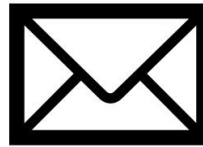


## PUBLIC OUTREACH

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 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.

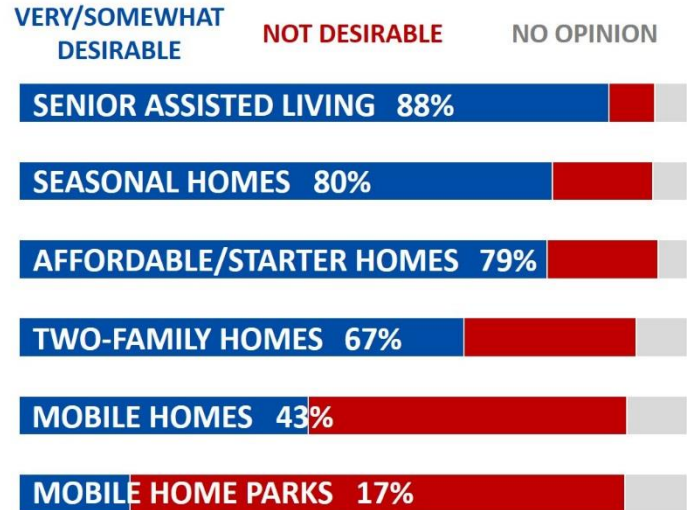
How would you like to see the Town's population change over the next ten years?



## 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 the Town of Sanford.

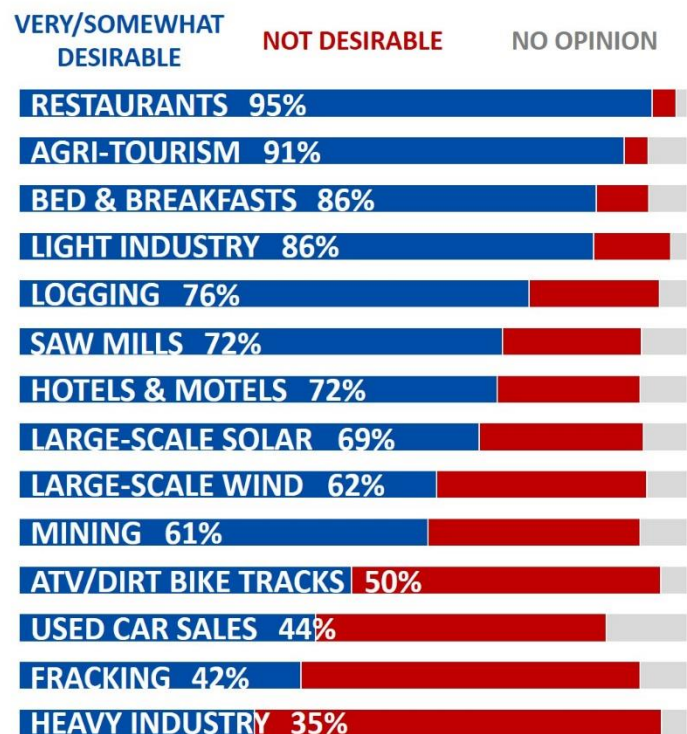
### How desirable are the following types of new residential development?



## 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?

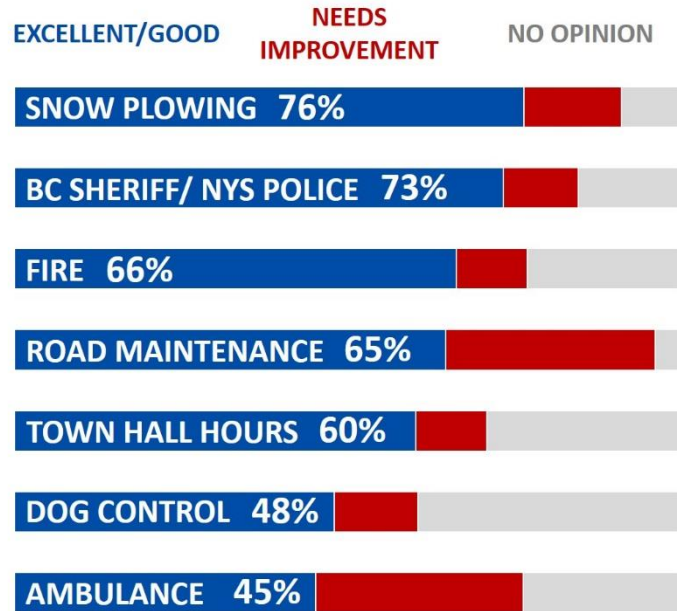


## TOWN SERVICES

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.

