. Extraction of Quarried Stone.

## SECTION 519. HEIGHT EXCEPTIONS

Section 519 provides that except within 5,000 feet of an aircraft landing strip, nothing within Section 519 limits or restricts the height of church spires, cupolas, bell and clock structures.

### Recommendations:

- The Schedule of Regulations should reference Section 519 under Residential District remarks.

## SECTION 520. HEIGHT EXCEPTIONS BY SPECIAL USE PERMITS

Section 520 provides that no radio or television towers, water or cooling towers, gas holder, elevator bulkhead, chimney, fire or observation towers, or essential public utility structures or similar structures in excess of 60 feet may be erected unless reviewed by the Planning Board and after issuance of a special use permit by the Zoning Board of Appeals.

**Recommendations:**

- Section 520 should be referenced in the Schedule of Regulations under Commercial District remarks and Limited Industrial District remarks.
- Section 520 should reference the height restrictions for wireless telecommunications facilities as set forth in Town of Sanford LUMLL Article XIII, “Siting of Wireless Telecommunications Facilities,” as may be amended from time to time.
- Section 520 should reference the height requirements for wind energy conversion systems (WECS) and wind measurement towers (MET Tower) found in Town of Sanford LUMLL Article XIV, “Renewable Energy Systems,” as may be amended from time to time, and should further reference the fact that Article XIV excludes any commercial and non-commercial WECS or MET Tower from the requirements and restrictions of Section 520 of the LUMLL.

**SECTION 522. ISSUANCE OF A PERMIT FOR CONSTRUCTION OF A POND**

Section 522 requires the applicant to obtain a pond permit issued by the Code Enforcement Officer for the construction of a pond and to submit a plot plan showing the size and location of the pond, gallons of water, distance of the pond from the road, and type and location of drainage ditches and overflow channels; show approval from the New York State Department of Environmental Conservation or show that approval is not required; and obtain approval from the Town Highway Superintendent prior to issuance of the permit.

**Recommendations:**

- The plot plan should include adjacent wetlands, streams and water bodies, and purpose of the pond.

**SECTION 523. NON-CONFORMING USES, BUILDINGS AND STRUCTURES**

Section 523 addresses non-conforming temporary uses and structures, discontinuance of non-conforming uses, change of non-conforming uses, restoration of non-conforming buildings, and extension of a non-conforming use, building, or structure.

**Recommendations:**

- No changes recommended.

**SECTION 525. SAWMILLS**

Sawmills are allowed in the Agricultural District and in the Limited Industrial District upon issuance of a special permit by the Zoning Board of Appeals which also requires Site Plan Review by the Planning Board. These sawmills are subject to the general requirements of the special permit review process found in Sections 605 through 610 and to the specific requirements of Section 525 unless the Planning Board modifies the requirements in the special use permit review process.

Section 525 includes eight (8) specific requirements. Section 525 requires sawmills proposed for use in the Agricultural District to conform to all eight (8) requirements. Section 525 requires sawmills proposed for use in the Limited Industrial District to conform to three of the requirements with the caveat that the Board may in its discretion require conformance to the other five requirements.

Sawmill is defined in LUMLL Article II, “Definitions,” as any permanent building, site, or place used for milling or cutting of timber into dimensional lumber, whether finished or unfinished.

**Recommendations:**

- The Section 525 required minimum 1,000-foot setback from school, hospital, religious institution, or library and minimum buffer strip of 500 feet from any abutting residential property, with buffer strip preferably wood, that applies to the Agricultural District is not referenced in the Schedule of Regulations. These specific requirements and all specific requirements of Section 525 should be referenced in the Schedule of Regulations.
- The above Section 525 setback requirements that apply to sawmills located in the Agricultural District should also apply to sawmills located in the Limited Industrial District.
- Section 525 should require the applicant to submit a noise control plan with the special permit and site plan applications.
- The Town Board should review the Section 525 noise complaint notification provisions for adequacy, specifically the following:
  - Provision limiting notification to within one year after commencement of sawmill operations
  - Provision giving the mill operator 45 days from notification of noise complaint to develop a noise control program acceptable to the Board and allowing the mill operator to continue operations during the 45 days
  - Provision giving the mill operator 60 days to implement the noise control plan upon Board approval
- Section 525 references to “additional information” and “worksheet” should be clarified: “In addition to the standard requirements for Site Plan Review, any applicant shall submit certain additional information with their application. A worksheet will be provided by the Office of Code Enforcement.”
- The references to Board should be revised to read Zoning Board of Appeals or Planning Board, whichever is applicable.
- Section 525 should address storage, handling, and disposal of waste materials.
- In addition to the information required for site plan review, the site plan for sawmills should include the following:
  - Wetlands
  - Special Flood Hazard Area
  - Base flood elevation
  - Streams and water bodies
  - Fuel storage and containment
  - Adjacent land uses with 1,000 feet at a minimum

- Buffer strips
- Noise control plan
- Stacking lanes
- Paved access driveways
- Emergency access

## ARTICLE VI: ZONING BOARD OF APPEALS RULES

### SECTION 606. HEARINGS

#### Recommendations:

- Section 606.4.1. Proceedings references Section 3.4.1. Section 606.4.1 does not include the title of Section 3.4.1 or the content of Section 3.4.1 so the reader does not know where to find Section 3.4.1. These omissions should be addressed.

### SECTION 607. REFERRALS

Section 607.2.1. County Zoning Referrals references General Municipal Law Section 239-m requirements. Section 607.2.1 does not reference new General Municipal Law Section 239-nn which requires the legislative body or other authorized body having jurisdiction in a municipality to give notice to an adjacent municipality when a hearing is held by such body relating to:

- (a) the issuance of a proposed special use permit or the granting of a use variance on property that is within five hundred feet of an adjacent municipality;
- (b) site plan review and approval on property that is within five hundred feet of an adjacent municipality; or
- (c) a subdivision review and approval on property that is within five hundred feet of an adjacent municipality.

Such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing. Such adjacent municipality may appear and be heard.

#### Recommendations:

- Section 607 should reference General Municipal Law Section 239-nn.

### SECTION 611. SPECIAL USE PERMITS

Section 611.6. Special Uses Permitted states that only those special uses which have been listed in the Schedule of Regulations, Sections 401 through 407, and in LUMLL Article V, "Supplementary Regulations," Section 512. Gasoline and Motor Vehicle Service Stations, Section 521. Construction Approved Prior to Adoption or Amendment to Local Law, and Section 525. Sawmills shall be eligible for review for approval for a special use permit by the Board of Appeals.

The cross references to these sections are not entirely consistent as described below:

- The Schedule of Regulations references the special permit requirements for “gasoline station”, “sawmills”, and “repair and service shops” but does not reference the supplementary regulations for these uses.
- The Schedule of Regulations does not reference the special permit requirements or the supplementary regulations for “construction approved prior to adoption or amendment to local law”.
- Section 512 does not reference the special permit requirement for “gasoline and motor vehicle service stations”. In contrast, Section 525 references the special permit requirement for “sawmills”.
- In another observation, Section 611.6 does not reference LUMLL Article V, “Supplementary Regulations,” Section 511. Extraction of Quarried Stone; however, the Schedule of Regulations, Section 403. Agricultural (A) District lists sand, gravel, stone, topsoil extraction as permitted principal uses in the Agricultural (A) District upon issuance of a special permit by the Board of Appeals and references Section 511. Extraction of Quarried Stone.
- Section 511 does not reference the special permit requirements for sand, gravel, stone, and topsoil extraction.

**Recommendations:**

- The above inconsistencies and any other inconsistencies in the Land Use Management Local Law in referencing the special permit requirements and supplementary regulations should be addressed.

## ARTICLE VII: ADMINISTRATION

**Recommendations:**

- Section 705. Professional Fees: Section 605.1.5 and Section 705 should be reviewed for consistency.
- The Town of Sanford has the following options:
  - Establish one fee schedule consolidating all development fees, penalties, and fines, provide in electronic format, post on a future town website, and periodically review and update.
  - Periodically review and update fees and performance bonds to address cost of doing business in the Town of Sanford.
  - Assess fees based on the land use (residential and nonresidential) and project scope (square footage, construction costs).

## ARTICLE VIII: BUILDING PERMITS

### Recommendations:

- Section 806. Fees for Permits states that fees for building permits shall be determined by the Town Board by resolution from time to time, and a schedule thereof shall be kept on file in the Town Clerk’s Office. The specific fees referenced in Section 605.1.2 should be reviewed for consistency with Section 806.
- Section 807. Certificate of Occupancy references the “New York State Building and Construction Code.” The term, **New York State Building and Construction Code**, should be changed to New York State Uniform Fire Prevention and Building Code.

## ARTICLE IX ADULT USES

### Recommendations:

- Section 901. Definitions should be moved to or references in LUMLL Article II, “Definitions”.
- Section 902. Restrictions restricts adult uses to the Commercial District subject to all zoning regulations for the Commercial District. Section 902 and the Commercial District regulations do not limit adult uses to one adult use per lot or restrict floor space or include special setback requirements from sensitive uses (residences, churches, schools). The Commercial District regulations require a special use permit for adult uses. Section 902 does not specifically reference the special use permit requirement.

## ARTICLE X: PENALTIES

### Recommendations:

Amend Article X to refer to the fact that violations of the LUMLL will be investigated and prosecuted in accordance with the procedures set forth in Town of Sanford Local Law #5 of 2006.

## ARTICLE XI: SEPARABILITY

No changes recommended.

## ARTICLE XII: EFFECTIVE DATE

No changes recommended.

## ARTICLE XIII: SITING OF WIRELESS TELECOMMUNICATIONS FACILITIES

LUMLL Article XIII, “Siting of Wireless Telecommunications Facilities,” was established by Local Law #2 of 1999 and amended by Local Law #2 of 2016 to add Section 1306.z. Exceptions to Section 1306. Tower

Special Use Permit Application and Other Requirements. Section 1306.z exempts the installation of poles less than 30 feet in height to be used by a cable television company for the purposes of delivering cable television and related services.

**Recommendations:**

- Article XIII should be amended to address recent federal laws, rules, and regulations:
  - Federal Communications Commission (FCC) new rules (Wireless Infrastructure Order) adopted on October 17, 2014 (FCC-14-153) and issued on October 21, 2014 to interpret and implement the “collocation” provisions of Section 6409(a) of the Tax Relief Act
- Article XIII does not address Distributed Antenna System (DAS) and Microcells. DAS is a network of spatially separated antenna nodes connected to a common source via a transport medium that provides wireless service within a geographic area or structure. DAS antenna elevations are generally at or below the clutter level and node installations are compact. A microcell is a cell in a mobile phone network served by a low power cellular base station (tower), covering a limited area such as a small hotel, school or transportation hub, targeted to boost high demand in a limited area.
- Article XIII has not been codified into the Land Use Management Local Law. The Schedule of Regulations does not include wireless telecommunications facilities. The wireless telecommunication facilities definitions should be moved to or referenced in the Article II Definitions.
- Local Law #2 of 1999 also added Section 304. Siting of Wireless Telecommunications Facilities in Land Use Management Districts. Section 304 states that wireless telecommunications facilities may be sited in any Land Use Management District according to the regulations and siting priorities defined in Article XIII of the Land Use Management Local Law. Section 304 has not been codified into Article III or referenced in the Schedule of Regulations.
- Local Law #2 of 1999 also established definitions for Building and Code Inspector and Code Enforcement Officer to be added to LUMLL Article II, “Definitions”. These definitions need to be codified into Article II.

## ARTICLE XIV: RENEWABLE ENERGY SYSTEMS

Local Law #1 of 2017 amended the Land Use Management Local Law to add LUMLL Article XIV, “Renewable Energy Systems”. Schedule of Regulations Section 403 was amended by Local Laws #1 and #2 of 2017 to add Renewable Energy Systems to the Agricultural (A) District by special permit. Local Law #1 of 2023 repealed and replaced Section 1404 of Local Law #1 of 2017 entitled Solar Energy Production Systems with Section 1404 Solar Energy Production Systems. These recent local law amendments were not included in this review.

**Recommendations:**

- Article XIV needs to be codified into the Land Use Management Local Law.

## SUBDIVISION REGULATIONS OF THE TOWN OF SANFORD

The Subdivision Regulations of the Town of Sanford were adopted by the Planning Board of the Town of Sanford on June 9, 1993 and by the Town Board of the Town of Sanford on June 15, 1993. The Subdivision Regulations are a stand-alone document.

### Recommendations:

- LUMLL Article II, “Definitions,” does not include definitions for the following terms: Preliminary Plat Approval, Final Plat, Conditional Approval of a Final Plat, and Final Plat Approval. These omissions should be addressed.
- The Subdivision Regulations require final subdivision plat to be drawn “*in ink upon tracing cloth.*” This sentence should be deleted.
- The Subdivision Regulations do not reference the requirements of General Municipal Law Section 239-N and -NN. GML Section 239-N requires referral of certain proposed subdivision plats to the county planning agency. GML Section 239-NN requires the Town Planning Board to give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision review and approval on property that is within 500 feet of an adjacent municipality.
- The Subdivision Regulations references General Municipal Law Section K which no longer appears in General Municipal Law.
- The Broome County Health Department has informed the Committee that if minimum lot sizes are not already included in the above-referenced regulations or other parts of the Town code, it may be a good idea to include minimum lot sizes. Small residential lots in areas lacking public utilities may not have sufficient space to fit in a potable well and a septic system and still obtain the necessary separation distances. This is especially true for land with poorly perkable soils, which are common throughout Broome County. Septic systems installed in hardpan soils often fail after 20 years or less, and there should be enough room in the residential lot for at least one replacement system. The Broome County Health Department does not have rules regarding how large or small a residential lot should be. The Broome County Health Department does have regulations concerning how a septic system must be put together. The New York State Department of Environmental Conservation also has certain basic rules on residential water wells.
- The Subdivision Regulations do not address cluster development which encourages flexibility of design and development of land in such a manner as to preserve the natural and scenic qualities of open land. Town Law Section 278 addresses cluster development.
- The Subdivision Regulations do not specifically require the preliminary plat and final plat to include the Special Flood Hazard Area, DEC wetlands, NWI wetlands, lakes, streams, and other water bodies, and water courses.



## **CONSTRUCTUON STANDARDS FOR THE TOWN OF SANFORD**

The Construction Standards for the Town of Sanford adopted by the Town Board on June 15, 1993 and by the Town Planning Board on June 9, 1993. This booklet addresses subdivision construction requirements.

### **Recommendations:**

- These regulations should be reviewed for consistency with the Town of Sanford Subdivision Regulations and with the New York State Uniform Fire Prevention and Building Code, New York State Energy Conservation Construction Code, and New York State Department of Health Realty Subdivision Laws. Any duplication between the Town Subdivision Regulations and the Construction Standards booklet should be addressed.



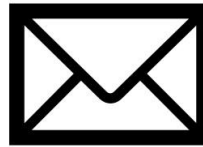
# *Public Input*

## PUBLIC OUTREACH

Public outreach is an important element of the comprehensive planning process. The Town of Sanford conducted a public survey from January 2018 through March 2018. Through this survey, the town solicited input on satisfaction with town services, desirability of developments, levels of concern for various issues facing the town, budget priorities, support for agricultural initiatives, qualities people value, and issues the town should improve upon. Surveys were mailed to property owners and the public was encouraged to participate through a Deposit Courier press release. For those who may not have received a survey in the mail, additional copies were available at the Town Hall, and the survey was open to the public online. A total of 418 surveys were completed, representing a 29% response rate. Survey results were used to inform the plan and many of its recommendations.



**1,500**  
REACHED THROUGH  
PRESS RELEASE



**1,466**  
MAILED SURVEYS

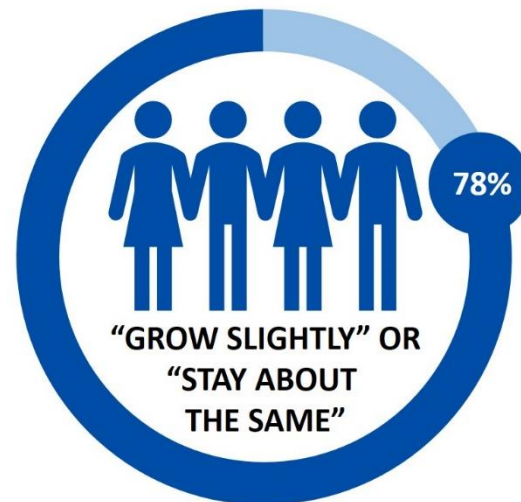


**418**  
COMPLETED

## POPULATION GROWTH

Sanford residents indicate they do not want the population to change significantly. When asked how the residents would like to see the population change, about half (51%) would like to see some slight growth, and 27% would like to see it stay about the same. One out of five residents would like the town to grow significantly, and 2% would like the population to decrease.

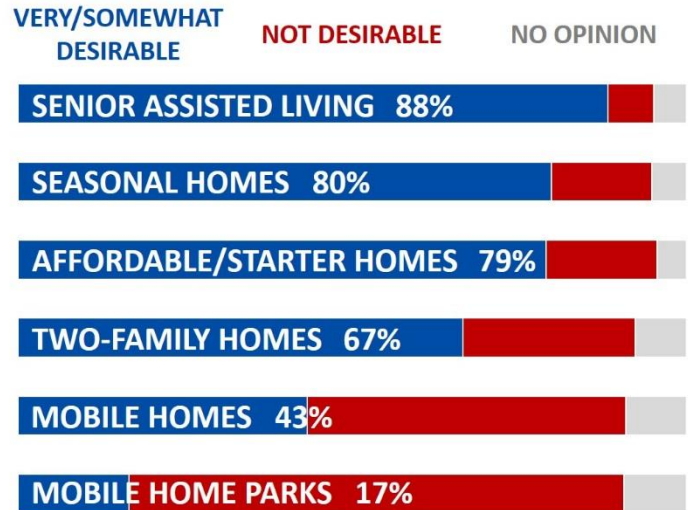
How would you like to see the Town's population change over the next ten years?



## RESIDENTIAL DEVELOPMENT

While most of Sanford’s housing stock consists of single-family homes, respondents feel other types of residential development are desirable in the town. Out of the given choices, the majority favor senior assisted living and seasonal homes; more than 80% find these residence types either very or somewhat desirable. Many respondents feel individual mobile homes (48%) and mobile home parks (74%) are not desirable in Sanford.

