

## COMPREHENSIVE PLAN CONCEPTS

The purpose of a Comprehensive Plan, or Master Plan as it is often called, is to provide a guide and a goal for the physical improvement of the community. A Master Plan should be considered neither a rigid framework nor a binding legal document. Rather, it simply represents a coordinated statement of the physical improvements essential or desirable, based upon the present situation and prospects, as they are currently understood.

The Master Plan must be considered a flexible instrument, subject to change as the conditions change upon which it is based. The Master Plans for the Town and Village of Herkimer should be kept under constant review by their respective Planning Boards and revised when required. If they are to serve their purpose, these Plans must not become static things, pictures to hang on the wall. They must be dynamic and subject to change, as the Town and Village are dynamic and constantly changing.

The proposals contained in these Plans deal with the physical plans of the community. There is no attempt to engage in economic planning as such, although the proposals are necessarily influenced by consideration of economic and social factors and of course will influence them.

The Master Plans for the Town and Village are for a period of about twenty years. Any projections beyond that time would be futile in a community where a decision made in Washington or New York or elsewhere can so materially affect the future of the area and its people. On the other hand, to limit the physical plans evolved to a given number of years is not desirable as there are many unpredictable variables to consider. It would

appear desirable and best to arrive at physical plans according to sound planning principles of land use, transportation and community facilities, and to work toward this ideal development as the actual growth and development of the population and area progresses. In this way, if growth occurs at an unexpectedly high rate, provision can be made easily to accommodate this growth. If development does not occur so rapidly, the plans are simply that much ahead, and naturally, the improvements recommended would not be undertaken as soon.

The plans for the Town and Village, as presented herein, are actually based on a slightly larger population than the estimates of future population would indicate for the next twenty years. We have little doubt that the population will reach this level at some time in the future; however a projection of the time required for this growth would be meaningless, for practical purposes, at this time. What is required now is to prepare plans which can be adapted to the future development of the Town and Village so that actions may be undertaken when the need for such action arises so that the plans may be realized in the future.

The Master Plans encompass all aspects of land use, including the use of private land and the future development of private uses as well as the related public uses such as streets, public buildings, public utilities and services along with parks and recreational areas. The location of schools in the future system and a more detailed development plan for the Central Business District of the Village are also included. Each of these aspects will be discussed separately in the explanation that follows.

There is nothing in the way of unattainable dreams in the proposals found in these Master Plans. Any proposals for improvements must find

justification in the hard, practical outlook of the citizens of the Town and Village of Herkimer. All proposals which have been made have been assessed with respect to the probabilities of acceptance by the community and the long-range ability to pay for the improvements. It must be remembered that Master Plans are not ends in themselves; rather, they are simply an essential step toward the improvement of the physical environment. They are important only insofar as they can contribute to the betterment of the Town and Village of Herkimer as a place in which to work and do business; to live and enjoy life.