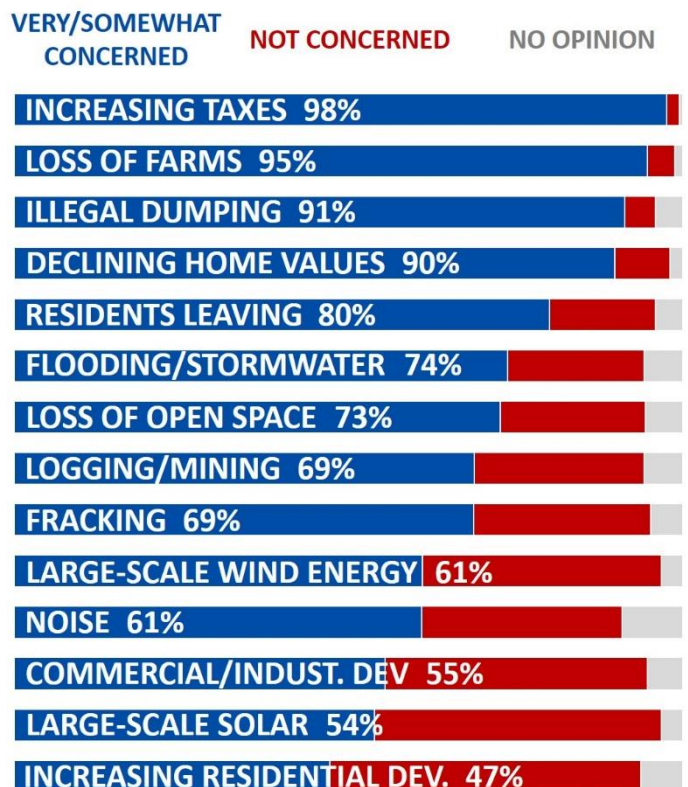
How would you rate the quality of the following services in the Town of Sanford?



## 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?



## DRINKING WATER

Water quality is an important priority for Sanford residents. Most residents experience no quality or quantity issues with their private water well. 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

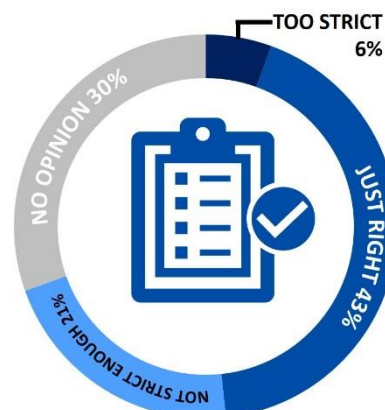
Regulatory controls exist to help the town achieve broader, long-term visions. Many residents feel Sanford's land use laws and code enforcement are just right. About 20% of residents feel code enforcement is not strict enough, whereas 12% feel land use laws are not strict enough. Approximately one in 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 and 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

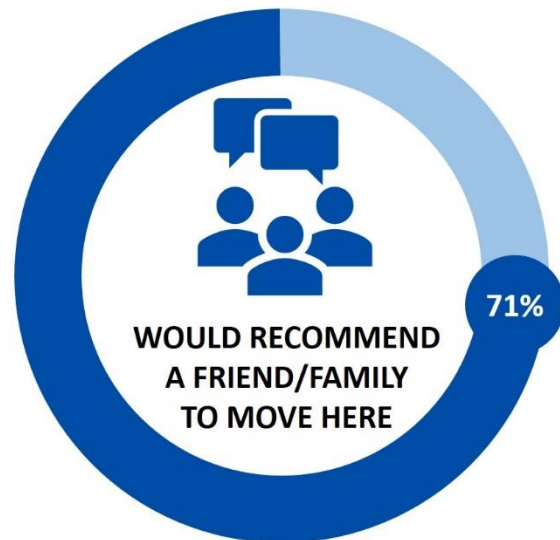
Perceptions of quality of life among residents strongly affects the decision to move somewhere. Overall, residents have a positive view of Sanford. Most residents are either very satisfied or satisfied with living in Sanford; only 5% are dissatisfied. Nearly three-quarters of all respondents would recommend 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

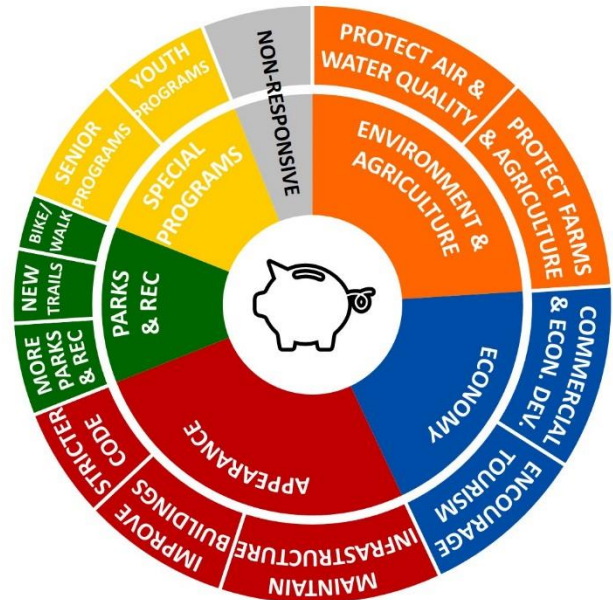
**Would you recommend a friend/family to move to Sanford?**



## 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%**

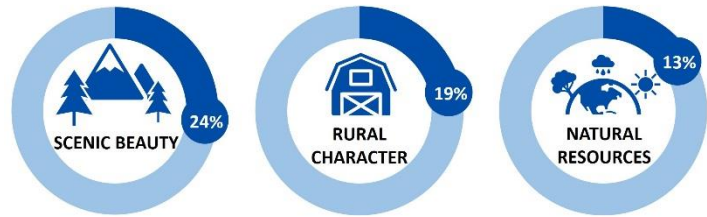
want the town to encourage

**AGRI-TOURISM**

## COMMUNITY ASSETS

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.