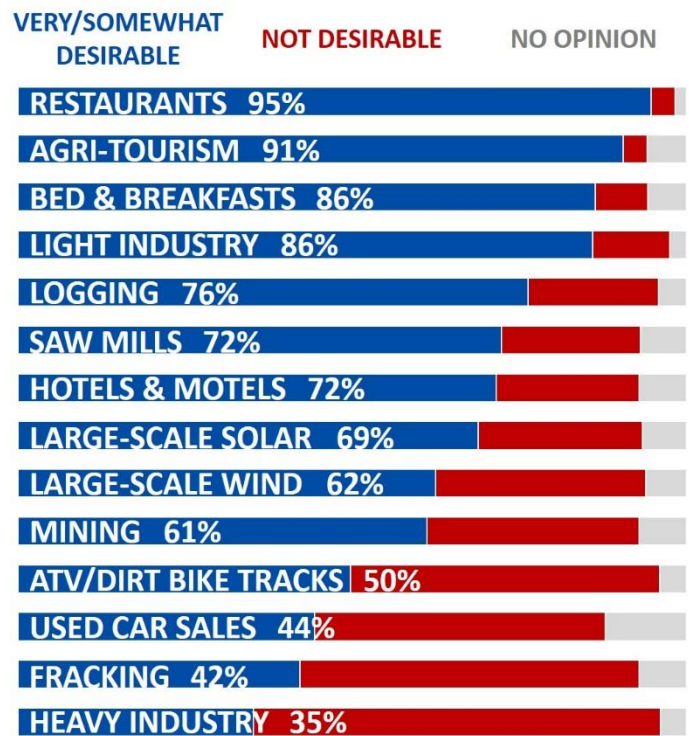
### How desirable are the following types of new residential development?



## COMMERCIAL DEVELOPMENT

Overall, Sanford residents favor most types of new commercial development. The most desirable types of commercial development include restaurants and agri-tourism, over 90% of residents indicate these are either very or somewhat desirable in the town. Less favorable developments, where the majority of respondents feel uses are not desirable, include heavy industry (high-intensity manufacturing, processing, and chemical refining uses) (61%) and high-volume hydro-fracturing (51%). A larger percentage of south Sanford residents feel fracking is not desirable compared to the rest of the town. There were no major differences of opinion between full-time and seasonal residents.

### How desirable are the following types of new residential development?

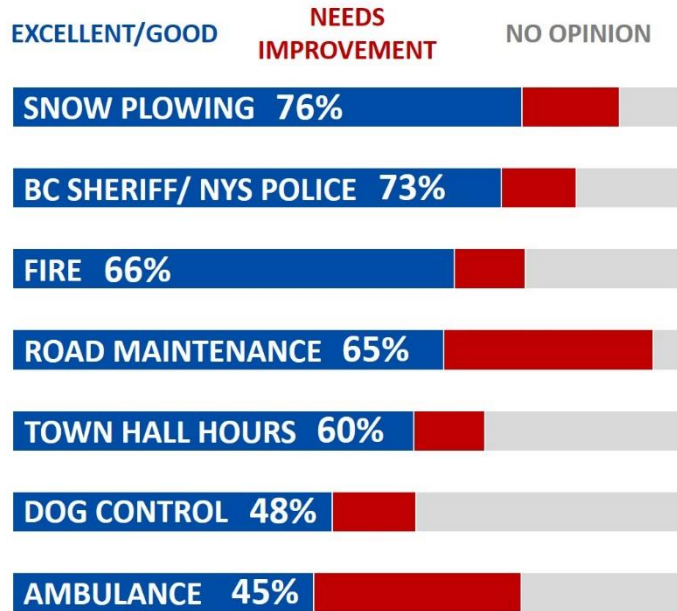


## TOWN SERVICES

A variety of government services are provided to residents and property owners in the Town of Sanford. Respondents were asked to rate these services; this can identify areas for improvement. Generally, residents feel they receive an excellent or good level of service for most individual services. There is an opportunity to improve road maintenance and ambulance services; nearly a third of respondents (31%) indicate these need improvements. A large portion of residents had no opinion on dog control services.

In north Sanford, 38% of respondents feel road maintenance needs improvement. In the Village of Deposit, more than 50% of respondents feel ambulance service needs improvement.

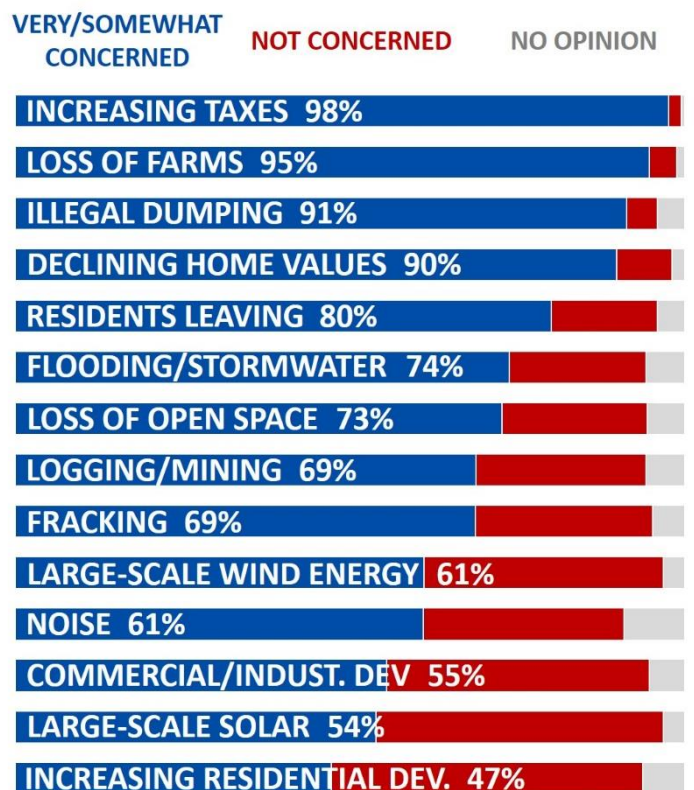
### How would you rate the quality of the following services in the Town of Sanford?



## COMMUNITY CONCERNS

The survey asked about concerns for the future of Sanford. Overall, most residents share some level of concern for all choices provided. Economic concerns emerged as a priority issue. Residents' primary concerns include increasing taxes, loss of farms, illegal dumping, and declining home values. New growth and development were the lowest ranked concerns. Respondents are typically less concerned about increasing residential development, impacts of large-scale solar, and increasing commercial/industrial development.

### What are your concerns for the future?



## WATER

Water quality is an important priority for Sanford residents. Most residents experience no quality or quantity issues with their private water wells. Several respondents noted their water is provided by the Village of Deposit, so this question was not applicable to them. If respondents had issues with their private drinking water wells, more often it was related to water quality (16%) than water quantity (5%). Residents in west Sanford reported higher rates of water quality issues compared to the town average.

Do you have any problems with you private drinking water well?

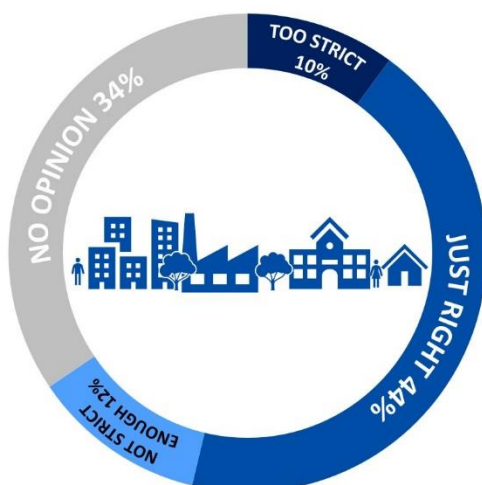


## REGULATORY CONTROLS

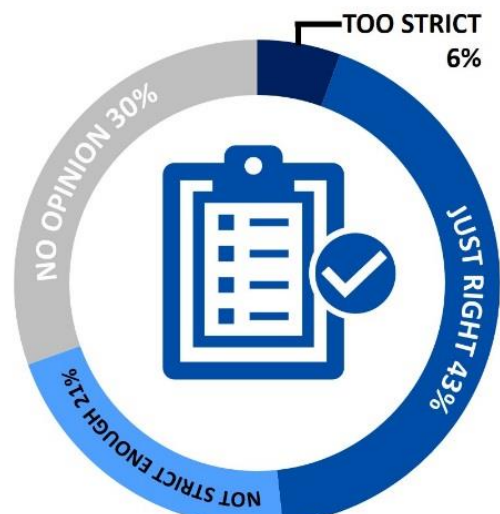
Regulatory controls exist to help the town achieve broader, long-term visions. Many residents feel Sanford’s land use laws and code enforcement are just right. About 20% of residents feel code enforcement is not strict enough, whereas 12% feel land use laws are not strict enough. Approximately one in ten people feel these controls are too strict. Almost a third of residents have no opinion about these types of controls, and some noted they were unfamiliar with the town’s local laws.

Residents from east Sanford, south Sanford, and the village have above average rates of respondents who feel code enforcement is not strict enough.

Which statement best describes your view on the land use laws in the Town?



Which statement best describes your opinion on local code enforcement?



## LIFE IN SANFORD

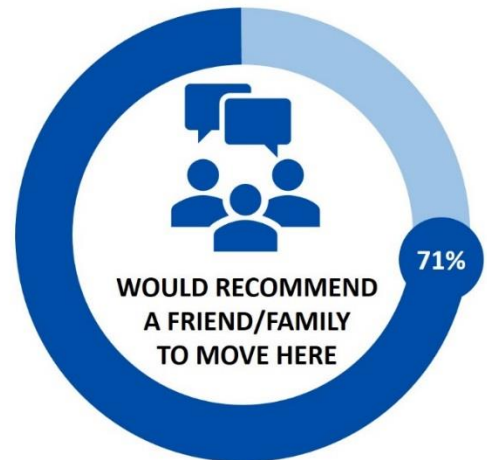
Perceptions of quality of life among residents strongly affects the decision to move somewhere. Overall, residents have a positive view of Sanford. Most residents are either very satisfied or satisfied with living in Sanford; only 5% are dissatisfied. Nearly three-quarters of all respondents would recommend someone to move to Sanford. About 71% state they would recommend a friend/family to move to Sanford, while 13% indicate they would not.

Overall, how do you like living in Sanford?



**88%** "Very Satisfied" or "Satisfied" living in Sanford

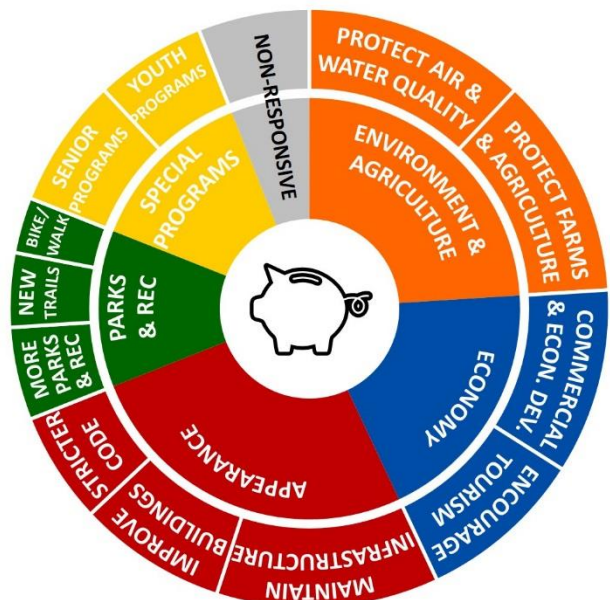
Would you recommend a friend/family to move to Sanford?



## BUDGET PRIORITIES

Every community must decide the best way to utilize public funds. When asked how to allocate funds, residents assigned points primarily to actions that would improve the look/appearance of the town (26%), and efforts to protect the environment and agriculture/open space (24%). The smallest portion of funds were allocated to special programming (13%) and parks and recreation (12%) activities. The highest ranked individual categories include protect air and water quality (12%), protect/promote farms and agriculture, including agri-tourism (12%), and maintain existing infrastructure and services (12%).

If you had a total of 100 points, how would you like to see your Town's resources allocated?





## AGRICULTURAL INITIATIVES

The results indicate strong support for agricultural development in the town. Over half of the respondents think each of the initiatives should be supported by the town. Especially strong support was for agricultural tourism (87%), or agri-tourism activities, followed by specialty farming including hops, hemp, beekeeping, etc. (83%), and greenhouses/Christmas tree farms (82%).

Should the Town pursue the following to support agricultural development?



**NEARLY 90%**

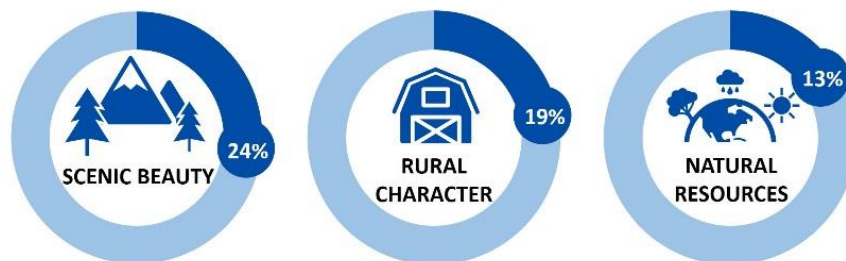
want the town to encourage  
**AGRI-TOURISM**

## COMMUNITY ASSETS & SHORTCOMINGS

Knowing what assets are valued by the residents can help the town understand reasons why people choose to live in Sanford. Most frequently residents said Sanford’s assets include scenic beauty, rural character, and natural resources. Not surprisingly, these coincide with what most residents think should be prioritized in the town’s budget.

Understanding community weaknesses from the residents’ perspective can help the town identify opportunities for improvements. Overall, lack of development and/or jobs, increasing taxes, and poor building appearance were identified as the town’s shortcomings. These results relate to many of the concerns residents identified with in a previous question, as well as those who feel Sanford’s code enforcement is not strict enough.

The Town of Sanford’s 3 major assets are:



The Town of Sanford’s 3 major shortcomings are:





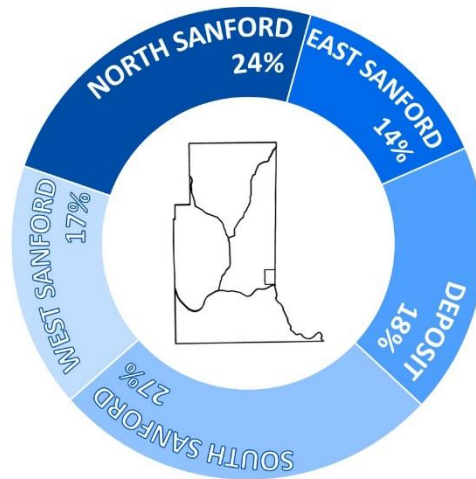
## SURVEY PARTICIPANTS

The majority (51%) of surveys were completed by those 65 years or over, followed by those between the ages of 45 to 64 (41%). Less than 10% of the survey respondents were under the age of 45. The age breakdown of survey respondents is slightly skewed towards older populations, compared to the actual age distribution of the town.



**92%**  
**45 YEARS +**

The geographical distribution of residents was relatively balanced. The largest percentage of respondents reside in south Sanford (27%), followed by north Sanford (24%). The smallest respondent group was east Sanford (14%).



## PUBLIC MEETING #1

The Comprehensive Plan Committee held a public meeting on June 20, 2018, at the Sanford Town Hall. Postcards were mailed to property owners and a notice was published in the Deposit Courier to inform residents about the meeting. During this meeting, the committee provided an overview of the comprehensive plan process and outlined what would be included in Sanford’s Comprehensive Plan. Next, a SWOT analysis was performed to assess the town’s strengths, weaknesses, opportunities, and threats.

## SWOT ANALYSIS

A SWOT analysis identifies needs and opportunities from the resident’s perspective. Strengths are existing features, characteristics, and amenities that are viewed as positive aspects contributing to the town’s success. Weaknesses are existing features or problems that are viewed as negative aspects of the town. Opportunities are ideas or something that is not currently being done or taken advantage of in the community. Threats are future challenges that could negatively impact the town’s broader goals. These include both physical and intangible attributes. The town should continually work to incorporate these ideas into their long-term goals.

### STRENGTHS

- Dirt Roads can be used for multiple purposes i.e. hiking
- Short distance to new jobs at Corporate Park (Dick’s Sporting Goods Warehouse)
- Multi-use trails
- Pharmacy/grocery located in town
- Scenery & natural beauty
- Doctor’s office-UHS
- River/lakes
- Night sky
- Drinking water
- New community park
- Youth programs
- Quiet
- Agriculture
- Movie theater
- Bedroom community/proximity to urban core
- Wildlife/environment
- History
- Scott’s Resort; TV/movie filming
- Community support
- Library
- Good schools
- Home school group
- Churches
- Restaurants/food
- Lumberjack Festival
- Octoberfest
- EMS/fire
- State recreation lands
- Road crews
- Fire tower at Girl Scout Camp; possible scenic overlook
- Girl/Boy Scout Camps
- Proximity to Finger Lake Trail

**WEAKNESSES**

- Lack of jobs
- Town road maintenance
- Vacant housing
- Windmills
- Decline of urban core
- Low dairy prices
- Untaxed state lands
- Low wages
- Vacant businesses on Front St
- Drug activity
- Lack of transportation (Uber/Lyft)
- Lack of rail service
- Banned fracking
- Lack of good restaurants
- Cell service
- Broadband

- High taxes
- Invasive species- Japanese Knotweed
- Lack of banking
- Old Route 17 not wide enough for bicycling
- Deteriorating housing
- Poor communication from town
- Stream maintenance
- Route 41 & County Roads
- NYS Governor Cuomo
- Senior citizen transportation
- No Press & Sun Bulletin
- Isolation due to limited media, TV, news, etc.

**OPPORTUNITIES**

- Market recreation opportunities
- Build upon positives
- New business
- Senior citizen housing/assisted living
- Attract & retain young population
- Winter tourism
- Zipline
- Cannonsville Reservoir can be used for recreation
- Pressure on NYC
- Assist new/young farmers
- Wind power
- Animal veterinarian
- Housing rehab grants- Veterans Assistance, Habitat for Humanity

- New homeowner programs
- Outdoor recreation challenges
- Trail maintenance
- Scuba diving at reservoir
- Spur economic development
- Community/botanic gardens like Montclair, NJ
- Market to season residents
- Forum with residents and county representatives
- Natural gas
- ATV park
- Hydro power
- Skate park
- Blight-resistance Chestnut trees

**THREATS**

- Emerald Ash Borer
- Fracking
- Wind power
- Aging population
- Taxes
- Lack of jobs
- Quality, high-paying jobs
- Lack of farmers
- Solar farms
- Flooding
- Poor development design encroaching on open space
- Opioid crisis
- Lack of young people
- Flood insurance rates
- Isolation due to lack of technology, how to overcome it?
- High cost of electricity
- Division of town, village, county
- Varying levels of code enforcement
- Lyme Disease
- Disconnect between wanting to preserve land and resources and what is needed to live
- Drugs

**PUBLIC MEETING #2**

On March 20, 2024, the Town of Sanford Comprehensive Plan Committee hosted a second public meeting to share the full draft comprehensive plan. A legal notice was published in the local newspaper and information was made available on the town’s website encouraging community members to attend and share their input for the plan.

During the meeting, the Broome County Planning Department presented an overview of the comprehensive plan and important chapter highlights, while the bulk of the meeting was used to review the proposed recommendations. Following the presentation, attendees were invited to share their comments and input. Comments received during the public meeting included questions about property appearance and community aesthetics, regulations for battery energy storage systems (BESS), and ideas for making local ordinances and regulations more accessible and user-friendly. The comments received during the public meeting were used to inform the final draft of the plan.

# ***Recommendations***

## RECOMMENDATIONS

In preparing this plan update, the Town of Sanford Comprehensive Plan Committee assembled historic and current community information, including population, age, household size and type, income, occupation, industry, housing condition, transportation infrastructure, utilities, public facilities, environmental resources, renewable energy development, land use, agriculture, and existing ordinances. The Comprehensive Plan Committee consulted with various authorities such as the Broome County Department of Planning and Economic Development and the Binghamton Metropolitan Transportation Study. This work was augmented by a survey of residents and public meetings. Based on this extensive work, the Comprehensive Plan Committee has established the following goals and recommendations for action.

## UPDATE AND IMPROVE THE TOWN'S LAWS

The Our Laws Chapter provides a thorough analysis of the Sanford's Land Use Management Local Law, Subdivision Regulations, Construction Standards, and Oquaga Lake Sewer District. Detailed recommendations are made for changes to legal definitions, allowed uses, required parking, signage, landscaping, administration, and overall making them more user-friendly. The town should review and assess the recommendations detailed in the Local Laws Chapter and make appropriate changes.

## PROTECT AND ENHANCE AGRICULTURE AND OPEN SPACE

Agriculture is an important part of the local economy. In 2012, the total market value of crop sales and livestock sales in Broome County topped \$30,000,000. In Sanford, there are approximately 15,000 acres in an agricultural district. Agricultural lands also contribute to the town's scenic resources and rural character. Survey respondents said that natural resources were the town's number one asset, and that protecting air and water quality and protecting farms and agriculture were a top budget priority. Nearly all survey respondents (95%) were very or somewhat concerned about the loss of farms. Also from the survey, 82% support greenhouses and Christmas tree farms, 87% want to encourage agri-tourism, and 83% support specialty farming such as hops, hemp and beekeeping. The town can act to help farmers thrive and protect open space.

The Our Laws Chapter outlines recommended updates to the town's land use regulations related to agriculture. These changes include:

- Updating Sanford's definition of agriculture to better match the definition in the NYS Agriculture Markets Law which incorporates "production, preparation and marketing" of agriculture commodities as well as timber operations.
- Farmers are increasingly adding multiple revenue streams to their businesses to improve profitability. The Town's Agricultural District does not include agri-business, commercial horse boarding, farm worker housing, brewery distillery or winery. The town should update its land



use regulations to support and encourage different types of agricultural uses. More details are in the Our Laws Chapter.

As part of the 2018 Farm Bill, industrial hemp was legalized at the federal level in December 2018, and has been legal in New York since 2015. This legislation supports industrial hemp as an agricultural commodity that can be used to produce a variety of products and makes federal funding available for research and crop insurance. Locally, hemp is being used for wine, coffee flavoring, cosmetics, and animal treats; hemp can also be worked into rope, paper, construction materials, textiles, and other everyday products. Currently, farmers and businesses that want to cultivate, process, or market hemp must apply through the state’s pilot program. To remain competitive in this emerging market the town should:

- Stay informed about regulatory guidelines and new developments concerning industrial hemp.
- Establish partnerships with organizations such as Cornell Cooperative Extension of Broome County to lead workshops with farmers and landowners that will provide education about industrial hemp and opportunities for entering the market.

In 2021, New York State legalized adult-use of cannabis and established the Office of Cannabis Management (OCM) to regulate the sale, cultivation, production, and distribution of cannabis products and finalized the state regulations in 2023. Sanford, along with many other communities in Broome County, made the decision to allow adult-use marijuana dispensaries and/or on-site consumption sites within the town. Currently, Sanford has not adopted any local laws or ordinances that regulate these types of activities within the town.

- While State law provides a significant framework of laws and regulations that govern the operation of all aspects of the cannabis industry throughout the State, the town should explore developing additional regulations that establish allowable standards for different types of cannabis businesses including production, distribution, and retail facilities.
- The town may consider amending its zoning law(s) to update definitions, establish which zoning district(s) adult-use cannabis production facilities, dispensaries and/or consumption sites are allowed, specify which approval(s) and/or permit(s) will be required, establish buffer areas to ensure a suitable distance is secured around uses such as children’s facilities, and give consideration to other factors such as parking, lighting, signage, ventilation, etc.

Because there is an Agricultural District in Sanford, Section 271-11 of the New York State Town Law allows a municipality to reserve a seat on their planning board for a farmer who serves as a representative of agricultural interests.

- The Town of Sanford should continue to utilize this opportunity and give a direct voice to the farming community on planning matters. The agricultural member would be among the five (5) Town Planning Board members appointed by the Town Board.

Other activities in support of agriculture that the town could undertake outside of amending its Local Land Use Law include:

- The Farmers Market in the Village of Deposit provides a direct retail outlet for agricultural products and raises the visibility of local farmers. The town can help promote the market by adding information to the town’s website and work with the Deposit and Greater Binghamton Chamber of commerce to share information about the market.
- Each year, Cornell Cooperative Extension organizes and promotes a ‘Farm Trail’ event which encourages residents to visit local farms. In recent years, two local farms in Sanford participated in the event and welcomed visitors to tour their farm and learn more about their operation. The town should work with Cornell Cooperative Extension and farmers in Sanford to encourage more participation in the Farm Trail event. The town’s participation could include putting up temporary directional signs for the participating farms and sharing information on the website and at the Town Hall.



Sanford’s low-density residential development, natural landscapes, and large open spaces give it a rural character. Multiple people in the public survey commented how the town’s rural character is one of its most “precious assets” and it should be preserved. While the town does not currently face major development pressure, the town can maintain its rural character by:

- Focusing future commercial and industrial developments in existing developed areas appropriate for these uses.
- Limiting the amount of public investment towards water and sewer extensions to discourage development in rural areas.
- Carefully reviewing development proposals to ensure the scale and function is appropriate for rural settings.

The town’s large open space network includes five NYSDEC Forests, multiple federal and state-protected wetland areas, wildlife habitats, agricultural farmland, and other significant environmental resources. To promote the protection of these resources town should consider:

- Establishing an Open Space Committee that can work with Broome County Department of Planning to identify conservation resources available to landowners such as, conservation easements and land trust programs.

## PROTECT COMMUNITY CHARACTER & IMPROVE APPEARANCE OF THE TOWN

According to survey responses, one of the top shortcomings of Sanford was ‘Poor building appearance,’ (14%). Illegal dumping is very or somewhat concerning to 91% of survey respondents, and residents are willing to devote 26% of the town’s budget to address the town’s appearance through maintaining infrastructure, improving buildings and stricter code enforcement. A high percentage (39%) of Sanford’s housing stock was built before 1940. Older homes often require increased maintenance, have lead-based paint and lack up-to-date mechanical systems and insulation.

To address blight and deteriorated buildings, the town should investigate grant programs available for housing rehabilitation. The main program that addresses these issues is the US Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) Small Cities Program. This program is administered by the New York State Office of Community Renewal and is available only to communities of less than 50,000 residents. Individual municipalities can receive up to \$400,000 per year, and counties can receive up to \$750,000 for housing activities. The objectives of the CDBG Small Cities program include the following:

- The elimination of slums and blight and the prevention of blighting influences and the deterioration of property and neighborhood and community facilities of importance to the welfare of the community, principally persons of low and moderate income.
- The elimination of conditions which are detrimental to health, safety, and public welfare, through code enforcement, demolition, interim rehabilitation assistance and related activities.
- The conservation and expansion of the nation's housing stock to provide a decent home and a suitable living environment for all persons, but principally those of low and moderate income.
- The restoration and preservation of properties of special value for historic, architectural or aesthetic reasons.

CDBG Small Cities grants can be town-wide or countywide. More information is available online at <http://www.nyshcr.org/Programs/NYS-CDBG/>. There may be limited instances where CDBG can be used for demolition of abandoned structures where they are ‘detrimental to health, safety and public welfare’. This program is highly complex to apply for and administer. The Town of Sanford should consider teaming up with Broome County or with a private consultant to seek these or other grant funds to improve the appearance of the community. The Towns of Colesville and Binghamton are models for rural communities that successfully seek CDBG funds to provide rehabilitation funds to property owners.

The NYS Property Maintenance Code provides some degree of protection against owners allowing their buildings to deteriorate. Specifically, the following sections can be cited as appropriate when dealing with buildings that have become eyesores:

- **301.3 Vacant structures and land.** All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure, and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

- **304.2 Protective treatment.** All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks, and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints as well as those between the building envelope and the perimeter of windows, doors and skylights shall be maintained weather resistant and watertight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.
- **304.6 Exterior walls.** All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

There may be circumstances where these sections of the Property Maintenance Code allow the town to pressure the owners of deteriorated buildings to address the most serious situations.

Finally, the Our Laws Chapter includes recommendations for improving the Junk Ordinance, the Dumping Local Law, and Code Enforcement Administration.

## INCREASE RECREATIONAL AND CULTURAL OPPORTUNITIES

One marketable asset that the town has in abundance is scenic beauty. Residents consider this to be Sanford's top asset. The scenic beauty includes 5,718 acres of State Forest Lands and Oquaga Creek State Park. Related to these passive recreation resources are five campgrounds, two angler resorts, a golf course, and lakes such as Laurel Lake and Oquaga Lake.

- The town should consider marketing its recreational assets to encourage visitation, attract new residents, retain existing residents, and improve economic prospects. Part of this marketing could work to increase winter tourism. For example, there are cross-country ski trails at three NYSDEC Forests and at Oquaga Creek State Park.
- Visit Binghamton is the area's Convention and Visitor's Bureau; they are active on social media and publish travel guides for the area. The town should partner with Visit Binghamton to market Sanford's popular attractions and events.

In 2017, Broome County unveiled a recreational marketing effort with the Go All Out Broome campaign. The website ([www.goallobroome.com](http://www.goallobroome.com)) is mobile friendly and maps the parks, hiking trails, campgrounds, golf courses, snowmobile trails, cross country ski trails, agri-tourism sites, ice skating facilities and more across the county. The town should include links to the site in any Sanford website and incorporate the Go All Out Broome website address into town emails and other communication.



In addition to the recreational resources, there is an opportunity to encourage and promote artisan food and craft products. In many instances, these products are a means for a farmer to generate additional income to support farm operations. Promoting this may include:

- Explore opportunities to promote and expand the farmer’s market in Deposit.
- Distributing information to farmers and artisans about the Broome County Regional Farmers Market located on the Cornell Cooperative Extension campus (840 Upper Front Street).
- Consider opportunities to grow the market throughout the year by hosting unique craft and gift vendors and host special seasonal and holiday events.

The craft beverage industry is expanding within the county, adding five breweries and a distillery within the past decade. These types of businesses support the economy by utilizing locally-sourced products, encouraging patrons to buy local, and providing unique leisure activities such as beer and wine trails. Currently, craft beverage uses such as breweries, distilleries, wineries, etc. require approval from the Zoning Board of Appeals for each individual case.

- The town should consider if these types of uses should be addressed in their zoning code; more information is provided in the Our Laws Chapter.

Cultural and heritage tourism focuses on historical, artistic, and local heritage resources. Not only does it increase visitation to the town, but historical and cultural attractions can enhance the level of engagement with the environment and residents. One of the town’s assets is its rich history; New York’s first railroad started in Deposit, and at one time the town had multiple industries operating. However, over time, factories closed and the importance of the railroad dwindled, leaving many residents and visitors today unaware of the community’s historical significance. There are many ways to preserve and promote the community’s local history and culture.

- Susquehanna Heritage Area: The Susquehanna Heritage Area encompasses the cities, towns, and villages of Broome County and Tioga County,



including the Town of Sanford. The town is encouraged to participate in the Susquehanna Heritage Area to learn about available resources to promote cultural and heritage tourism in the town.

- **Historic Sites and Landmarks:** The town can work with the Susquehanna Heritage Area to explore options for designating and protecting historic sites. Initial steps may involve researching and identifying local historic sites or districts that are eligible for designation under the National and State Historic Landmarks Program. The town may also want to consider whether the adoption of a Local Historic Preservation Law would be appropriate to protect local historic and cultural resources.

There are multiple long-running events and destinations that highlight the local culture and heritage of the town. One of the most popular events is the annual Lumberjack Festival which occurs each July and attracts thousands of visitors to see demonstrations, a parade, crafts, carnival rides and more. There is also the annual OctoberFest, a local event for food, music, and street vendors. The Deposit State Theater on Front Street in the Village of Deposit has comedy shows, historical talks, music and other live acts and events. The town may consider taking the following steps to better support local events:

- Broome County has funds available to market these types of events and venues available through its Hotel Motel Economic Development and Marketing Fund. The organizers and operators of these events should submit a joint application for marketing funds to the Broome County Department of Planning to provide additional advertising to increase visibility and boost attendance.
- The town should promote events that highlight Sanford's history and culture and consider participating in the June and October Path Through History Weekends (PTHW). Broome County on behalf of the Susquehanna Heritage Area partners with Visit Binghamton to coordinate the local historical and cultural events with a press conference, interactive storybook map, and creative programming and promotional material. For example, the October PTHW would be another great venue to highlight the Octoberfest when it falls on the same weekend. Other examples of programming for PHTW might include walking tours through the Village of Deposit, open houses at art galleries and in historic buildings, and historic farm tours highlighting the rural history of the Town of Sanford. The town historian could also participate in the Broome County Historical Society's ongoing program of oral history presentations.
- Increasing visitation and associated businesses would be supported by town residents. Nearly all residents (95%) found restaurants to be very or somewhat desirable in Sanford. A similar percentage (91%) thought agri-tourism, which means businesses that support agriculture such as pumpkin farms, u-pick farms, and farm stands, was very or somewhat desirable in the town. The town should review its Land Use Management Local Law to ensure these types of uses are permitted in appropriate areas and work with CCE Broome and the Chamber of Commerce to identify ways to increase promotion of these assets.

## ADDRESS THE NEEDS OF THE AGING POPULATION

Sanford has the second highest median age (45.2) in Broome County, and that figure is up substantially over the 2000 median age (40.5). The population aged 60 and over increased by 17% since 2000. Survey respondents overwhelmingly (88%) thought that senior-assisted living was very or somewhat desirable type of residential development. Sanford's older housing stock is especially a problem for the senior population. Older homes are less likely to be accessible for residents in wheelchairs or who have limited physical mobility. Transportation options for seniors were cited as a weakness of the town at the public hearing. The following recommendations address the needs of the aging population:

- The Rural Health Network of South Central New York is a non-profit which is dedicated to the advancement of health and well-being for rural residents in five counties in this region. They operate a mobility management program to assist rural residents in getting to health care and medical appointments. The town should promote the Rural Health Network's 'Get There' initiative ([gettherescny.org](http://gettherescny.org)) through the town newsletter, town website, and at Town Hall.
- The town should promote community resources and services like the Deposit Foundation and the Deposit Closet to residents. The Deposit Foundation programs include free meals at the Friendship Table and the Toys for Tots program. The Deposit Closet is a charitable organization that sells used goods and uses a portion of their profits to award grants to community organizations. Services like these are important because they keep seniors engaged and provide volunteer opportunities which help give purpose and maintain social relationships. They are online at: [www.depositfoundation.com](http://www.depositfoundation.com)
- Callers to the United Way2-1-1 service can learn about assistance with food cost, utility bills, mental health care services, housing and more. Information about this United Way program is online at [www.helpme211.org/find-help/](http://www.helpme211.org/find-help/).
- One way to better engage seniors would be through the development of a senior center with dedicated programming and services for the elderly. The town should consider identifying locations and potential partners for the creation of a senior center.
- Broome County Office for Aging (OFA) provides a wide range of services to residents 60 years and over that aim to enrich and improve the quality of life for older persons in the county. Their Information and Assistance line (607-778-2411) is a central source for programs, services and benefits for seniors and home caregivers. The town should promote OFA's services to elderly residents.
- The town should work with housing providers like SEPP or the First Ward Action Council to determine if there is the market to support a senior housing development.
- To address housing issues for individual homes, and to assist elderly residents who wish to age in place, the town should pursue programs like Community Development Block Grants.

## INCORPORATE HAZARD MITIGATION EFFORTS INTO TOWN ACTIONS

Broome County has a history of devastating floods. In 2006 and 2011 there were historic floods which caused millions of dollars in property damage. To respond to natural disasters, FEMA requires communities to prepare and keep up-to-date hazard mitigation plans. Hazard mitigation is the sustained and coordinated effort to reduce loss of life and limit property damage by lessening the impact of disasters. Broome County Planning coordinates the preparation of hazard mitigation plans for all municipalities in the county. The Town of Sanford has been participating in this process. By incorporating hazard mitigation efforts into the town's comprehensive plan, these efforts are given enhanced visibility. Hazard mitigation efforts identified in Sanford's 2019 plan include the following:

- Encourage review by firefighting and ambulance companies of the site plans for major projects to ensure capacity exists to support proposed development.
- The highway garage is prone to flooding. As budget and funding allows, the town should investigate elevating or relocating the garage out of harm's way.
- The town should support educational programs for homeowners to reduce risk from natural disasters. The town's website is one venue for providing this outreach to residents.
- Explore funding opportunities through FEMA's Hazard Mitigation Grant Program (HMGP) and Building Resilient Infrastructure and Communities (BRIC) to implement priority mitigation actions.
- Track progress on an annual basis and continue participating in the Hazard Mitigation Plan every five years.

The town should recognize the importance of hazard mitigation planning by incorporating these, and other actions in the hazard mitigation plan when it is complete, into day-to-day town operations.

## TRANSPORTATION

Given the desire of residents to retain the rural nature of the town there is no driving force for significant additions to the roadway network. The town should therefore concentrate resources on:

- Maintaining the existing roadway infrastructure in a state of good repair.
- Maintaining safe and reliable access to the rural and agricultural areas of Sanford.
- Promoting BC Transit's BC Country and mobility management services offered by Mobility Management of South-Central New York.
- Adopting a Complete Streets policy for the town that is reflective and supportive of its rural character and natural assets.



- Supporting eco-tourism by connecting the town’s outdoor recreational areas, including its five state parklands, with an on-road bicycle and pedestrian network.

## **ADDRESS NEED FOR MORE EFFICIENT PUBLIC SAFETY AND EMERGENCY MEDICAL SERVICES**

The Town of Sanford, Village of Deposit, Town of Deposit, Town of Windsor, and Village of Windsor have worked hard and in a sustained manner to coordinate and improve emergency services. The result is the creation in 2018 of the consolidated Eastern Broome Emergency Services. This new entity was formed from the former Deposit Fire Department First Aid & Rescue Company and Windsor Emergency Services. The Town of Colesville and Colesville Ambulance Service have also expressed interest in participating in this effort.

- The Town of Sanford should continue to investigate opportunities to provide efficient public safety and emergency medical services.

## **ADDRESS NEED FOR IMPROVED MOBILE PHONE AND BROADBAND INTERNET INFRASTRUCTURE**

Lack of broadband internet and poor cell phone service were both named as weaknesses of the town during the public hearing. These are very difficult issues to resolve for rural areas because they lack sufficient population density to attract investment by telecommunications corporation. The COVID pandemic brought increased attention to need for reliable access to broadband services in all communities.

In 2023, the Southern Tier Network (STN) and local partners developed the Board Ready Study for Broome County which identifies strategies for providing broadband connectivity to the unserved and underserved in Broome County. This study identified parts of eastern Broome, including Sanford, as underserved with respect to broadband services. There are various state and federal funding sources which could provide funding to build new infrastructure to support enhanced broadband access.