**The Town of Sanford's 3 major assets are:**



## COMMUNITY SHORTCOMINGS

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:**



## WRITTEN RESPONSES

In addition to the questions asked in the survey, respondents had an opportunity to provide extra feedback, comments, ask questions, etc. in an open-ended question. Over 100 respondents used this opportunity to further inform the plan. A word cloud was generated using the responses. Written responses can be found in the Appendix.



## SURVEY PARTICIPANTS

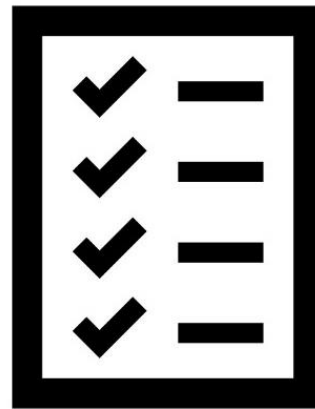
As previously stated, over 400 survey responses were included in the results. Respondent information was collected to ensure the results were representative of the town as a whole.

Most of the surveys (50%) were completed by full-time residents of Sanford, which includes Village of Deposit residents. With 42% indicating part-time residency, seasonal residents are well-represented in the survey results. Less than 10% of the surveys were completed by those who are not residents of Sanford, but may own property within the town.

A large majority of surveys (87%) were completed by those who have lived in their homes for at least ten years. Most participants (61%) have lived in their homes for 20 years or longer. This is consistent with Census data trends.

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.

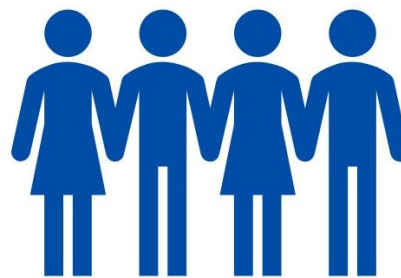
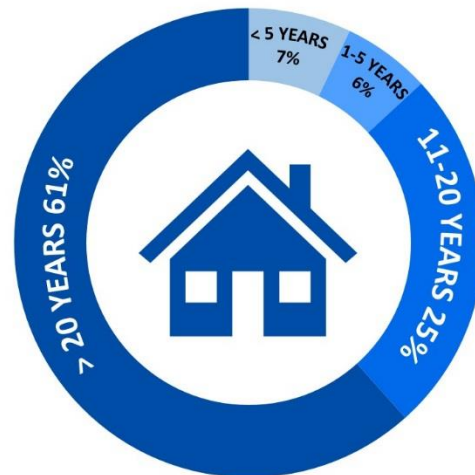
The geographical distribution of residents was relatively balanced. The largest percentage of respondents reside in South Sanford (27%), followed by North Sanford (24%). The smallest respondent group was East Sanford (14%).



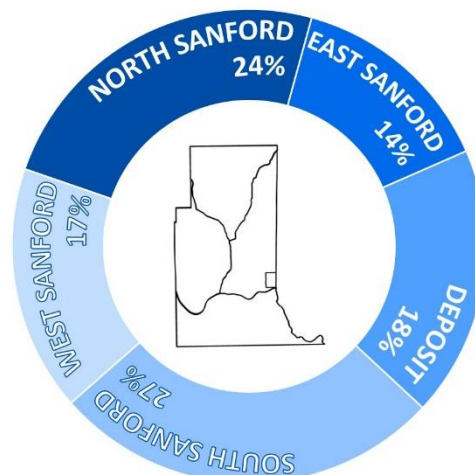
**50%**  
FULL-TIME RESIDENTS

**42%**  
SEASONAL RESIDENTS

**9%**  
NON- RESIDENTS



**92%**  
45 YEARS +





**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.**

<b>Growth Levels</b>	<b>Total</b>	<b>Percent</b>
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.**

<b>Residential Development</b>	<b>Very Desirable</b>		<b>Somewhat Desirable</b>		<b>Not Desirable</b>		<b>No Opinion</b>		<b>n</b>
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**

<b>Water Problems</b>	<b>Total</b>	<b>Percent</b>
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.**

<b>Levels of Control</b>	<b>Total</b>	<b>Percent</b>
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**

<b>Levels of Control</b>	<b>Total</b>	<b>Percent</b>
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.**

<b>Agricultural Initiatives</b>	<b>Yes</b>		<b>No</b>		<b>No Opinion</b>		<b>n</b>
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?**

Resident Types	Total	Percent
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?**

Age Groups	Total	Percent
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?**

Length of Residency	Total	Percent
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)**

Geographical Areas	Total	Percent
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

Resident Type	High Volume Hydro-Fracturing (Fracking)				
	Very Desirable	Somewhat Desirable	Not Desirable	No Opinion	Total
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)				
	Very Desirable	Somewhat Desirable	Not Desirable	No Opinion	Total
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>

i think that tax payer's money is wasted when it comes to roads.if a road is going to be(oiled&stoned,paved) do it right.surely it can be done to last more than one winter.it will cost more so do less per year but do it right make it last a little while.