- The town should work with local and regional agencies to support efforts aimed at increasing broadband connectivity to the town.

## **DEVELOP A FRAMEWORK FOR SUSTAINABLE AND RESPONSIBLE RENEWABLE ENERGY USE AND DEVELOPMENT**

Sanford recognizes energy is an important element to consider when planning for the future. Recent policies and incentives at the state and federal level paired with advances in technology have many communities, including Sanford, anticipating renewable energy development in the coming years. It is important the town establishes specific planning and zoning documentation, so it can determine how renewable energy projects can support the town’s goals and minimize adverse impacts to the community.

- **Solar Energy System Guidance:** The town should keep apprised of the latest NYSERDA Clean Energy and Your Comprehensive Plan for Local Governments, NYSERDA New York Solar Guidebook for Local Governments (2023), and the NYSERDA Model Solar Energy Local Law, and NYSERDA led Fire Safety Work Group tasked with ensuring the safety of battery energy storage systems across New York State.
- Sanford should review and modify its zoning regulations, such as definitions, as needed to further refine and develop regulations that fit community goals, ensure various scales of renewable energy are adequately addressed, and determine the type and scale of renewable energy systems that are most appropriate for each zoning district.
- The town should ensure that the commercial solar energy system regulations address full compliance with the NYS Uniform Fire Prevention and Building Code.
- The town should review and modify its site plan review applications and procedures as needed to address mitigation measures that minimize impacts to the community’s natural beauty and abundant resources including but not limited to agricultural, environmental, and cultural resources.
- Renewable energy development is a complex process that poses a variety of challenges and opportunities for the town to consider. To better manage demands and proposals for renewable energy projects, the town should engage subject matter experts that can provide guidance and technical support to enhance capacity and understanding of these systems. Public agencies including NYSERDA, NYSDEC, USFWS, and the NYS Public Service Commission are examples of resources that can aid the town.

### **Battery Energy Storage Systems**

Increased incentives and development of renewable energy systems are likely to prompt the development of battery energy storage systems. Currently, the Town of Sanford does not have a Battery Energy Storage System (BESS) local law. In order to effectively plan for the future, the town must understand the benefits and risks of these technologies as they relate to the town’s goals and community safety. The town may consider the following recommendations when it develops regulations in the future.

- The town should utilize tools, reports, and other resources to ensure safe development and address impacts related to visual, auditory, odor, and environmental.
  - The NYSERDA Battery Energy Storage System Guidebook helps local governments understand and develop a battery energy storage system permitting and inspection processes for BESS and includes model laws, permits, safety checklists and other information intended to serve as a guide and promote safe installation and operation of BESS. NYSERDA also offers free technical assistance, including workshops, to local governments to help further understand the issues addressed in the Guidebook.

- Look to other jurisdictions throughout the county, state, and nation to understand how other communities are approaching BESS proposals and regulating energy storage systems. For example, the Town of Binghamton established a working committee that met regularly to understand the evolving codes, regulations, and unique risks and challenges of BESS in regard to safety and needs of local fire companies. The Town of Kirkwood proposed changes to its solar local law which includes a section on BESS potential hazards and committee recommendations.
- The town may consider the need to adopt a BESS moratorium to allow time to evaluate fire and safety concerns and to create a task force to study the issue and to make recommendations to the Town Board.
- The town should keep apprised of the workings and findings of the State Fire Safety Working Group, keep in contact with NYSERDA and other appropriate State agencies, and consider these recent developments when preparing and adopting the BESS moratorium and BESS regulations and establishing the time frames.
- BESS regulations should consider the following: town environmental resources and constraints; purpose statement consistent with the Town Comprehensive Plan; definitions; compliance with NYS Uniform Fire Prevention and Building Code, Fire Code, and Energy Code; various BESS tiers and requirements for each, including reviews, permits, and approvals; fire safety plan, including for residential and electric vehicle charging stations; emergency response and evacuation plan; system design; screening, visibility, and landscaping; applicable zoning districts and allowed locations within the town; setbacks, lot size, lot coverage, and other dimensions; fencing; lighting; signage; tree and vegetation clearing; commissioning plan; right to inspect; O&M Plan; Decommissioning Plan; liability insurance; security; abandonment; ownership or operator changes; noise; erosion and sediment control; site access; safety system certifications; noncompliance; and conditional use permits for Tier 2.
- The town should also consider whether BESS should be allowed as part of Commercial Solar Energy Systems at this time or in the future.

### **Energy Efficiency**

In addition to regulating renewable energy projects, many communities are taking initiative to improve their energy efficiency and promote sustainability. There are a multitude of quick wins and high impact actions, such as the town can research opportunities to reduce energy consumption, save costs, and improve quality of life for residents. Some examples may include working with a partner agency to launch community campaigns, installing energy-efficient lighting, and setting goals to reduce energy consumption in the future.

- The town may consider researching opportunities to become a NYS Climate Smart and/or Clean Energy Community. These designations can open the door to various grants and funding programs to secure buy in and help the town meet its goals. A first step would be to contact the

Southern Tier 8 Regional Planning Board Sustainability Coordinator or the region's Cornell Cooperative Extension Clean Energy Coordinator for technical assistance navigating the programs and to identify community goals and needs.

## **EXPLORE REGULATION AND ENFORCEMENT STRATEGIES FOR SHORT-TERM RENTALS**

In 2021, the New York State Federation of Lake Associations (NYSFOLA) concluded that COVID-19 caused a proliferation of short-term rentals in lakefront communities. While the available data doesn't suggest there is a large increase of short-term rentals compared to other communities, Sanford is a long-time seasonal destination for many downstate residents and could experience increased numbers of short-term rentals and different types of short-term rentals in the future. The town may consider the following recommendations to help regulate these types of land uses in the future.

- Regulate by special use permit and site plan review with reasonable conditions or restrictions (i.e., fire, safety, access, parking, lighting, and signage) and consider need for appeals process.
- Establish clear purpose statement and definitions. It is important to provide clear and narrowly tailored definitions and to categorize short-term rentals as commercial or residential use.
- Consider density controls (i.e., time limits on individual tenancies, occupancy limits, and owner-occupancy mandates); durational limits (i.e., restrictions on number of days the property may be rented, guest turnover, and minimum stay requirements); registration, permit, licensing, parking, noise, utility use, sanitation requirements, and separation distances; and restrictions by zoning district, number of permits, and proximity.
- Ensure compliance with Americans with Disabilities (ADA) and Fair Housing Act; state or local housing requirements; and building and fire code requirements.
- Establish health and safety and nuisance standards for permits, require emergency evacuation plan and equipment, and prohibit nuisance behavior by renters.
- Consider the need to establish licenses for owner-occupied and non-owner-occupied lodging; maximum rental period; annual inspection requirements; limits on number of guests per bedroom; designated parking areas; restrictions on commercial activities; complaint resolution process; mandatory property representative; fines for noncompliance; insurance requirements; occupancy and sales tax requirements; advertising and signage; special permit renewals; code inspections; application forms; and registrations with the local government and compliance with New York State Department of Taxation and Finance requirements.
- Work with Broome County and New York Department of State to organize a training focused on short-term rentals.

## **KEEP THE PLAN UP TO DATE**

To be effective, a Comprehensive Plan must remain current. As conditions change and new information becomes available, the plan should be reviewed to ensure that it remains accurate and relevant to the needs of Town of Sanford residents. To keep the plan current, the Comprehensive Plan should be reviewed, and amended as necessary, no later than 10 years after its adoption.



# ***Appendices***





# ***Demographic, Housing, and Economic Data***

**Town of Sanford Population Change  
1960 - 2020**

Year	Total	Change	Percent Change
1960	2,489	NA	NA
1970	2,528	39	2%
1980	2,635	107	4%
1990	2,576	-59	-2%
2000	2,477	-99	-4%
2010	2,407	-70	-3%
2020	2,239	-168	-7%

*Data Source: Decennial Census*

**Town of Sanford Age Distribution**

Age Group	2010		2020		Change	
	Total	Percent	Total	Percent	Total	Percent
Total Population	2,407	100%	2,239	100%	-168	-7%
Under 5 years	131	5%	90	4%	-41	-31%
5 to 9 years	143	6%	122	5%	-21	-15%
10 to 14 years	157	7%	149	7%	-8	-5%
15 to 19 years	170	7%	121	5%	-49	-29%
20 to 24 years	132	5%	118	5%	-14	-11%
25 to 29 years	102	4%	104	5%	2	2%
30 to 34 years	110	5%	92	4%	-18	-16%
35 to 39 years	113	5%	117	5%	4	4%
40 to 44 years	136	6%	119	5%	-17	-13%
45 to 49 years	210	9%	139	6%	-71	-34%
50 to 54 years	179	7%	145	7%	-34	-19%
55 to 59 years	185	8%	187	8%	2	1%
60 to 64 years	184	8%	172	8%	-12	-7%
65 to 69 years	144	6%	182	8%	38	26%
70 to 74 years	130	5%	140	6%	10	8%
75 to 79 years	85	4%	105	5%	20	24%
80 to 84 years	55	2%	85	4%	30	55%
85 and above	41	2%	52	2%	11	27%
Median Age	45.2		48.0		2.8	6%

*Data Source: Decennial Census*

**Town of Sanford Race and Ethnicity**

Racial and Ethnic Groups	Total	Percent
Total population	2,239	100%
White	2,064	92.2%
Black or African American	40	1.8%
American Indian and Alaska Native	0	0%
Asian	1	< 1%
Native Hawaiian and Other Pacific Islander	1	< 1%
Some Other Race	20	< 1%
Two or More Races	113	5%
Hispanic or Latino (of any race)	80	3.6%

*Data Source: 2020 Decennial Census Data*

**Sanford Households and Families**

Household Types	Number	Percent
Total households	939	100.0%
Married couple household	450	47.9%
With own children under 18	119	12.7%
Cohabiting couple household	62	6.6%
With own children under 18	23	2.4%
Male householder, no spouse or partner present:	193	20.6%
Living alone	134	14.3%
65 years and over	56	6.0%
With own children under 18	10	1.1%
Female householder, no spouse or partner present:	234	24.9%
Living alone	140	14.9%
65 years and over	91	9.7%
With own children under 18	36	3.8%
Households with individuals under 18 years	226	24.1%
Households with individuals 65 years and over	419	44.6%
Family households:	610	65.0%
Married couple family	450	73.8%
Other family:	160	17.0%
Male householder, no spouse present	61	38.1%
Female householder, no spouse present	99	61.9%
Nonfamily households:	329	35.0%
Householder living alone	274	83.3%
Householder not living alone	55	16.7%

*Data Source: 2020 Decennial Census*

**Sanford School Districts**

School District	Parcels	Percent
Afton	326	15%
Bainbridge-Guilford	54	2%
Deposit	1,589	72%
Harpursville	9	0%
Windsor	195	9%
Total	2,218	100%

*Data Source: 2023 BCGIS Parcel Data*

**Sanford School Enrollment Estimates**

School Enrollment	Total	Percent
Population 3 years and over enrolled in school	485	100%
Pre-primary school	14	3%
Elementary (K - 8th grade)	187	39%
High School	153	32%
College	131	27%

*Data Source: 2021 ACS 5-Year Estimates*

**Sanford Educational Attainment Estimates**

Educational Attainment	Estimate	Percent
Population 25 years and over	1,515	100%
Less than 9th grade	44	3%
9th to 12th grade, no diploma	43	3%
High School degree	662	44%
Some college, no degree	306	20%
Associate's degree	201	13%
Bachelor's degree	157	10%
Graduate or professional degree	102	7%
High School degree or higher	1,428	94%
Bachelor's degree or higher	259	17%

*Data Source: 2021 ACS 5-Year Estimates*

**Estimated Income Levels**

Income Measures	Town of Sanford	Broome County	New York State
Median household income	\$57,578	\$53,982	\$75,157
Median family income	\$68,837	\$73,171	\$92,731
Per capita income	\$29,591	\$31,224	\$43,208

Data Source: 2021 ACS 5-Year Estimates

**Estimated Poverty Rates**

Income Levels	Town of Sanford	Broome County	New York State
Individuals below poverty	11.4%	18.7%	13.5%
Under 18 years	29.3%	24.5%	18.4%
18 to 64 years	10.4%	20.1%	12.3%
65 years and over	0.7%	8.4%	11.7%
Families living below poverty	8.3%	11.6%	9.8%

Data Source: 2021 ACS 5-Year Estimates

**Sanford Housing Units Change 2010 - 2020**

Housing Units	2010	2020	Change	Percent Change
Total	1,739	1,648	-91	-5%

Data Source: Decennial Census

**Estimated Housing Types in Sanford**

UNITS IN STRUCTURE	Estimate	Percent
Total housing units	1,851	100%
1-unit, detached	1,289	70%
1-unit, attached	24	1%
2 or more units	255	14%
2 units	198	11%
3 or 4 units	37	2%
5 to 9 units	16	1%
10 to 19 units	0	0%
20 or more units	4	0%
Mobile home	283	15%
Boat, RV, van, etc.	0	0%

Data Source: 2021 ACS 5-Year Estimates

**Tenure and Vacancy Status in Sanford**

Tenure and Vacancy Status	2010		2020		2010 - 2020	
	Total	Percent	Total	Percent	Change	Percent Change
Total Housing Units	1,739	100%	1,648	100%	-91	-5%
Occupied	970	56%	939	57%	-31	-3%
Owner-Occupied	798	82%	753	80%	-45	-6%
Renter Occupied	172	18%	186	20%	14	8%
Vacant	769	44%	709	43%	-60	-8%
For rent	46	6%	32	5%	-14	-30%
For sale only	20	3%	23	3%	3	15%
Rented or sold, not occupied	11	1%	21	3%	10	91%
For season, recreational, or occasional use	635	83%	557	79%	-78	-12%
For migrant workers	0	0%	0	0%	0	0%
Other	57	7%	33	5%	-24	-42%

*Data Source: Decennial Census*

**Estimated Housing Value in Sanford**

Housing Value	Estimate	Percent
Owner-occupied units	814	100%
Less than \$50,000	45	6%
\$50,000 to \$99,999	201	25%
\$100,000 to \$149,999	178	22%
\$150,000 to \$199,999	249	31%
\$200,000 to \$299,999	109	13%
\$300,000 to \$499,999	22	3%
\$500,000 to \$999,999	10	1%
\$1,000,000 or more	0	0%
Median (dollars)	\$141,100	

*Data Source: 2021 ACS 5-Year Estimates*

**Estimated Length of Residency in Sanford**

<b>YEAR HOUSEHOLDER MOVED INTO UNIT</b>	<b>Estimate</b>	<b>Percent</b>
Owner occupied:	916	100%
Moved in 2019 or later	34	4%
Moved in 2015 to 2018	78	9%
Moved in 2010 to 2014	103	11%
Moved in 2000 to 2009	257	28%
Moved in 1990 to 1999	157	17%
Moved in 1989 or earlier	287	31%
Renter occupied:	102	100%
Moved in 2019 or later	13	13%
Moved in 2015 to 2018	31	30%
Moved in 2010 to 2014	34	33%
Moved in 2000 to 2009	12	12%
Moved in 1990 to 1999	12	12%
Moved in 1989 or earlier	0	0%

*Data Source: 2021 ACS 5-Year Estimates*

**Estimated Age of Housing in Sanford**

<b>YEAR STRUCTURE BUILT</b>	<b>Estimate</b>	<b>Percent</b>
Total:	1,851	100%
Built 2020 or later	0	0%
Built 2010 to 2019	31	2%
Built 2000 to 2009	119	6%
Built 1990 to 1999	159	9%
Built 1980 to 1989	260	14%
Built 1970 to 1979	170	9%
Built 1960 to 1969	109	6%
Built 1950 to 1959	225	12%
Built 1940 to 1949	134	7%
Built 1939 or earlier	644	35%
Median Year	1957	

*Data Source: 2021 ACS 5-Year Estimates*

**Residential Building Permits Issued in Sanford 2011 - 2022**

Year	Single-Family		Mobile Home		Total Residential Construction		Additions, Alterations, Repairs	
	Permits	Value	Permits	Value	Permits	Value	Permits	Value
Total	35	\$4,635,971	20	\$2,269,100	55	\$6,905,071	245	\$5,573,182
2011	2	\$180,000	1	\$15,000	3	\$195,000	28	\$465,000
2012	3	\$860,000	3	\$60,000	6	\$920,000	23	\$471,400
2013	8	\$892,500	0	\$0	8	\$892,500	28	\$44,330
2014	2	\$141,000	2	\$145,100	4	\$286,100	8	\$127,600
2015	4	\$489,000	1	\$67,000	5	\$556,000	23	\$331,916
2016	2	\$233,000	1	\$49,000	3	\$282,000	11	\$293,701
2017	5	\$585,000	1	\$27,000	6	\$612,000	26	\$566,000
2018	5	\$539,471	1	\$125,000	6	\$664,471.00	10	\$244,000.00
2019	0	\$0	3	\$371,000	3	\$371,000	21	\$1,091,232
2020	3	\$366,000	2	\$243,000	5	\$609,000	20	\$296,800
2021	0	\$0	3	\$955,000	3	\$955,000	25	\$1,196,655
2022	1	\$350,000	2	\$212,000	3	\$562,000	22	\$444,548
Average	2.9	\$386,331	1.67	\$189,092	4.6	\$575,423	20.4	\$464,432

Data Source: Broome County Construction Data Reports

**Short Term Rentals in Sanford Area**

Short Term Rentals	Deposit	Windsor
Available Rentals	23	10
Average Daily Rate	\$258	\$135
Median Monthly Revenue	\$2,935	\$1,175
Average Guests	7	6

Data Source: AirDNA

**Estimated Employment Status in Sanford**

Employment Status	Estimates	Percent
Population 16 years and over	1,797	100%
In labor force	901	50%
Civilian labor force	901	100%
Employed	846	94%
Unemployed	55	6.1%
Armed Forces	0	0%
Not in labor force	896	50%

Data Source: 2021 ACS 5-Year Estimates



**Estimated Employment Occupations of Sanford Residents**

<b>Occupation</b>	<b>Estimates</b>	<b>Percent</b>
Civilian employed population 16 years and over	846	100%
Management, business, science, and arts	270	32%
Service	69	8%
Sales and office	243	29%
Natural resources, construction, and maintenance	160	19%
Production, transportation, and material moving	104	12%

*Data Source: 2021 ACS 5-Year Estimates*

**Estimated Industry of Employment of Sanford Residents**

<b>Industry</b>	<b>Total</b>	<b>Percent</b>
Civilian employed population 16 years and over	846	100%
Agriculture, forestry, fishing, hunting, and mining	41	5%
Construction	98	12%
Manufacturing	145	17%
Wholesale Trade	19	2%
Retail Trade	55	7%
Transportation, warehousing, and utilities	62	7%
Information	12	1%
Finance and insurance, real estate and rental and leasing	12	1%
Professional, scientific, management, administrative, and waste management services	56	7%
Educational services, health care and social assistance	217	26%
Arts, entertainment, recreation, accommodation, and food services	42	5%
Other services	72	9%
Public Administration	15	2%