Poor road conditions in the winter. You can always tell the Sanford line the road is always snow covered. If the snowfall increases the snow, ice and ruts increase. Whereas the village and county roads show blacktop.

You mailed surveys and asked that they be returned with NO RETURN ADDRESS and no postage. It reads please fold, tape closed and return this survey by March 9th, 2018 to the address above... and there is a blank page above. I can't believe that you would get any responses.

Large scale wind farms will decrease already falling land values and spoil our best asset which is scenic beauty and rural character.It will financially benefit the few at the expense of the rest.

I am a seasonal home owner and love the time I spend at my home. I have been broken into 2 times in 3 years and am always uneasy as I approach my home after being away in fear of another break in. It is a shame. On another note, I love the acres of land but have to say that seeing the land not being worked is a shame. The land has so much potential for income and also improved wildlife but it is stale and needs to get a facelift. Aggressive logging needs to occur and grants need to be available to work the land again. Keep trying and thank you for the opportunity to speak. I am sure you are doing your best.

I think we should promote new industry and push for fracking with the state.

Q2: rennovation of existing housing should be prioritized! new development should also be near to existing services Q3: smaller scale and local service preferable for large-scale wind farms and large-scale solar farms

Q15: the open ditch along wheeler street is a health hazard and should be covered. also the storm water runoff from upper pine street should be taken care of

Q15: i really would like to see something done about people letting their cats run all over the place im highly allergic to them. dogs have to be on a leash so should cats. i have two dogs never outside there fenced in yard never left alone outside. also there is a lot of dogs unattended to running.

Q15: while dog control is adaquit there is no attempt to control the rising amount of cats that are leftoff in areas that are sparsely populated and allowed to go wild. this increases the risk of sickness to the cats but also animals that come in contact with them, not to mention township residents, many of whom are highly allergic to cats. state laws will not allow us to take care of the problem and most [illegible word] those on fixed income can not afford the 25\$ and more to have the cat removed by a person with that authority. why isnt it made the job of dog control which should be animal control.



Q15: one of the biggest problems in Sanford area and other townships is the DEC and MSHA State and Federal rules they have put a lot of father and son out of business i know it happened to me. they come in where you are fine fault and then fine you. what's up with that where does the fine money go. Fine money went clear to Virginia why!. that doesnt benefit our area AT ALL; oh well enough crying I guess

Q15: people in political power putting their own financial interest over the best interest of the community

Q15: snow plowing on our road is terrible and i hear about other roads also. drivers need better training. there are way too many abandoned homes that need razing. also - property that is only rented out and has junk cars - barn ready to fall down - etc - you have to see to believe

we love living here! we feel safe and we enjoy feeling a part of this wonderful community. we would love to see more economic opportunities for families - and for young adults. transportation to the Binghamton area for college, medical appointments, and shopping would help to keep our young population here. Daily buses would open up new opportunities for those without cars drive. it would also be wonderful for our aging community as well.

Q15: I cant get up there because of health reasons no where to go for doctor care if I get sick need hospital or health care office or center

Q11: my answers reflevt what has worked in other areas similar to Sanford to increase their economy and livability. Some of the [necessities] and extra residents desires should be considered only after the local economy can pay for them

Q15: were very excited to see the area celebrated by introducing new businesses and sprucing up the toursim appeal to the region. More hiking trails! :) p.s. very concerned how long emergency medical services take to respond. need more in the Deposit area

Q15: there is too much government!! Village of Deposit, Town of Sanford, Broome County, and NYS. the amount of all the taxes are far more than the services we receive. this also applies to the Village of Deposit. Their services are few - their restrictions are many.

Q15: ever increasing highway noise. sound barriers along bigger stretches of highway are needed. roads and bridges are terrible.

Q15: we live in the county and would like to see small homestead farms come back. the peace and quiet is why we moved here. we have a small subsistence farm. I believe that our little town would be a wonderful farming community. the ditches and dirt roads do need attention. some drainage issues could be easily rectified by new pipes under the roads. with heavy rains, the hills wash out and block the flow. we would be willing to look into wind energy as we live almost on top of the mountains.

Q15: I live in Village of Deposit and own a house and property in town of Sanford.

Q15: find a way to lower taxes or youre going to lose more poeple. eliminate local police, combine road maintenance and repairs with the county, combine the towns of Sanford and Deposit to share services/cost, seek out industry.