*Data Source: 2021 ACS 5-Year Estimates*

**Estimated Travel Time of Sanford Workers**

<b>TRAVEL TIME TO WORK</b>	<b>Estimates (%)</b>
Less than 10 minutes	19.7
10 to 14 minutes	14.6
15 to 19 minutes	6.3
20 to 24 minutes	9.4
25 to 29 minutes	16.2
30 to 34 minutes	9.9
35 to 44 minutes	10.1
45 to 59 minutes	7.2
60 or more minutes	6.4
Mean travel time to work (minutes)	24.9

*Data Source: 2021 ACS 5-Year Estimates*

# *Public Input*

**Q1: Currently, the Town of Sanford has approximately 2,400 residents. How would you like to see the Town’s population change over the next 10 years? Select only one response.**

Growth Levels	Total	Percent
Grow Significantly	83	21%
Grow Slightly	203	51%
Stay about the same	106	27%
Decrease	7	2%
<b>Total</b>	<b>399</b>	<b>100%</b>

**Q2: How desirable do you feel the following types of NEW residential development would be in the Town of Sanford? Select one option per line.**

Residential Development	Very Desirable		Somewhat Desirable		Not Desirable		No Opinion		n
Mobile Home Parks	4	1%	64	16%	303	74%	38	9%	409
Individual Mobile Homes	21	5%	156	38%	195	48%	37	9%	409
Two-Family Homes	87	21%	184	45%	105	26%	31	8%	407
Seasonal Homes	161	39%	167	41%	62	15%	21	5%	411
Senior assisted living	168	41%	195	47%	28	7%	20	5%	411
Affordable housing/starter homes	169	41%	158	38%	69	17%	18	4%	414

**Q3: How desirable do you feel the following types of NEW commercial development would be in the Town of Sanford? Select one option per line.**

<b>Commercial Development</b>	<b>Very Desirable</b>		<b>Somewhat Desirable</b>		<b>Not Desirable</b>		<b>No Opinion</b>		<b>n</b>
Used car sales	22	5%	161	39%	179	43%	50	12%	412
Heavy industry (high-intensity manufacturing processing, and chemical refining uses)	55	13%	90	22%	251	61%	16	4%	412
Mining, stone and gravel operations	81	20%	173	42%	132	32%	29	7%	415
Saw Mills	84	20%	215	52%	86	21%	28	7%	413
ATV and Dirt Bike Tracks/Trails	98	24%	106	26%	190	46%	16	4%	410
Logging	100	24%	217	52%	81	20%	17	4%	415
High Volume Hydro-Fracturing (Fracking)	105	25%	70	17%	211	51%	29	7%	415
Hotels and motels	118	28%	179	43%	89	21%	29	7%	415
Large-scale wind farms	122	30%	136	33%	130	31%	25	6%	413
Large-scale solar farms	131	32%	152	37%	101	25%	27	7%	411
Bed & breakfasts	198	47%	163	39%	33	8%	24	6%	418
Light industry (low-intensity manufacturing minimal noise, smoke, or odor impacts)	216	52%	140	34%	48	12%	10	2%	414
Agri-tourism – (Similar to Lone Maple Farm or Apple Hill’s)	224	54%	150	36%	15	4%	24	6%	413
Restaurants	272	65%	123	29%	15	4%	7	2%	417

**Q4: How would you rate the quality of the following services in the Town of Sanford? Select one option per line.**

Services	Excellent		Good		Need Improvement		No Opinion		n
Snow Plowing	108	26%	210	50%	61	15%	37	9%	416
Broome County Sheriff/ NYS Police	93	22%	212	51%	47	11%	64	15%	416
Fire Service	90	22%	183	44%	44	11%	95	23%	412
Road Maintenance	78	19%	189	46%	130	31%	16	4%	413
Town Hall Hours	43	10%	207	50%	44	11%	121	29%	415
Dog Control	40	10%	158	38%	52	13%	163	39%	413
Ambulance Service	40	10%	147	36%	129	31%	98	24%	414

**Q5: What are your concerns for the future of the Town? Select one option per line.**

Concerns	I am VERY concerned		I am SOMEWHAT concerned		I am NOT concerned		No Opinion		n
Residents leaving the area	156	38%	173	42%	65	16%	17	4%	411
Declining home values	237	57%	135	33%	34	8%	8	2%	414
Loss of farms	267	64%	127	31%	17	4%	5	1%	416
Increasing taxes	311	75%	94	23%	8	2%	2	0%	415
Loss of open space	157	38%	141	34%	89	22%	23	6%	410
Illegal dumping	290	70%	87	21%	19	5%	17	4%	413
Increasing residential development	60	15%	134	33%	191	46%	26	6%	411
Increasing commercial or industrial development	97	23%	132	32%	162	39%	22	5%	413
Noise	115	28%	139	33%	125	30%	38	9%	417
Potential flooding and stormwater runoff	136	33%	169	41%	84	20%	24	6%	413
Impacts of logging and mining operations	110	26%	177	42%	106	25%	24	6%	417
Impacts of High Volume Hydro-Fracturing (Fracking)	201	48%	84	20%	110	27%	20	5%	415
Impacts of Large-scale solar (Solar Farms)	102	25%	120	29%	177	43%	13	3%	412
Impacts of Large-scale wind energy	127	31%	125	30%	148	36%	13	3%	413

**Q6: Do you have any problems with your private drinking water well? Select all that apply**

Water Problems	Total	Percent
I have recently had problems with low water pressure, low well water levels (quantity problems)	18	5%
I have recently had problems with contamination, hardness, taste, odor, etc. (quality problems)	63	16%
I have no problems with my drinking water	317	80%
<b>Total</b>	<b>398</b>	<b>100%</b>

**Q7: Land use laws regulate the type of use, lot coverage, setbacks, boundaries, parking, and noise permitted with new development. Select one of the following statements that best describes your view on the land use laws in the Town of Sanford. Select only one response.**

Levels of Control	Total	Percent
Too Strict	42	10%
Just Right	181	44%
Not Strict Enough	49	12%
No Opinion	143	34%
<b>Total</b>	<b>415</b>	<b>100%</b>

**Q8: Code Enforcement is responsible for enforcing NYS Fire Prevention and Building Code and the Town of Sanford’s local building code, zoning and/or local laws. Typically, code officials respond to complaints and provide enforcement services, in relation to the exterior and interior condition of buildings. Of the following choices, select the one that best describes your opinion about the local code enforcement. Select only one response**

Levels of Control	Total	Percent
Too Strict	23	6%
Just Right	177	43%
Not Strict Enough	88	21%
No Opinion	126	30%
<b>Total</b>	<b>414</b>	<b>100%</b>



**Q9: Overall, how do you like living in the Town of Sanford? Select only one response.**

Satisfaction Levels	Total	Percent
Very Satisfied	114	28%
Satisfied	247	60%
Dissatisfied	20	5%
No Opinion	31	8%
<b>Total</b>	<b>412</b>	<b>100%</b>

**Q10: Would you recommend a friend/family to move to the Town of Sanford? Select only one response.**

Recommendation	Total	Percent
Yes	294	71%
No	54	13%
No Opinion	69	17%
<b>Total</b>	<b>417</b>	<b>100%</b>

**Q11: All communities have a limited number of resources. If you had a total of 100 points to distribute between the following choices, how would you like to see your Town’s resources allocated? Totals must add up to 100.**

<b>Budget Categories</b>	<b>Total</b>	<b>Percent</b>
Protect air and water quality	5,151	12%
Protect/promote farms and agriculture, including agri-tourism	4,954	12%
Maintain existing infrastructure and services	4,940	12%
Encourage new commercial and industrial development	4,368	10%
Encourage tourism, including outdoor recreation	3,892	9%
Improve appearance of buildings/properties	3,296	8%
Provide/improve programs for senior population	2,787	7%
Provide/improve programs for youth population	2,687	6%
Enforce stricter code enforcement (junk, noise, animal control etc.)	2,328	6%
Improve/create more parks and recreation opportunities	2,042	5%
Develop new recreational trail system	1,756	4%
Create bike lanes and improve walkability	1,073	3%
Non-Responsive	2,526	6%
<b>Total</b>	<b>41,800</b>	<b>100%</b>

**Q12: Should the Town pursue the following to support agricultural development? Select one option per line.**

Agricultural Initiatives	Yes		No		No Opinion		n
Encourage agricultural tourism-farm markets, produce stands, farms tours, breweries, wineries, etc.	359	87%	23	6%	33	8%	415
Encourage specialty farming: hops, hemp, organic farming, beekeeping, etc.	341	83%	31	8%	40	10%	412
Encourage greenhouses and Christmas tree farms	340	82%	23	6%	51	12%	414
Amend zoning to promote agriculture	317	77%	35	8%	62	15%	414
Encourage intensive animal farming of livestock, poultry, goats, sheep, etc.	268	65%	75	18%	70	17%	413

**Q13: The Town of Sanford’s 3 major assets are: Select up to 3**

<b>Assets</b>	<b>Total</b>	<b>Percent</b>
Scenic Beauty	283	24%
Rural Character	230	19%
Abundant Natural Resources	160	13%
Agriculture/Farms	103	9%
Land available for development	90	8%
Low Crime Rate, Safe Community	85	7%
Sense of Community	61	5%
School System	50	4%
Low taxes	47	4%
Roads conditions and snow plowing	45	4%
Low cost of housing	29	2%
People and Activities	16	1%
<b>Total</b>	<b>1,199</b>	<b>100%</b>

**Q14: The Town of Sanford’s 3 major shortcomings are: Select up to 3**

<b>Shortcomings</b>	<b>Total</b>	<b>Percent</b>
Lack of development and/or jobs	218	19%
Increasing taxes	191	17%
Poor building appearance, junk cars, etc.	160	14%
Cellphone Service	132	12%
Lack of access to medical services	98	9%
Lack of broadband/high speed Internet	65	6%
Lack of services for seniors	55	5%
Poor road conditions	52	5%
Lack of activities for children	46	4%
Too many Mobile Homes/Mobile Home Parks	41	4%
Flooding/Stormwater Runoff	37	3%
Lack of water, sewer and/or natural gas	32	3%
<b>Total</b>	<b>1,127</b>	<b>100%</b>

**Q15: Which type of resident are you?**

<b>Resident Types</b>	<b>Total</b>	<b>Percent</b>
Full-time resident	202	50%
Seasonal resident	170	42%
I am not a resident	36	9%
<b>Total</b>	<b>408</b>	<b>100%</b>

**Q16: What is your age?**

<b>Age Groups</b>	<b>Total</b>	<b>Percent</b>
18 to 24	12	4%
25 to 44	16	5%
45 to 64	138	41%
65 and over	174	51%
<b>Total</b>	<b>340</b>	<b>100%</b>

**Q17: How long have you lived in the Town of Sanford?**

<b>Length of Residency</b>	<b>Total</b>	<b>Percent</b>
Less than a year	3	1%
1 to 5 years	21	6%
6 to 10 years	21	6%
11 to 20 years	84	25%
Over 20 years	206	61%
<b>Total</b>	<b>335</b>	<b>100%</b>

**Q18: Using the map provided, indicate the area which you live (1-5)**

<b>Geographical Areas</b>	<b>Total</b>	<b>Percent</b>
North Sanford (between Route 41 & North Sanford Road)	83	24%
West Sanford (west of Route 41/north of Route 17)	58	17%
East Sanford (east of Route 41 & North Sanford Rd/north of Route 17)	49	14%
South Sanford (south of Route 17)	92	27%
Village of Deposit	64	18%
<b>Total</b>	<b>346</b>	<b>100%</b>

**Crosstabs: Fracking vs. Resident Type**

<b>Resident Type</b>	<b>High Volume Hydro-Fracturing (Fracking)</b>				<b>Total</b>
	<b>Very Desirable</b>	<b>Somewhat Desirable</b>	<b>Not Desirable</b>	<b>No Opinion</b>	
Full-time Resident	43 22%	38 19%	107 54%	12 6%	<b>200</b> <b>50%</b>
Seasonal Resident	51 30%	21 12%	85 50%	12 7%	<b>169</b> <b>42%</b>
I am not a resident of Sanford	7 20%	9 26%	15 43%	4 11%	<b>35</b> <b>9%</b>
<b>Total</b>	<b>101</b>	<b>68</b>	<b>207</b>	<b>28</b>	<b>404</b>

**Crosstabs: Fracking vs. Location**

Location	High Volume Hydro-Fracturing (Fracking)				Total
	Very Desirable	Somewhat Desirable	Not Desirable	No Opinion	
North Sanford	26 32%	14 17%	39 48%	3 4%	<b>82</b> <b>24%</b>
West Sanford	18 32%	5 9%	31 54%	3 5%	<b>57</b> <b>17%</b>
East Sanford	15 31%	8 16%	24 49%	2 4%	<b>49</b> <b>14%</b>
South Sanford	13 14%	12 13%	59 64%	8 9%	<b>92</b> <b>27%</b>
Village of Deposit	13 21%	17 27%	27 43%	6 10%	<b>63</b> <b>18%</b>
<b>Total</b>	<b>85</b>	<b>56</b>	<b>180</b>	<b>22</b>	<b>343</b>





# *Land Use Data*

**Existing Land Use**

Land Uses	Sanford		Deposit		Town-wide	
	Acres	Percent	Acres	Percent	Acres	Percent
<b>Total</b>	<b>56,229.97</b>	<b>100%</b>	<b>364.94</b>	<b>100%</b>	<b>56,594.91</b>	<b>100%</b>
Residential	25,299.90	45%	194.23	53%	25,494.13	45%
Vacant	17,401.64	31%	101.89	28%	17,503.53	31%
Wild, Forested, Conservation, and Park Lands	7,332.15	13%	0.00	0%	7,332.15	13%
Recreation & Entertainment	3,012.20	5%	7.20	2%	3,019.40	5%
Agriculture	2,402.79	4%	0.00	0%	2,402.79	4%
Commercial	218.02	0.4%	17.32	5%	235.34	0.4%
Public Services	117.08	0.2%	27.02	7%	144.10	0.3%
Industrial	63.40	0.1%	4.04	1%	67.44	0.1%
Community Services	53.62	0.1%	12.38	3%	66.00	0.1%
No Data	329.17	1%	0.86	0%	330.03	1%

**Agricultural Land Use**

*Sanford*

Land Use	Parcels		Acres	
	Total	Percent	Total	Percent
<b>Agriculture</b>	<b>23</b>	<b>100%</b>	<b>2,402.79</b>	<b>100%</b>
Productive Vacant Land	10	43%	745.91	31%
Dairy Products	12	52%	1,616.98	67%
Field Crops	1	4%	39.90	2%

*Deposit*

Land Use	Parcels		Acres	
	Total	Percent	Total	Percent
<b>Agriculture</b>	<b>0</b>	<b>0%</b>	<b>0</b>	<b>0%</b>

*Town-Wide*

Land Use	Parcels		Acres	
	Total	Percent	Total	Percent
<b>Agriculture</b>	<b>23</b>	<b>100%</b>	<b>2,402.79</b>	<b>100%</b>
Productive Vacant Land	10	43%	745.91	31%
Dairy Products	12	52%	1,616.98	67%
Field Crops	1	4%	39.90	2%

**Residential Land Use**

*Sanford*

Land Use	Parcels		Acres	
	Total	Percent	Total	Percent
<b>Residential</b>	<b>1,197</b>	<b>100%</b>	<b>25,299.9</b>	<b>100%</b>
Single-Family	560	47%	3,936.45	16%
Two-Family	2	0.17%	27.59	0.11%
Rural Residence	240	20%	14,932.65	59%
Seasonal	258	22%	3,636.91	14%
Mobile Home	135	11%	2,758.0	11%
Multiple Residences	2	0.17%	8.3	0.03%

*Deposit*

Land Use	Parcels		Acres	
	Total	Percent	Total	Percent
<b>Residential</b>	<b>300</b>	<b>100%</b>	<b>194.23</b>	<b>100%</b>
Single-Family	265	88%	168.58	87%
Two-Family	23	8%	4.86	3%
Three-Family	3	1%	0.89	0.46%
Rural Residence	1	0.33%	14.7	8%
Seasonal	1	0.33%	0.18	0.09%
Apartment	7	2%	5.02	3%

*Town-Wide*

Land Use	Parcels		Acres	
	Total	Percent	Total	Percent
<b>Residential</b>	<b>1,497</b>	<b>100%</b>	<b>25,494.13</b>	<b>100%</b>
Rural Residence	241	16%	14,947.35	59%
Single-Family	825	55%	4,105.03	16%
Seasonal	259	17%	3,637.09	14%
Mobile Home	135	9%	2,758.00	11%
Two-Family	25	2%	32.45	0.13%
Multiple Residences	2	0.1%	8.3	0.03%
Apartment	7	0.5%	5.02	0.02%
Three-Family	3	0.2%	0.89	0.003%

### Commercial Land Use

#### Sanford

Land Use	Parcels		Acres	
	Total	Percent	Total	Percent
<b>Commercial</b>	<b>12</b>	<b>100%</b>	<b>218.02</b>	<b>100%</b>
Camps/Cottages	2	17%	173.58	80%
Lumber Yard/Sawmill	1	8%	16.2	7%
Gas, Fuel, Oil Storage/Distribution	3	25%	9.68	4%
Restaurants/Bar	2	17%	7.11	3%
Gas Stations	1	8%	7.04	3%
Miscellaneous	1	8%	2.3	1%
Multi-Purpose	1	8%	1.88	1%
Other Storage/Distribution	1	8%	0.23	0.1%

#### Deposit

Land Use	Parcels		Acres	
	Total	Percent	Total	Percent
<b>Commercial</b>	<b>48</b>	<b>100%</b>	<b>17.32</b>	<b>100%</b>
Gas Stations	2	4%	9.94	57%
Multi-Purpose	19	40%	2.29	13%
Parking Lot	8	17%	1.38	8%
Other Storage	7	15%	1.17	7%
Bank/Office	3	6%	0.91	5%
Restaurants/Bar	4	8%	0.58	3%
Large Retail Food Stores	1	2%	0.38	2%
Miscellaneous	2	4%	0.38	2%
Auto Shop	1	2%	0.16	1%
Inns, Lodges, etc.	1	2%	0.13	1%

#### Town-wide

Land Use	Parcels		Acres	
	Total	Percent	Total	Percent
<b>Commercial</b>	<b>60</b>	<b>100%</b>	<b>235.34</b>	<b>100%</b>
Camps/Cottages	2	3%	173.58	74%
Gas Stations	3	5%	16.98	7%
Lumber Yard/Sawmill	1	2%	16.2	7%
Gas, Fuel, Oil Storage/Distribution	3	5%	9.68	4%
Restaurants/Bar	6	10%	7.69	3%
Multi-Purpose	20	33%	4.17	2%
Miscellaneous	3	5%	2.68	1%
Other Storage	8	13%	1.4	1%
Parking Lot	8	13%	1.38	1%
Bank/Office	3	5%	0.91	0.4%
Large Retail Food Stores	1	2%	0.38	0.2%
Auto Shop	1	2%	0.16	0.1%
Inns, Lodges, etc.	1	2%	0.13	0.1%

**Recreation & Entertainment Land Use**

*Sanford*

Land Use	Parcels		Acres	
	Total	Percent	Total	Percent
<b>Recreation &amp; Entertainment</b>	<b>21</b>	<b>100%</b>	<b>3012.2</b>	<b>100%</b>
Game Farms	1	5%	123.12	4%
Social Clubs	1	5%	102.71	3%
Golf Course	3	14%	474.97	16%
Camping Facilities/Resorts	16	76%	2311.4	77%

*Deposit*

Land Use	Parcels		Acres	
	Total	Percent	Total	Percent
<b>Recreation &amp; Entertainment</b>	<b>6</b>	<b>100%</b>	<b>7.2</b>	<b>100%</b>
Movie Theater	1	17%	0.2	3%
Fairgrounds	3	50%	6.64	92%
Parks/Playgrounds	2	33%	0.36	5%

*Town-wide*

Land Use	Parcels		Acres	
	Total	Percent	Total	Percent
<b>Recreation &amp; Entertainment</b>	<b>27</b>	<b>100%</b>	<b>3,019.40</b>	<b>100%</b>
Camping Facilities/Resorts	16	59%	2,311.40	77%
Golf Course	3	11%	474.97	16%
Game Farms	1	4%	123.12	4%
Social Clubs	1	4%	102.71	3%
Fairgrounds	3	11%	6.64	0.2%
Parks/Playgrounds	2	7%	0.36	0.01%
Movie Theater	1	4%	0.20	0.01%

**Community/Institutional Services Land Use**

***Sanford***

Land Use	Parcels		Acres	
	Total	Percent	Total	Percent
<b>Community Services</b>	<b>15</b>	<b>100%</b>	<b>53.62</b>	<b>100%</b>
Education	1	7%	38.5	72%
Religious	3	20%	1.01	2%
Cemeteries	11	73%	14.11	26%

***Deposit***

Land Use	Parcels		Acres	
	Total	Percent	Total	Percent
<b>Community Service</b>	<b>9</b>	<b>100%</b>	<b>12.38</b>	<b>100%</b>
Education	1	11%	4.8	39%
Libraries	1	11%	0.38	3%
Special Institutions	1	11%	0.28	2%
Religious	1	11%	0.55	4%
Benevolent/Moral Assoc.	1	11%	0.25	2%
Highway Garage	2	22%	2.62	21%
Office Building	1	11%	0.1	1%
Cemeteries	1	11%	3.4	27%

***Town-wide***

Land Use	Parcels		Acres	
	Total	Percent	Total	Percent
<b>Community Service</b>	<b>24</b>	<b>100%</b>	<b>66</b>	<b>100%</b>
Education	2	8%	43.3	66%
Cemeteries	12	50%	17.51	27%
Highway Garage	2	8%	2.62	4%
Religious	4	17%	1.56	2%
Libraries	1	4%	0.38	1%
Special Institutions	1	4%	0.28	0.4%
Benevolent/Moral Assoc.	1	4%	0.25	0%
Office Building	1	4%	0.1	0.2%

**Industrial Land Use**

*Sanford*

Land Use	Parcels		Acres	
	Total	Percent	Total	Percent
<b>Industrial</b>	<b>2</b>	<b>100%</b>	<b>63.4</b>	<b>100%</b>
Mining/Quarrying	2	100%	63.4	100%

*Deposit*

Land Use	Parcels		Acres	
	Total	Percent	Total	Percent
<b>Industrial</b>	<b>4</b>	<b>100%</b>	<b>4.04</b>	<b>100%</b>
Manufacturing & Processing	4	100%	4.04	100%

*Town-wide*

Land Use	Parcels		Acres	
	Total	Percent	Total	Percent
<b>Industrial</b>	<b>6</b>	<b>100%</b>	<b>67.44</b>	<b>100%</b>
Mining/Quarrying	2	40%	63.4	94%
Manufacturing & Processing	4	60%	4.04	6%

**Public Facilities/Services Land Use**

*Sanford*

Land Use	Parcels		Acres	
	Total	Percent	Total	Percent
<b>Public Services</b>	<b>9</b>	<b>100%</b>	<b>117.08</b>	<b>100%</b>
Water Supply	2	22%	13.58	12%
Telephone	1	11%	2.06	2%
Radio	1	11%	6.65	6%
Waste Treatment	3	33%	4.66	4%
Electric Facility	1	11%	0.08	0%
Gas Transmission	1	11%	90.5	77%

*Deposit*

Land Use	Parcels		Acres	
	Total	Percent	Total	Percent
<b>Public Service</b>	<b>12</b>	<b>100%</b>	<b>27.02</b>	<b>100%</b>
Flood Control	3	25%	17.58	65%
Water Supply	3	25%	0.33	1%
Telephone	3	25%	0.51	2%
Water Transportation	1	8%	1.1	4%
Waste Treatment	2	17%	7.5	28%

*Town-wide*

Land Use	Parcels		Acres	
	Total	Percent	Total	Percent
<b>Public Service</b>	<b>21</b>	<b>100%</b>	<b>144.1</b>	<b>100%</b>
Gas Transmission	1	5%	90.5	63%
Flood Control	3	14%	17.58	12%
Water Supply	5	24%	13.91	10%
Waste Treatment	5	24%	12.16	8%
Radio	1	5%	6.65	5%
Telephone	4	19%	2.57	2%
Water Transportation	1	5%	1.1	1%
Electric Facility	1	5%	0.08	0.1%



**Wild, Forested, Conservation, and Parks Land Use**

*Sanford*

Land Use	Parcels		Acres	
	Total	Percent	Total	Percent
<b>Wild, Forested, Conservation, and Park Lands</b>	<b>46</b>	<b>100%</b>	<b>7,332.15</b>	<b>100%</b>
Private	2	4%	437.1	6%
Tax Law Forest Land	2	4%	315.4	4%
Private Hunting/Fishing Clubs	7	15%	861.71	12%
State-Owned Forests	35	76%	5,717.94	78%

*Deposit*

Land Use	Parcels		Acres	
	Total	Percent	Total	Percent
<b>Wild, Forested, Conservation, and Park Lands</b>	<b>0</b>	<b>0%</b>	<b>0</b>	<b>0%</b>

*Town-wide*

Land Use	Parcels		Acres	
	Total	Percent	Total	Percent
<b>Wild, Forested, Conservation, and Park Lands</b>	<b>46</b>	<b>100%</b>	<b>7,332.15</b>	<b>100%</b>
State-Owned Forests	35	76%	5,717.94	78%
Private Hunting/Fishing Clubs	7	15%	861.71	12%
Private	2	4%	437.10	6%
Tax Law Forest Land	2	4%	315.40	4%

**Vacant Land Use**

*Sanford*

Land Use	Parcels		Acres	
	Total	Percent	Total	Percent
<b>Vacant</b>	<b>834</b>	<b>100%</b>	<b>17,401.64</b>	<b>100%</b>
Residential	303	36%	5,381.48	31%
Rural < 10 acres	84	10%	229.30	1%
Rural > 10 acres	446	53%	11,790.60	68%
Commercial	1	0.1%	0.26	0.001%

*Deposit*

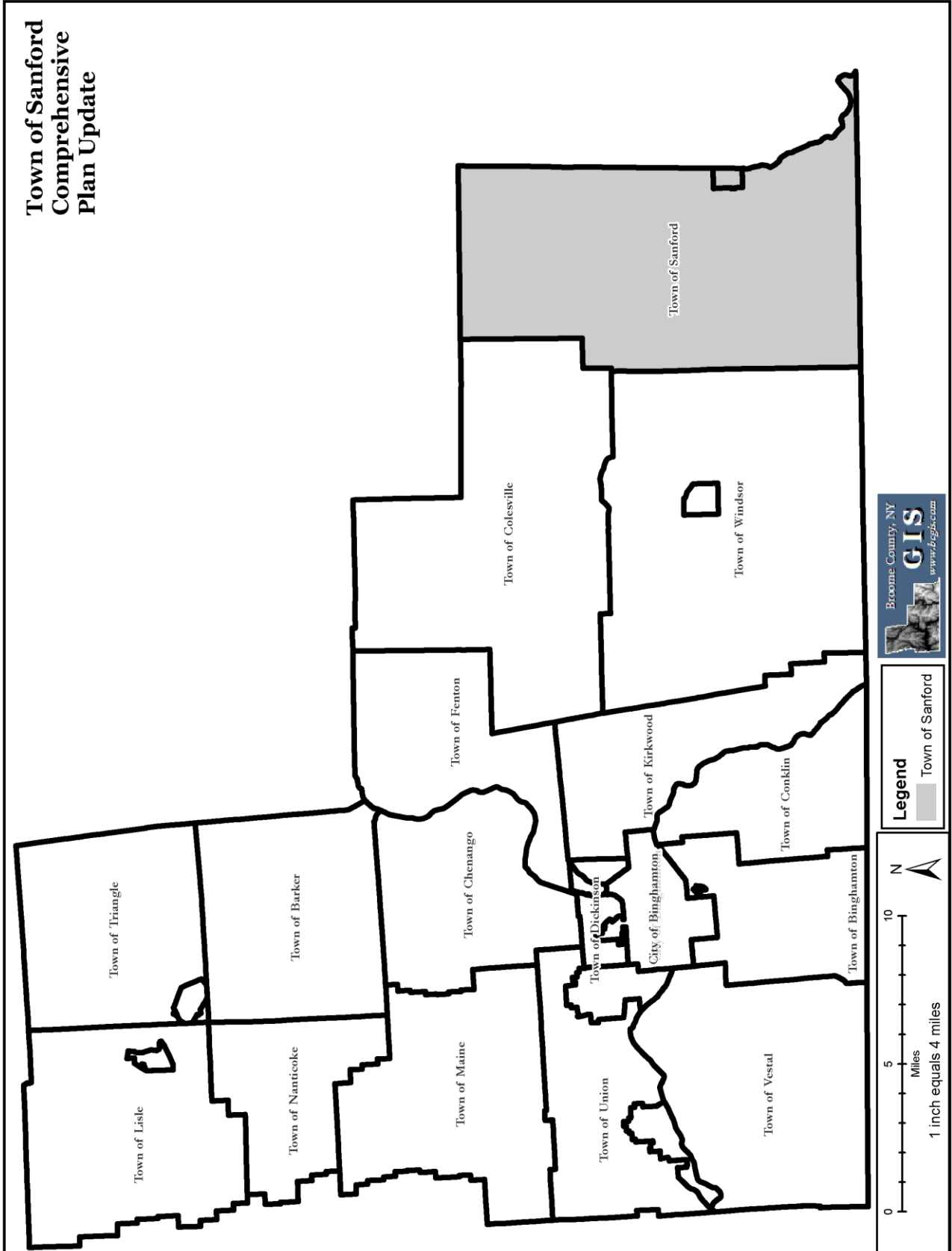
Land Use	Parcels		Acres	
	Total	Percent	Total	Percent
<b>Vacant</b>	<b>76</b>	<b>100%</b>	<b>101.89</b>	<b>100%</b>
Residential	49	64%	67.72	66%
Rural < 10 acres	11	14%	13.6	13%
Commercial	16	21%	20.57	20%

*Town-wide*

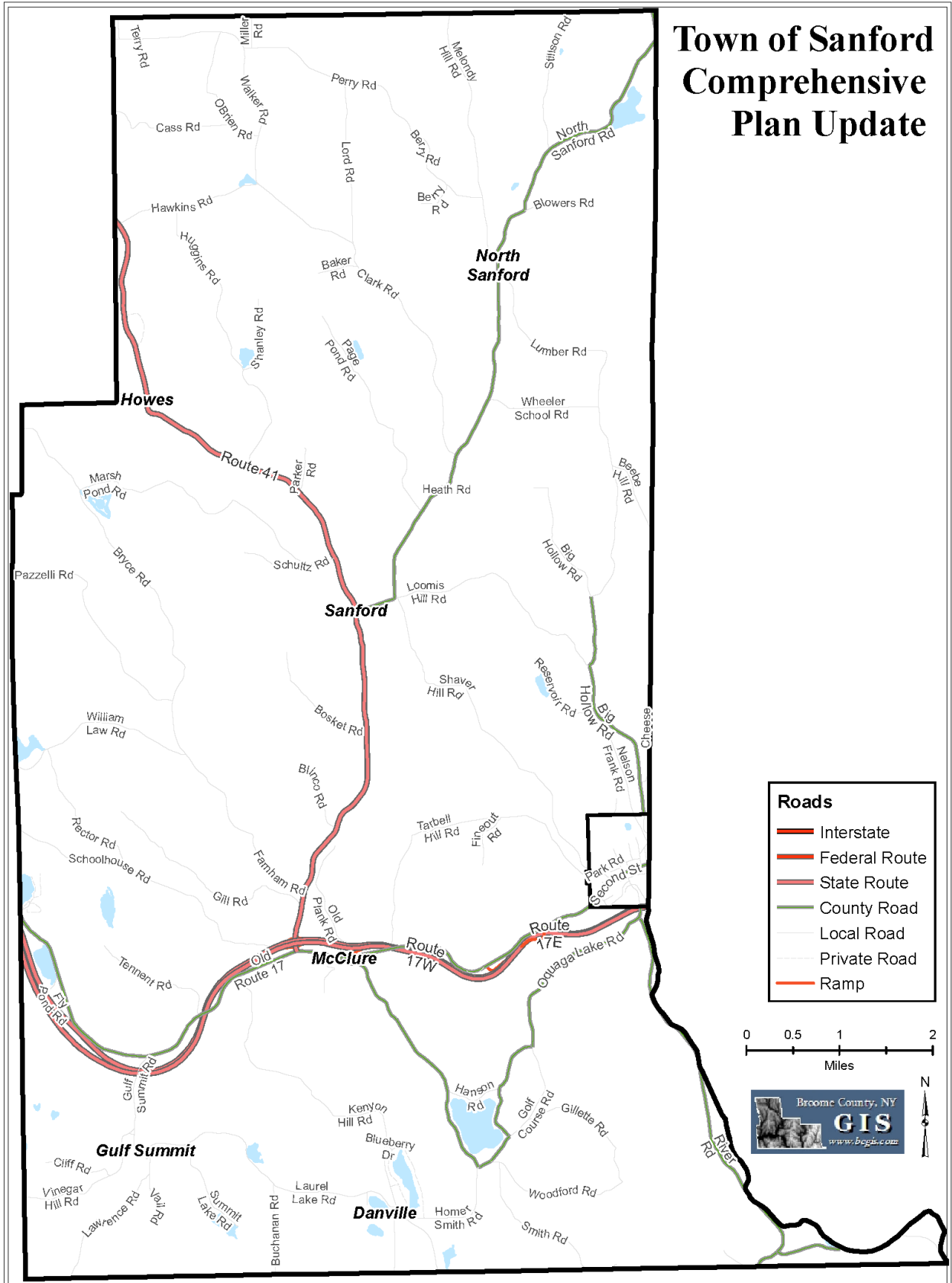
Land Use	Parcels		Acres	
	Total	Percent	Total	Percent
<b>Vacant</b>	<b>910</b>	<b>100%</b>	<b>17,503.53</b>	<b>100%</b>
Rural > 10 acres	446	49%	11,790.60	67%
Residential	352	39%	5,449.20	31%
Rural < 10 acres	95	10%	242.90	1%
Commercial	17	2%	20.83	0.1%