We only own property, looking to build in the future.

We enjoy living in the Town of Sanford, however, in reference to #4, we had a fire spread to our property from two houses away (1,000 feet) and we were not notified by the fire department or the owner of that property. In reference to the fire we called the fire dept. twice and left a message and nobody returned our call. We would like to thank the fire department in preventing the fire to spread and do more damage to our property. Also, cellphone service needs improvements on Wheeler School Road.

Fix store fronts in Town of Deposit. Need incentives for new business in town. Recreational trail system great idea to start.

4. Broome County Sheriff Department non-existent- seem to spend most of their time in urban core and north and west of Binghamton. 13. School taces are high even with STAR Gov. Cuomo has started playing tricks with the STAR Program

Please allow fracking we need the money

15. Throughout out questionnaire answers, we placed a strong emphasis on attracting people and jobs to the Town of Sanford and on Code Enforcement and cleaning up. The Town of Sanford, particularly within the Village limits where we live. It is very disheartening to see homes disintegrating, broken, and dangerous stairs, and porch roofs, trash allowed to pile up on porches (a fire hazard) and commercial and junk vehicles parked on property. There are too many Zombie properties all over that are allowed to stand. Without improve the aesthetics of a community property values will go down significantly and the community is viewed as undesirable, thwarting any growth or investment by entrepreneurs. We believe much more effort should be placed on eliminating these problems, increasing property values of residents. We believe the Town benefits that come with addressing these issues and of course a better quality of life for everyone. The proposed community park in the Village of Deposit is an excellent start. All you need to do is travel to other small Town in upstate NY, Greene, Skaneateles, and Cooperstown, to see the benefits of a comprehensive plan. These locations are examples of maximizing their natural resources with conscientious government planning and oversight.

In regards to #8 Code Enforcement Law is OK but needs to be enforced.

Some questions have too many options contained in the one question. NY State property taxes (especially school taxes) are way too high. This area has some of the most beautiful countryside anywhere. It is the messed up government (especially the state government) that drives people out of the area.

Some of us worry about Town of Sanford board members that own large amounts of property making decisions that may benefit themselves, relatives, and friends instead of what's best for the Town of Sanford. I guess you might call it a conflict of interest.

Q2. Fracking desirable in some places if away from Oquaga Creek

I am encouraged by the creative list of opportunities for our Town that include 'agri-tourism', bike trails, better walkways. I have often seen groups of tour buses- often Asian tourists or those from the South of the USA, stopping at fast-food places outside of Binghamton, and believe those visitors would LOVE the opportunity to be introduced to our working farms. I once brought the suggestion to a few community leaders in Deposit to take the old Agway/Borders Creamery building and make it into a museum to our local dairy industry. I even started getting some large glass Borders milk bottle. The tall chimney that is the only remaining part of the structure is the most underutilized opportunity for tourism, no matter what the cost of rehabilitation, should be a marker. Of course I may have missed that it is already down. I believed that not only would such a museum be exciting but the venue could be used as an event site AND a dairy food/ice cream bar providing needed jobs for our teenagers. I also thought the inclusion of a 7th Broome County carousel, but this one, which could be in the new community park could have cows rather than horses as a unique tourist feature. The plan preceded the fire which destroyed the building. The considerable historic preservation funds, Federal and State. But alas, timing is everything.

8. The man who fills this position has his powers weakened by the Supervisor. His monthly reports are extremely limited (at least what he reports in the public portion of the Town of Sanford Board Meetings). I think our community member are what makes Deposit and Sanford a special place to live. We are sometimes blindsided by board members and Town of Sanford Supervisor by not being included in activities that affects our health and future. If there is a plan to 'force' the Town to open up their activities with website access to the public, it would be a huge area of neglect that would be corrected. We definitely need more openness in the Town of Sanford.

Need term limits on local politicians. More attention to local politicians conflict of interests when making decisions.

My interests/hopes for Sanford are to maintain as much of the unspoiled character/resources/beauty while recognizing the reality to have to generate sufficient viability and economy to survive (as a Town). Measured, careful growth and stimulation without damaging the beauty and surviving resources we still have here since settlement.

Never see or hear about things going on in the Town like clean-up days. Poor ambulance service. Poor animal control personnel. Never see elected officials or people running for office; when do they meet? What is the Town doing to help the people? I never knew that we has a Plan committee, let alone who is on said committee. What else does the Town do or have that we do not know about.

Would like to see established hydro-fracking that would jump-start economy. Gov. Cuomo's idea of increased jobs and tourism is to allow a fully-operated casino. How is that working out? Election jitters made governments decisions to put a hold on fracking. So now Mr. Cuomo is turning to 'wind power'. Whose getting bankrupted by this? Let's open up the area to gas rigs if we are going to allow huge windmills that dot the landscape.

Fracking- oh hell NO

5-Planning Board uses judgement for a lot of choices. 8-code enforcement good job.