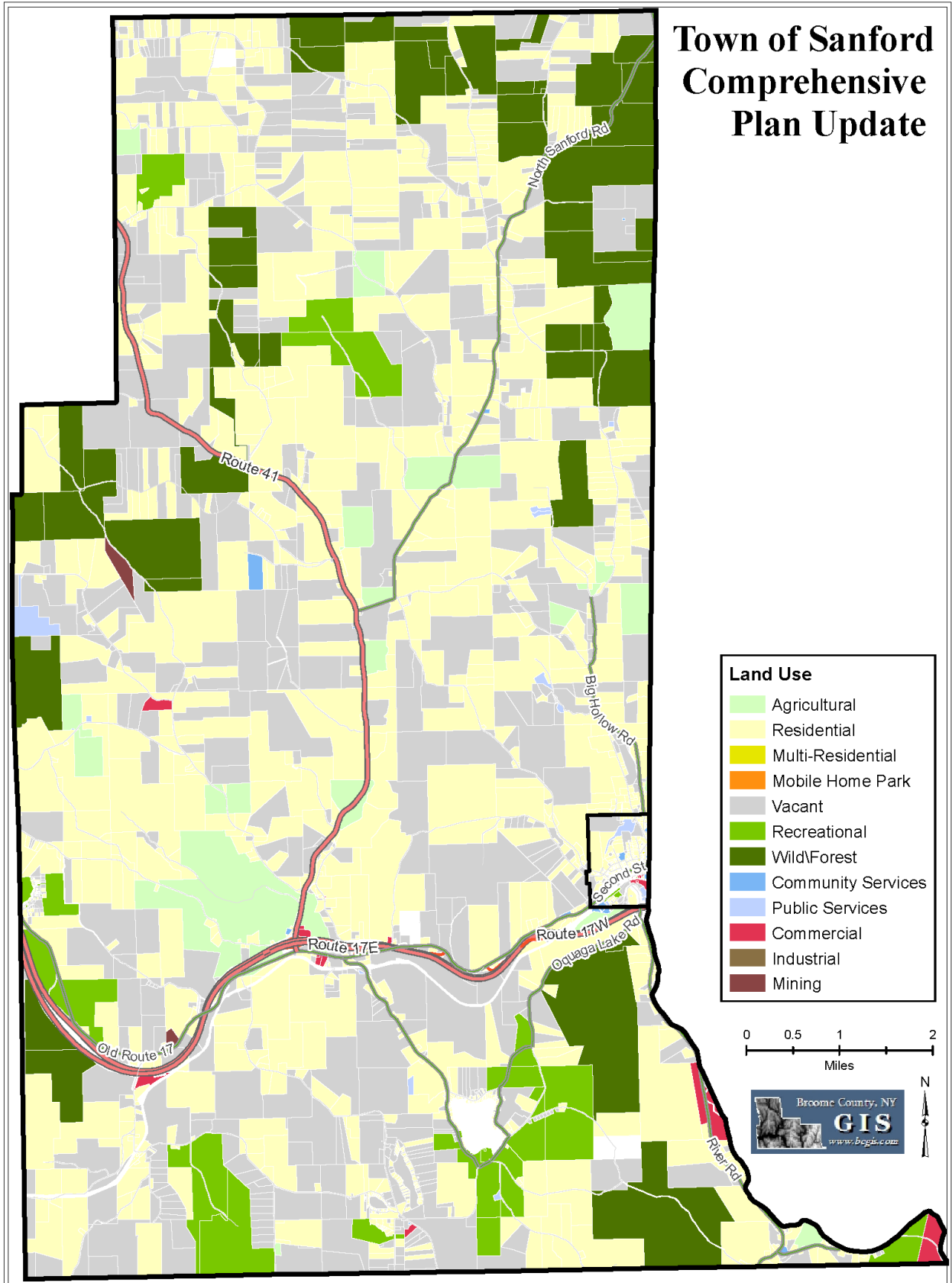
# Maps

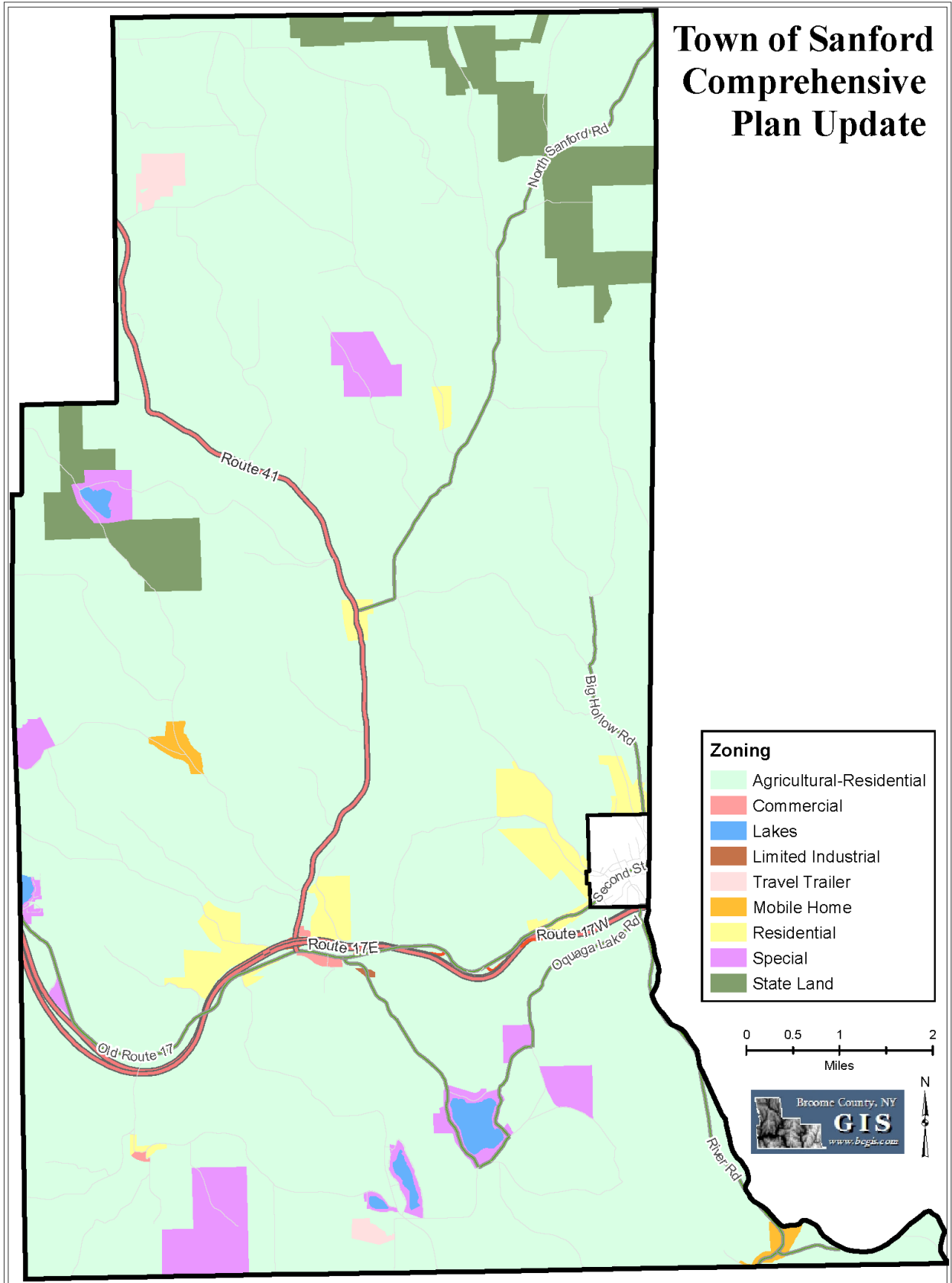




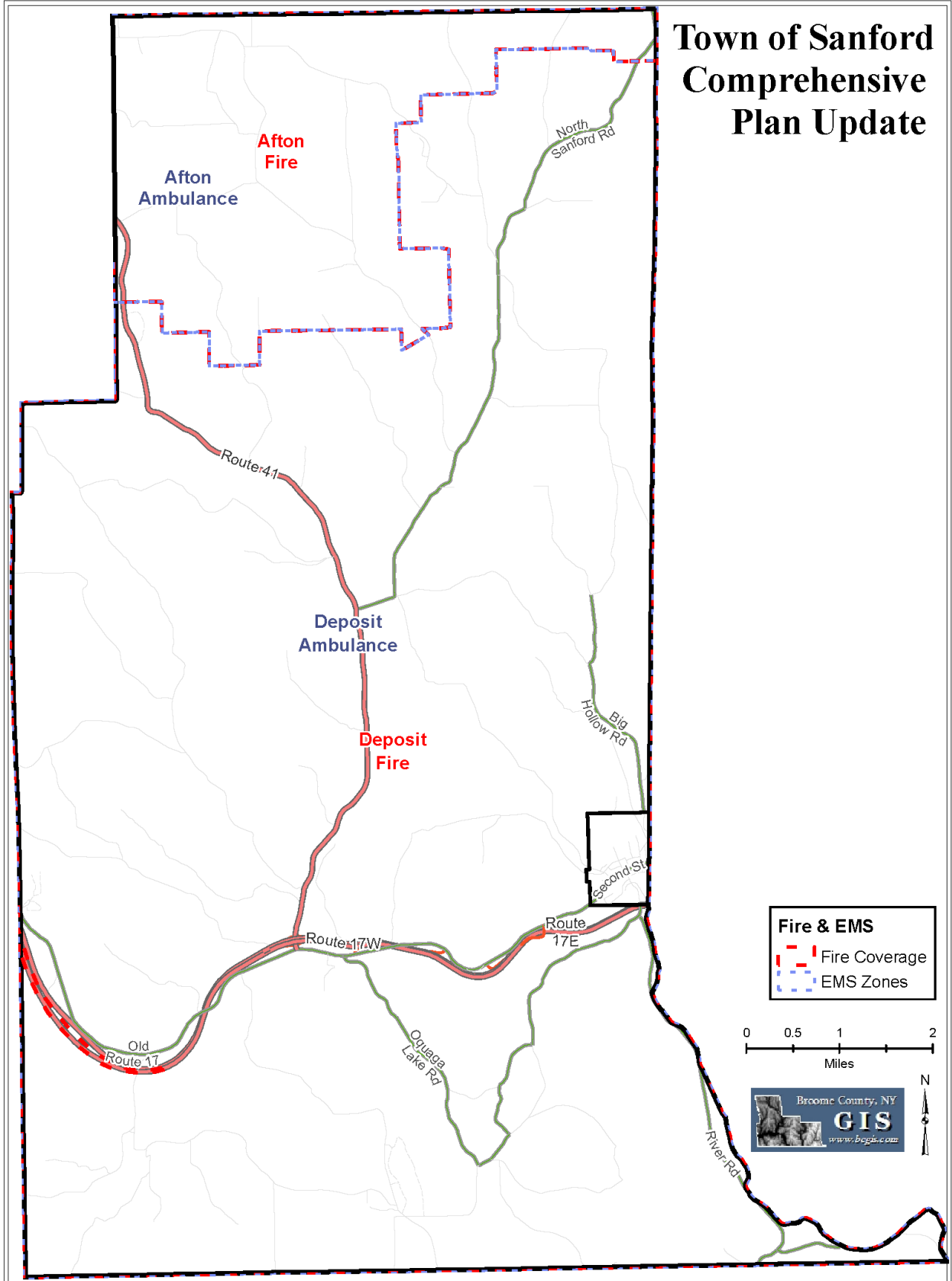
# Town of Sanford Comprehensive Plan Update