My family has owned property on O'Brien Road since 1954. Most of it is woodlot and small ponds. We enjoy the clean environment and were concerned about fracking or a gas pipeline that would disrupt the natural environment. We recognize the increasing development and expanding population. We hope that a balance between rural and small town living will benefit the Town of Sanford and retain the positive aspects of this area.

I believe one of the Town's biggest assets is farming. I feel increased farming should be encouraged but only in a manner that is not harmful to the health and well-being (absolutely no harmful pesticides or herbicides, no growth hormones and antibiotics in animals raised for market). Chemical-free produce. I feel promoting solar and wind in an agricultural area like Sanford is counter-productive to farming. The same for ATV parks. Let's preserve the Town's natural beauty and openness.

Roads need to be better taken care of like when salting for ice. When you cross from Deposit to Sanford you can see a difference. Sanford is not as good for salting/plowing.

I regret not moving to the Town in 2008! Now advanced age (89) makes such a move not practical. The response when my wife was stricken was wonderful.

I own a seasonal cabin. Love the area and people. My road is in good shape and is always being worked on. Crime seems low but (as you know) area need jobs. Most upstate NY towns are experiencing the same problem. Fracking can answer some of that problem, but as a trout fisherman who loves the Delaware River system; fracking gives me great concern.

Would love to see restaurants, medical facilities, hotel/motel, bed and breakfasts, solar/wind farms; no tax breaks given. More single-family homes. Increase population and revenue = lower taxes (I hope). Thank you.



I would like to know about the Town of Sanford tax-wise that the boundary for my home the line goes through my property on 10% and 90% is Delaware and the postal is Broome and why when Delaware County has the property of property why my bill is extravagantly expensive on the Sanford or Broome side tiny portion. Delaware is extremely low. Why am I paying both counties!!

Highways/Roadways- Planning needs to be done. Too haphazard on what gets done i.e who lives where vs. high traffic areas.

Too many problems if ATVs are allowed on state land i.e. noise, safety, fires, garbage left behind.

I can't get up there because of health reasons nowhere to go for doctor care if I got sick need hospital or health care office or center.

11- My answers reflect what has worked with other areas similar to Sanford to increase their economy and livability. Some of the niceties and extras residents might desire should be considered only after the local economy can pay for them.

I am not a resident of the Town of Sanford anymore, but I do own property in the Town of Sanford.

We already have many empty homes. 6. very upset that residents pay almost \$1,000/year to have water/sewer!!!!!! 9. We need more business, work opportunities. 14. Water/sewer expense is a shortcoming. Our biggest problems are: 1) No work 2) Inability to buy locally 3) water/sewer bill.

Please talk to them and change to reduce the water level and yield.

We own 20 acres of land enjoy going up on weekends, although we've been broken into two times. Laws are too strict. Also, if you opened up drilling in NYS would prosper. Its depressing driving seeing storefronts closed. Get rid of Gov. Cuomo and the economy will prosper. We considering selling the property and buying in PA.

14. High crime rate is a shortcoming

Jobs are needed for our youth, hopefully they could stay in the Town and stay off drugs. We need more commercial stores. Help them stay in business with job creation. More events to bring in visitors. I have two properties; one a rental and one vacation home. Biggest problem I have is cost of sewer and water for my rental and taxes for the village.

Most of these questions refer to the Town of Deposit- the rural community are not subject to many of these questions.

6- We get our water from the lake for watering etc. not for drinking. The pipe providing our water goes under the road. I'm concerned if any line is dug under the road that it will unearth our water line. If it cuts our water line we will have big problems!. Code enforcement needs to be equal or fair.

Front St needs restoration, empty storefronts should be temporary art galleries. Lack of building and code enforcement, dilapidated homes should be removed. All dead 'snag' trees in village removed immediately, hazard and unsightly.

6- we have spring water delivered.

Seasonal residents are the key to bringing tourism and money to this area. The people here are lovely but it is very difficult to access lodging, good restaurants, produce, cheese, wine, bread, homemade goods, bakeries, etc. There are a few treasures in the area but no advertising. We learn word of mouth about lovely places to spend money. We know families who drive 20 miles to an increase shop or a restaurant. Utilize seasonal residents!

6- Have has sulfur in water since I dug well 10 years ago. This area is dying due to people on planning boards etc. who do not care about progress, jobs, and the local people in the area. Crime rate is severely increasing.

6- Water quality problems after they put in pipeline. ATVs and 4-wheelers run the main roads on weekends and they scare livestock; we call State Police and Sheriff's Dept. all they do is give out warnings. Town of Sanford road supervisor puts a 12-inch ditch right in front of my steps and left it that way the least he could have done is put a slous pipe there. Me and my wife both use canes to talk if we get hurt over his stupidity it will make a good injury case. I have lived here for over 40 years and there has never been a ditch there since I have lived here.

12- Yes beekeeping, organic farming, no hops or hemp. Trim trees on banks and sharp corners where school bus signs have been put up. It's safety for the kids getting on these buses. Drivers can see a lot better if the trees were out. A child's life is worth more than a tree's lifespan.