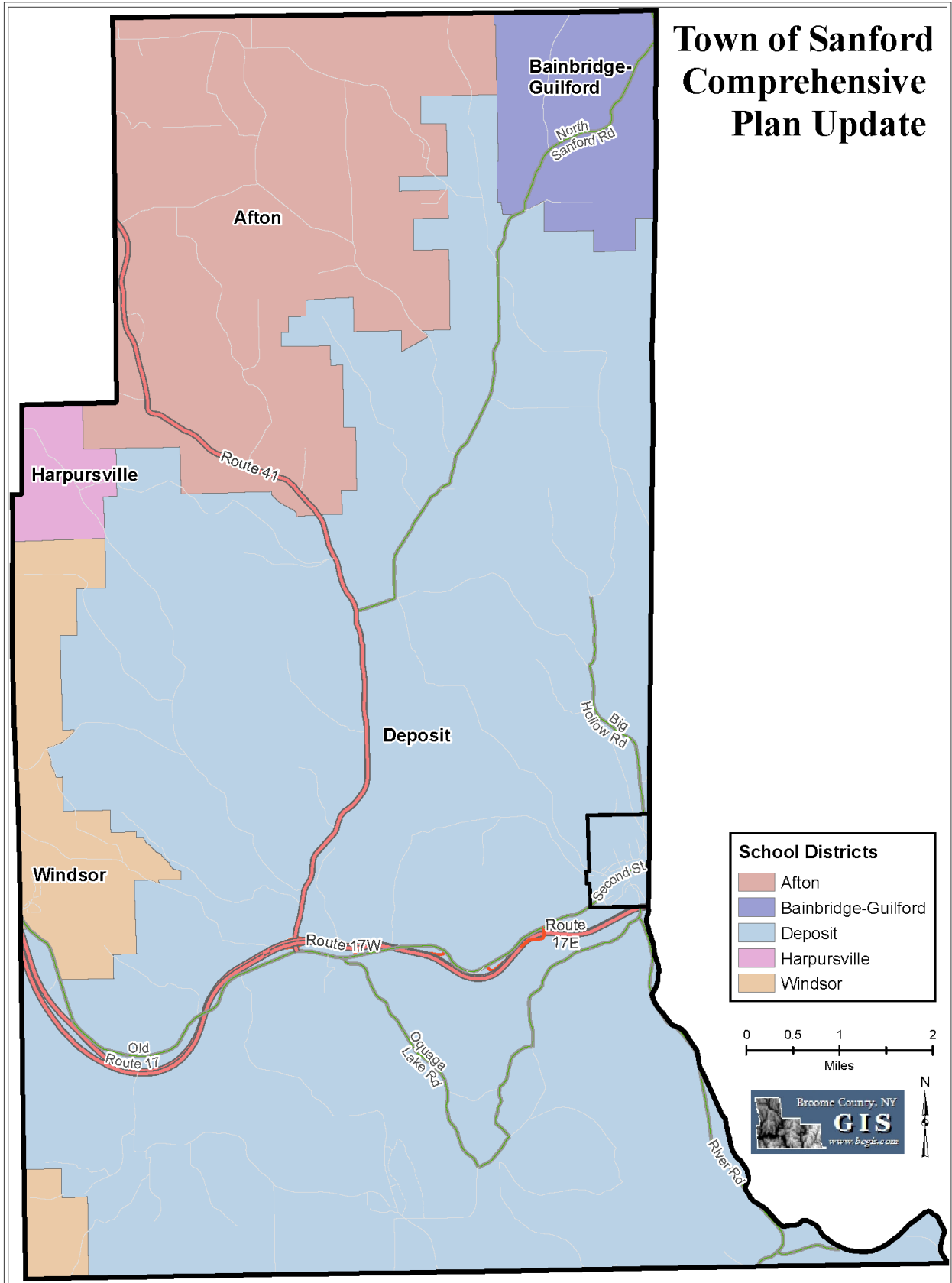


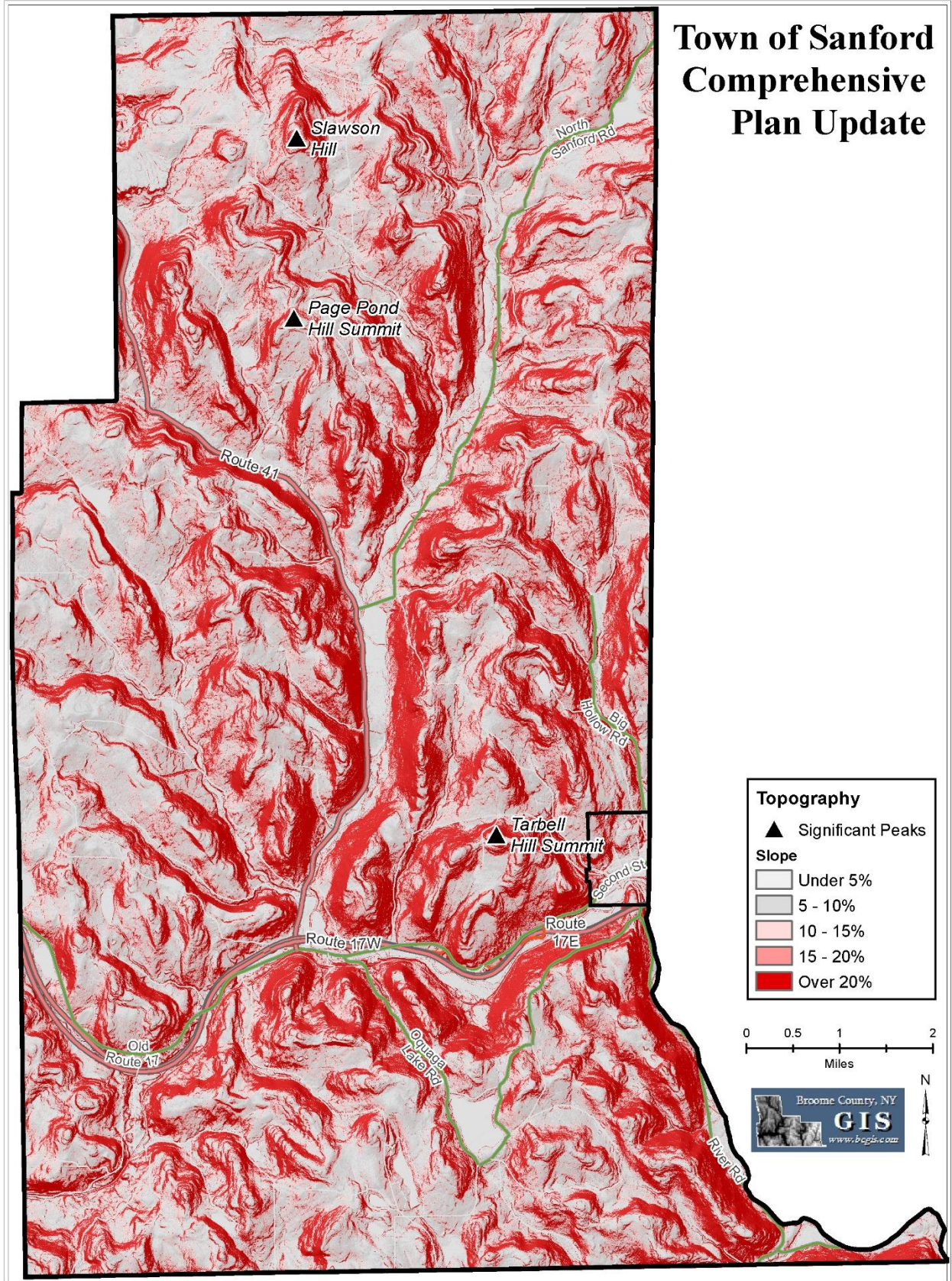


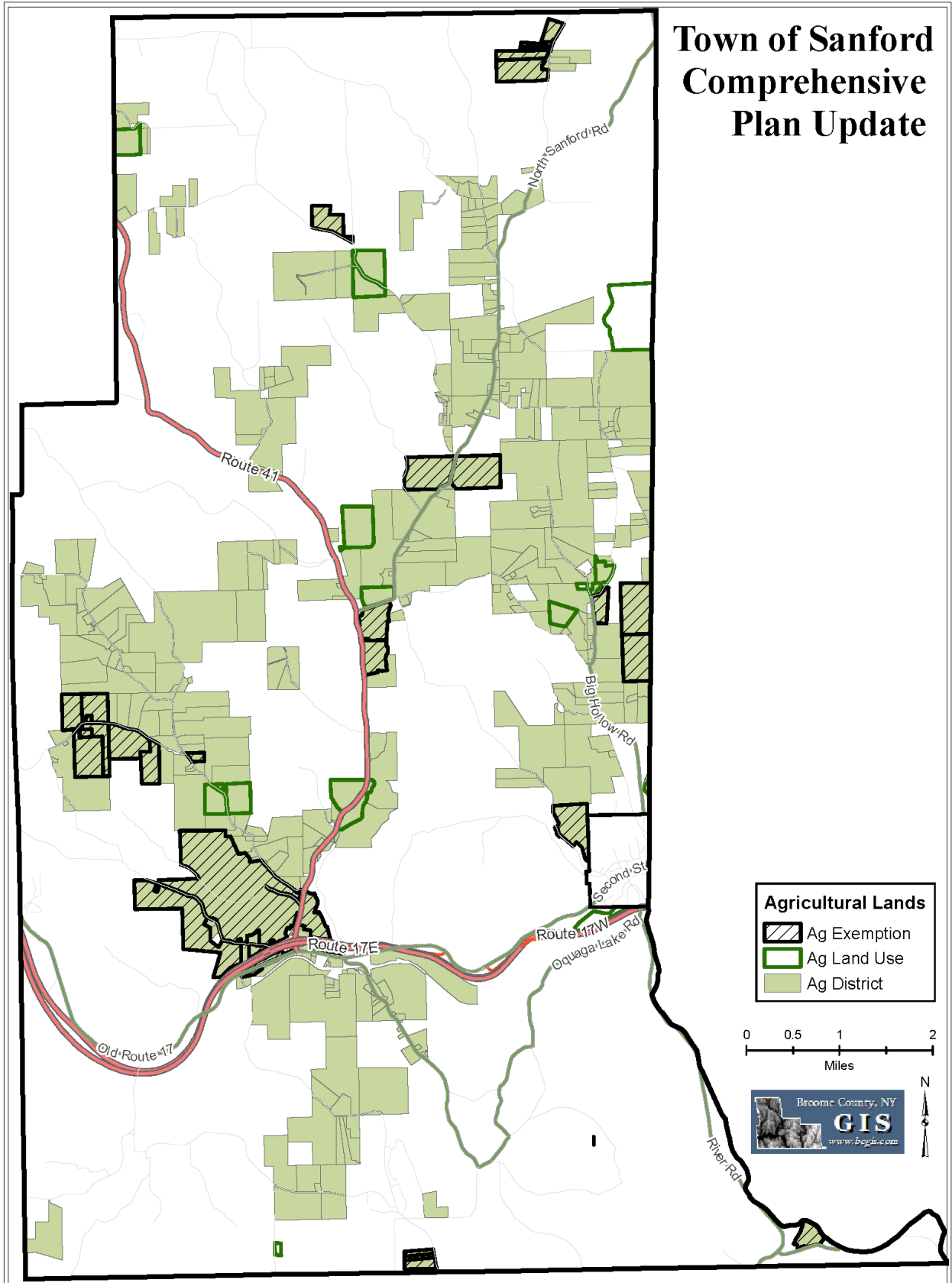




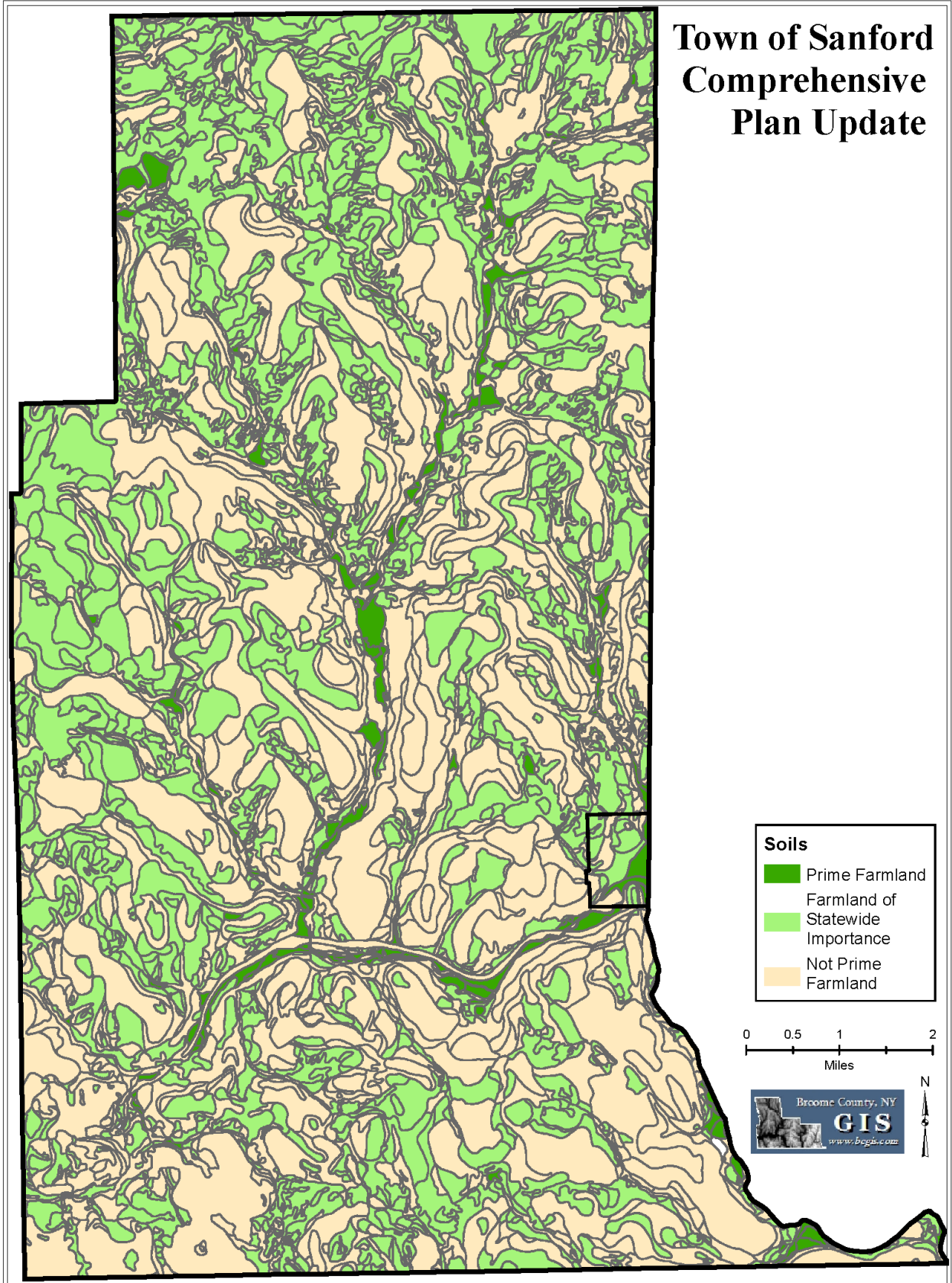


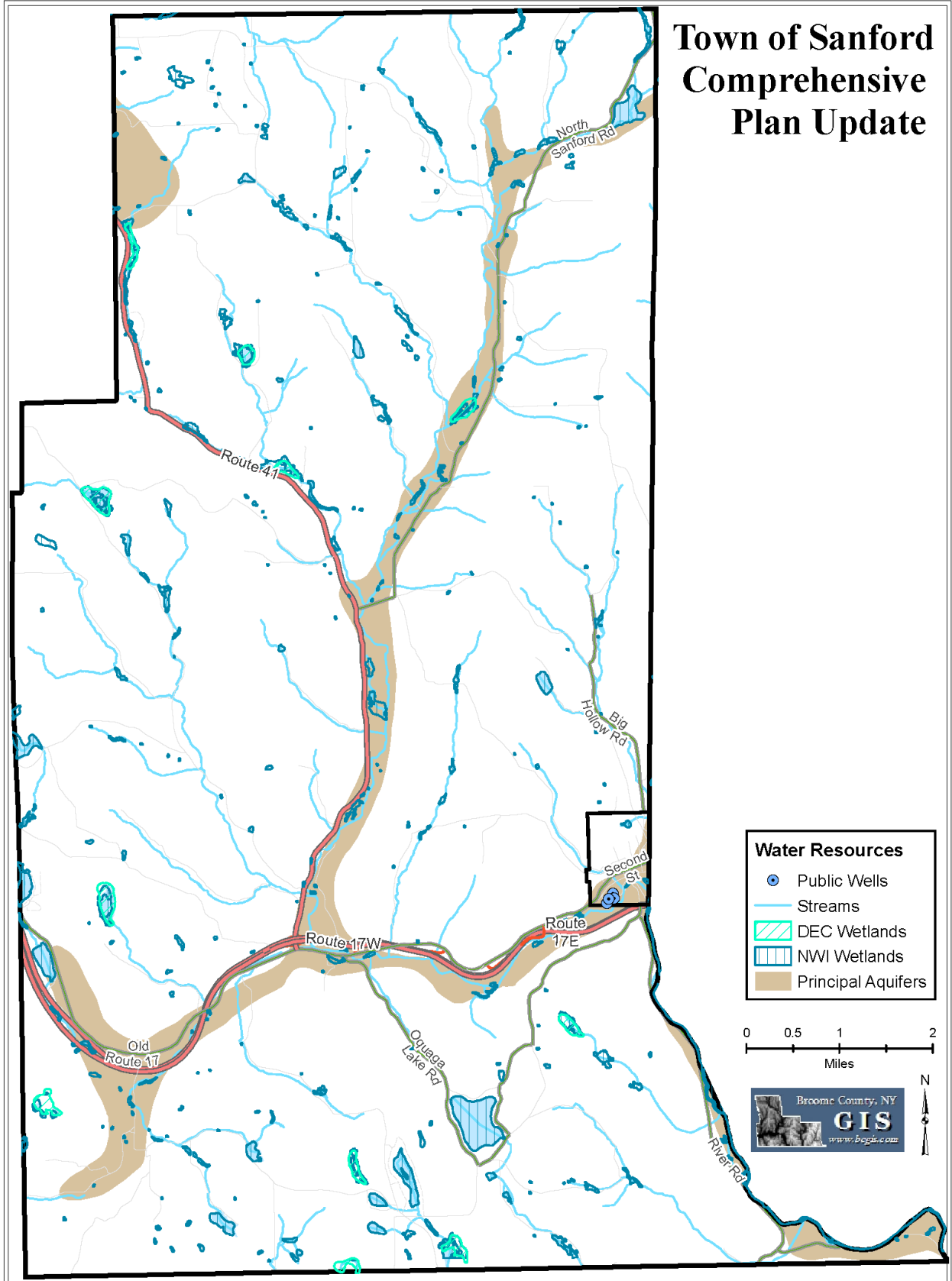


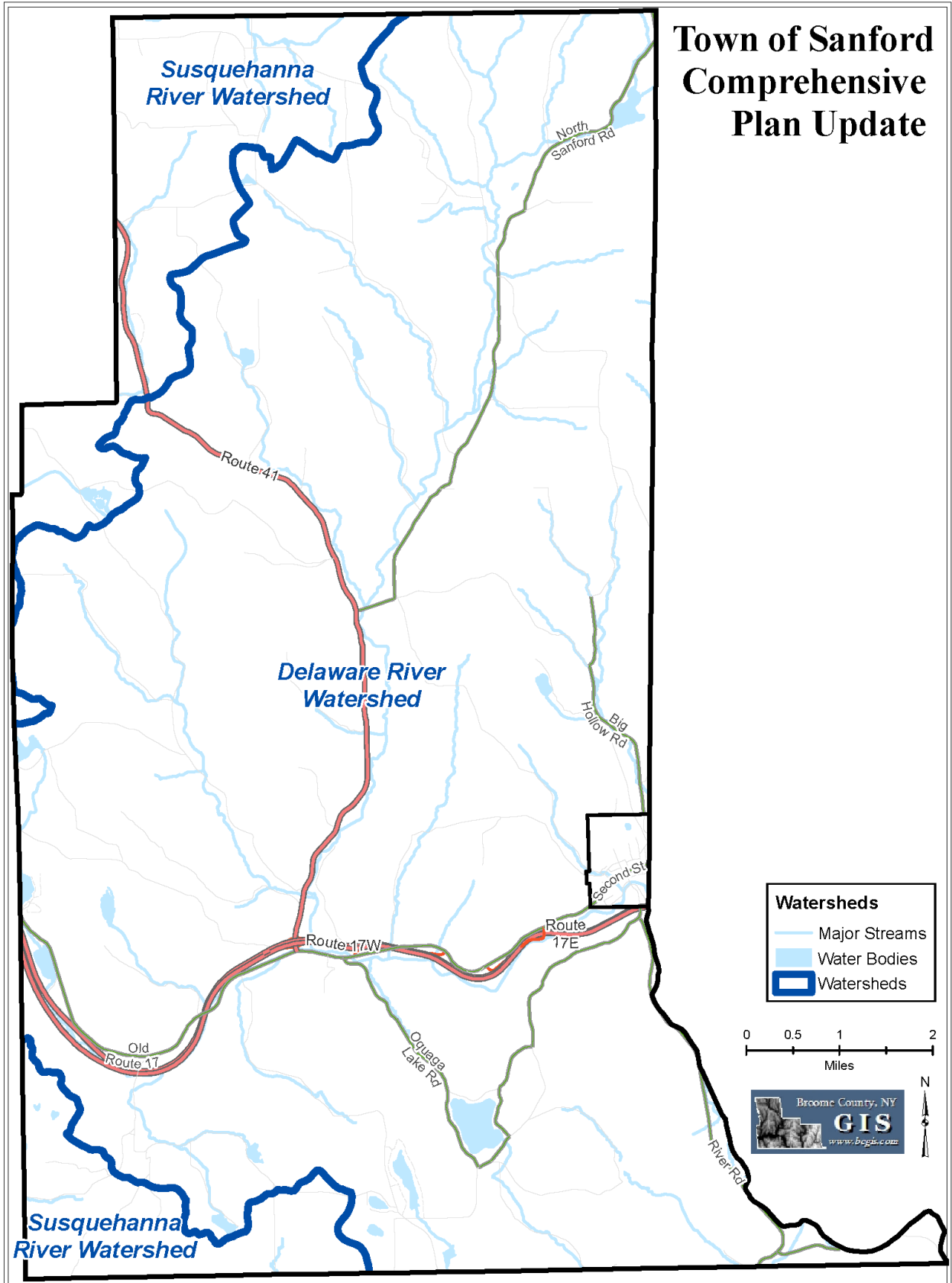


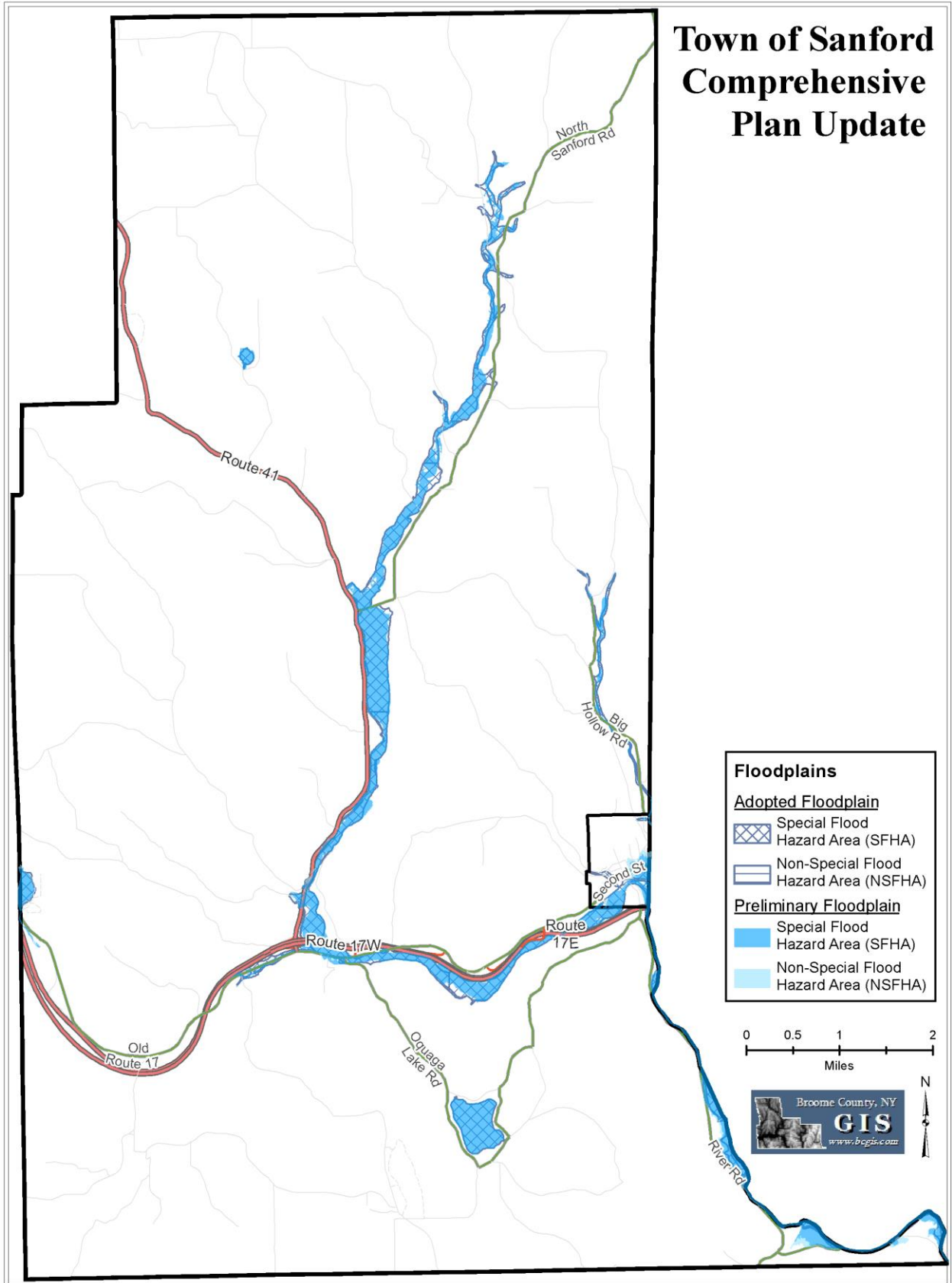


# Town of Sanford Comprehensive Plan Update

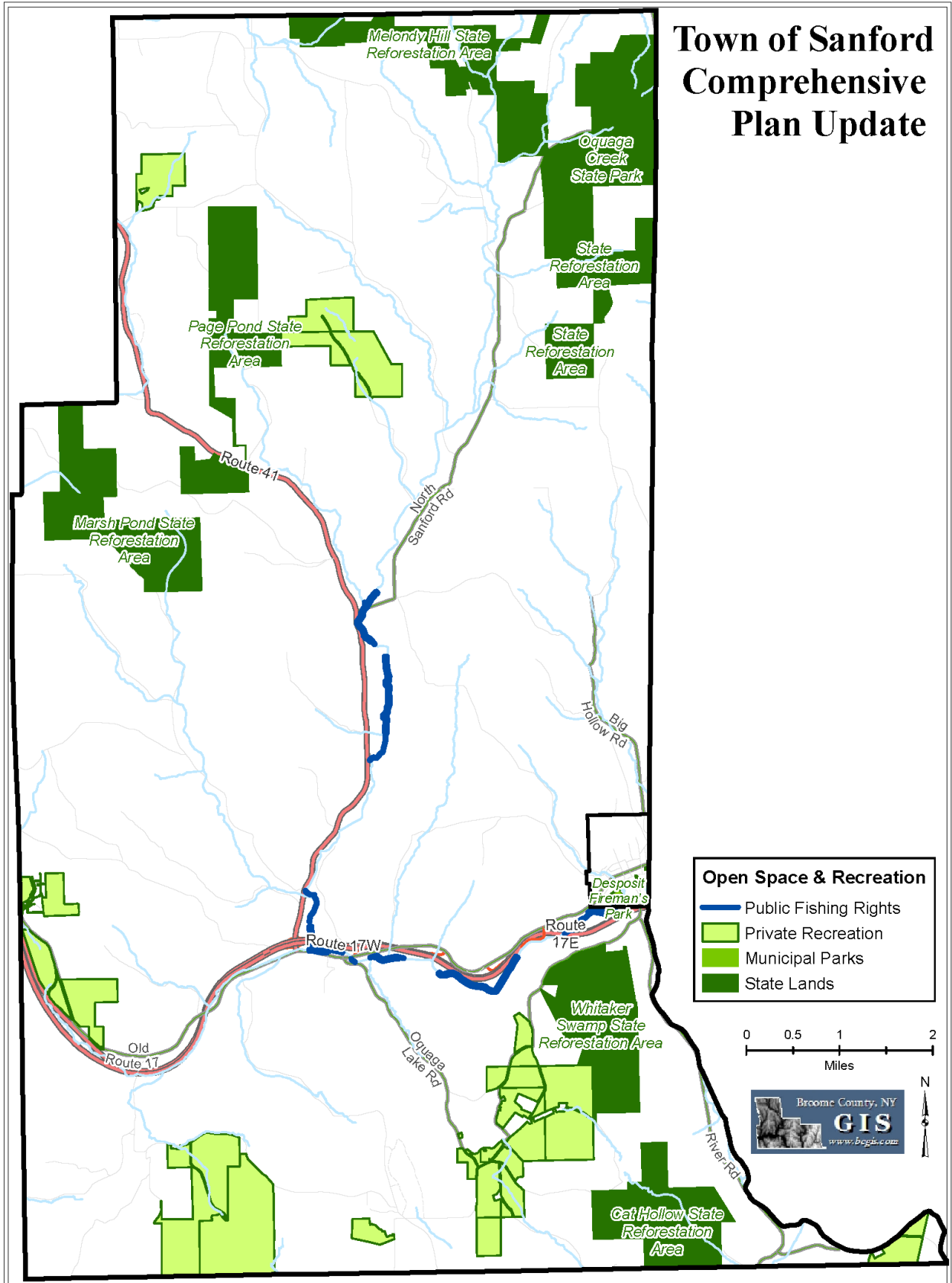












# Town of Sanford Comprehensive Plan Update