6- I have paid significantly to correct water issues at my home.

5- solar and wind would be good to bring jobs to area, needed jobs. 6-I have no well, a spring flows on property. I believe we need more local jobs. As you see, the solar, wind, electric projects would be good for jobs. It was a terrible loss when Chestnut Inn closed. Probably high taxes. Even my 1.25 acres lot with minimal improvements cause the taxes to increase too much. Taxes in NYS are too high. This causes poverty, and land values to decrease.

3- NEVER!! high-volume hydro-fracturing (fracking)

I would like to see some of the things that I wrote down happen, but I know I won't in my lifetime. Just try your best to get some growth in the Town OK?

I come up here to get away from the cellphones, so no more towers please.

Development of the Town of Sanford would greatly benefit from the fracking of natural gas. Fracking of natural gas would bring job opportunities, development of residents and larger community development of local businesses.

Clean industry and recreation/tourism would be ideal areas of growth

Both with the assets and the shortcomings, it is difficult to select just 3 because so many of the choices are inter-related - for example - the 'sense of community' and 'people and activities' are very similar - as is 'lack of services for seniors' and 'lack of access to medical services' - as seniors often need the most medical attention. Good luck and I look forward to action being taken by the comprehensive plan committee.

I suggest that the Town of Sanford create a Trust Fund to be used on local improvements such as a building for Sr. Citizens. Fund raisers, donations from local businesses as well as estate gifts would provide the monies. In the case of large personal donations the name and amount would be provided in the memory of that individual. Designation amounts would be determined for each project.

Although we are currently seasonal residents, we do plan to, one day, become permanent residents (in the distant future).

4- from my own experience, if you need police... call the sheriff, calling troopers is a waste. 2- what are starter homes? less hassle from planning and code enforcement.

Allowing people to continue using their properties as defacto junk yards will impede any progress the town hopes to make. We have attempted numerous times to have the issue addressed to no avail. Additionally, the town needs to work with the village to attract and retain business as the village resembles a ghost town.

Poor upkeep of current homes in the area. Need better medical and emergency care. Real lack of new development.

Certain roads need to be better maintained, mostly less traveled roads which have several potholes. Snow Plowing also needs to be improved on many roads. Crashes have occurred because of the lack of salt and plowed areas.

I think that every town always needs work to be done.

8-Would you relocate to an area that looks like Tobacco Road? I am very concerned that code enforcement in Sanford is not addressing the residents' concerns about code violations. Junk vehicles littering the area impacts the economic and social viability of Sanford. The importance of good code enforcement cannot be stressed enough.

6- Have fiber on main line. We need more industries; our children wouldn't have to commute or stay in Binghamton, JC, or Vestal. We are losing a generation.

Could a marketing campaign be run to attract employees to relocate, even if just seasonally, that are remote workers who can work from anywhere. The low cost of housing could be attractive, combined with recreational offerings. Could a benefactor be attracted to set up a good charter school in the area to provide top notch education?

Don't be afraid to be different. Thanks.

There has NEVER been any cellphone service on my property since we purchased our property over 10 years ago. We could like a cell tower installed. Cannot reach anyone in case of emergency. This is very bad.

Our neighbor has so many old junk cars and a lot of garbage on the property. The appearance is not pleasant to the eye. The buildings on the property are in bad shape.

9- Taxes are too high. Parts of the town look run-down. No one seems to take pride in their homes. You go to other local towns i.e. Sidney, Unetego, etc. and their homes/properties are very well-kept. Also need to develop new business opportunities--encourage new growth.

Taxes are too high! We pay for services we don't receive (Broome County Transit, Broome County Sheriff). We get terrible cellphone service. We can't get off-air channel signals (local tv). Our streams need to be cleaned, we are losing a lot of land. Our road (Old Route 17) is barely maintained, they do a horrible job plowing recently. They have not paved or widened the roads in years. We have ditches that need to be fixed, and driveways have a lot of run-off creating big patches of ice. Bridges on Old Route 17 that have not been fixed in 30+ years. The one bridge closest to our house has a hole in it, you can see the stream through the hole. Another area is across from the propane tanks, the stream is next to Old Route 17 and there is no guard rail. Need decent jobs that pay, not minimum wage ones.

Our home in Sanford is a second home, not our primary residence, therefore we are not fully aware of the town's shortcomings.

I am very concerned about the proposed wind farm. It will have a negative impact on the area. Home and land values will go down. There will be excessive noise, light flicker, and the aesthetic beauty of the land will be ruined. There is also the problem of wildlife being driven off. Birds and bats being killed in the blades of the windmill. Windmills also leak oil and need to be cleaned with harsh chemicals all this will leak into the ground water. As I understand it, the amount of usable electric produced is not worth the sacrifice of our land and way of life.

3- NO! NO! NO! (Fracking). We need Fios.

I would like to see the development of Sanford's natural gas resource. The additional revenue would greatly help all landowners and residents whom aren't landowners.

The Plan Committee must: Think beyond recreational activities and tourism which is seasonal and doesn't support the economic needs of the community year-round. Promote development that creates long-term job opportunities and brings qualified professionals to the area like teachers, doctors, dentists, and other support personnel to raise quality of life for all residents.

High-speed internet is the 'new' infrastructure that would lure younger generations to relocate whereas many people now work from home. No one with professional skills will move to an area without it. If the Town had the best, word would spread and an influx of people would relocate here.

Although the town was built on the lumber industry, shopkeepers can't survive on a few days of lumberjack festival that few outside of the area even know about. They need a constant supply of outsider tourist money generated by things like fishing, gold, hiking, winery and brewery tours, apple and pumpkin picking, Christmas tree farms, good restaurants, farmer's markets that sell items like fruits, vegetables, baked goods, pies, honey, maple syrup, arts and crafts to name a few. Most important, they need clean, quality hotel/motel rooms within walking distance to these activities in a clean, safe town with ample parking and walkable streets. There seemed to be only negativity regarding the river as a thing that sometimes floods but towns such as Roscoe see their rivers as premier fishing spots. Let's also capitalize on agri-tourism and make out town a place people would like to visit.

My family has owned property in the town of Sanford for almost 70 years, and over the years, I have seen more and more land being developed taken away for housing or small business operations such as sawmills. I would like to see the rural character maintained which is why I think that recreational parks, nature trails, and building up outdoor tourist attractions would maintain the character of the Town. I have also noticed that there are more and more people who keep dogs in what I would call heartbreaking conditions, and so I hope that better animal control would be able to address animal abuse issues. As someone who is considering retirement, it concerns me that medical services and other senior services are difficult to access, and may force me to move elsewhere even though I love the rural character of the area. I also think that people are very attracted to events that offer a combination of good food, music, and quality crafts and artwork. Those kinds of little festivals/events are lacking. In addition, encouraging maple syrup production would be a huge resource and attraction for the area. There are several maple syrup producers in the Bainbridge and Green areas, but I do not know of maple syrup producers in the Town of Sanford.

The town should make efforts to significantly curtail or actually reduce (if possible) the number of trailer homes. Few things lower property values and hurt the general appearance of an area as much

as trailer parks and trailer homes. No one wants to be near a trailer park or have trailer homes near them.

8- Code enforcement is very complex position. Would like to see more enforcement in terms of junk yards. We need more industry to create jobs and help lower taxes. Many of Deposit residents commute to Binghamton and the Triple Cities for work. We need to encourage industry for our area.

3- Fracking not desirable at all! The rural character, scenic beauty, clean air and water are by far the Town of Sanford's most precious asset and must be protected at all costs. More industry is not the answer here- especially hydro-fracking! Most new businesses claim that their biggest problem with setting up business here is getting people here to work. So I don't think creating more jobs for people who don't want to work is a solution. I do think that maintaining the rural character, having more to do for the increasing number of people who come here to enjoy the area, and focusing on the Delaware River and the Cannonsville Reservoir and the lakes/streams and access to them. That benefits the people living here full-time as well.

Thank you so very much for this survey, I moved here in 2016 and became part of the fabric of the community. It would be great if we had a super Walmart and Costco, BJs and for sure a hospital this way. We would have more jobs and it will help build back out community self-worth. I would love to be on your committee. Thank you.

During the summer and spring time volunteers should participate in beautifying the housing, especially elderly ones whom needs help in that regard. Fee applied to homeowners who do fail to maintain houses appearance especially from yards on exposed part of property. Pick up your junk!

7- I am not familiar with them (land use laws) where do I find them? 12- If fracking is limited or non-existent, then amplify the farming and agricultural opportunities.

Most of the shortcomings in the Town of Sanford are mandated by Albany. If you want fracking, the state has already said no, for an example. The city of NY and Albany regulate what is done here.

Poor road conditions, no cellphone service or high-speed internet.

More reliable emergency ambulance services for advanced age seniors. Are voluntary ambulance services the only system? Can there be planning/coordinating with Binghamton services for speedier responses? For the past 20 years, I have lived in Florida from November to May only.

4- We get no road maintenance at Deer Lake, yet we pay more taxes. 6- Water smells like sulfur. 9- We get almost no services at Deer Lake; no road maintenance, sewers.

When coming into Town from Exit 84 the appearance of buildings on left side of road does not give a good impression of the Town.

Deposit/Sanford needs restaurants and shopping and have to go to other towns. Taxes; live in Sanford and pay Afton taxes. More social for seniors and children.

We should allow fracking it would give the area much needed revenue.

We need an Aldi's grocery store in northern Sanford since the Afton Great American closed!

Look at Binghamton - is DEAD!!! Organic agriculture and tourism. Help development of organic farms, all kinds. Put in trails - dirt bike roads - ski slopes. Encourage all kind of outdoor sports, including fishing and hunting. In other words, have the people come in, spend their money, and then go home. Plan some touristic centers, organic markets for farmers with designated market days. Encourage farmers to sell their own product.