

The Comprehensive Plan is designed to implement this general policy of concern with community appearance, without infringing upon the exercise of individual taste in detailed design or variety of appearance, which indeed is considered essential to avoid the monotony of a stereotyped community. Under the precepts of the plan, the community will be developed to provide the essential qualities of function, order, convenience, and efficiency and will retain the natural and man-created qualities which make Herkimer a particularly attractive place to live.

Target Area Designation Program

Planning is not only for the purpose of guiding the future development and management of land presently vacant, but also should be considered as a guide in the redevelopment of land presently built-up. Though zoning and subdivision regulations will have their greatest effect upon new growth and can assist in attaining the goals of the Comprehensive Plan in newly developing areas, they can also assist in the reduction of problem areas in presently built-up portions of the Village where the mingling of incompatible land uses has created difficult problems. It should be noted, however, that zoning and subdivision regulations, together with most other planning tools presently in existence, are essentially negative in approach.

The major exception to the prevalent negative approach in planning tools was the tool of urban renewal. As a result, urban renewal was and is one of the most dynamic and dramatic forces at work in urban areas throughout the country today. However, Urban Renewal Funding Programs of the past have now given way to community development and other programs.

Though the names change, the concepts are maintained and thus it is important for the Village of Herkimer to avail itself of future programs by identifying target areas and conducting and maintaining detailed survey statistics on each area.

Rebuilding a target area is obviously a highly complex, and tremendously expensive operation. It is necessary, however, if mistakes are to be corrected which have been allowed to accumulate through the years. This is not to imply that past development was or is bad; rather, the important consideration is that the form of our municipalities is essentially the same as it was sixty years ago and what was reasonable or even desirable at that time may not be so today. The fault lies not with the original development but with the lack of change as conditions change. We are now living in a period where new technological advances are occurring at

an unprecedented rate. The pattern of our municipalities in 1900 was oriented toward the horse and buggy; today we live in an era of large and fast automobiles and jet aircraft. The result is the familiar traffic congestion, lack of parking space and obsolete buildings and structures. These problems have been found to be very expensive in terms of accidents, crime rate, fires, health problems, etc.

The urban renewal concept is continuously undergoing changes at the federal level. Urban renewal was an effort to revitalize areas which are decaying and to sustain existing sound areas. Its objectives were the restoration of declining areas which had a potential to serve a long period of useful life, the clearance and reconstruction of areas which are beyond repair, and the prevention of premature obsolescence of urbanized neighborhoods and facilities. The tools for implementing these objectives were:

1. The adoption and enforcement of codes and ordinances by the Village designed to promote adequate, healthful conditions within existing properties and to ensure the same for all new development.
2. Reconditioning programs primarily designed to encourage private improvement of buildings and facilities, which have not deteriorated beyond economical restoration.
3. Redevelopment and clearance programs for the removal of buildings which are beyond improvement and for the elimination of blighting and other environmental conditions for the purpose of returning the land to standard, productive use compatible to the area, as determined by the community's comprehensive plan.

Through urban renewal many of the existing and potential deficiencies throughout the neighborhoods in a community can be eliminated. A target area designation can delineate the various areas of the Village which require renewal action and establishes the criteria of the treatment to be carried out in each area. The various types of renewal treatment recommended to be carried out under the overall program for community improvement are

as follows:

Conservation Areas

Conservation is a type of renewal treatment designed to restore deteriorating areas which are basically sound (in such areas the majority of existing buildings, public facilities and other improvements can be renewed with minor repairs to a long-term sound condition); for perpetuation of existing sound areas; and for ensuring sound new development. This type of treatment has been subdivided into three categories based on the degree of deterioration present as follows:

1. Conservation Areas Needing No Renewal Treatment. (Requiring only code enforcement and conscientious good maintenance practices).
2. Conservation Areas Needing Minor Renewal Treatment. (Requiring code enforcement and private improvement work.
3. Conservation Areas Needing Extensive Renewal Treatment. (May require spot clearance of a few structures in addition to code enforcement and extensive improvement work).

Rehabilitation Areas

Rehabilitation is a type of renewal treatment for those areas which are deteriorated beyond feasible conservation treatment and/or contain undesirable environmental factors which cannot be eliminated through conservation. These areas have a higher incidence of structures requiring major repairs and clearance, but for one reason or another needs to be preserved at a minimum desirable standard for additional years or until major redevelopment work can commence.

Reconstruction Areas

Reconstruction is a type of renewal treatment for those areas which are deteriorated and/or blighted to a degree warranting clearance. In those areas, all or major portions are acquired and cleared by a public redevelopment authority, after which the land is then disposed of for redevelopment, primarily by private concerns and individuals according to planned uses.

In Herkimer, target areas have been established in which more detailed studies should be undertaken to establish data for support of future grant applications.

Capital Improvements Programs

A long-range financial program is essential if the Village is to achieve a balanced program of Capital Improvements of Public Services within the limitations of the revenues available to them over a period of years. Such a program will be the determining factor in achieving the goals of the Comprehensive Plan. The long-range financial program is composed of three major elements: The Capital Improvements Program, a Operational Service Program and a Revenue Program. The Capital Improvements Programs as outlined in this study should actually be considered tentative, as should the Comprehensive Plan, until a long-range operational plan is developed by the Village and a balanced program achieved.

Normally, the time period covered by the Comprehensive Plans is five years; however, as mentioned earlier, the Comprehensive Plans are now more than plans for only physical development and the time required for such physical development may vary considerably. Programs that extend over a period of twenty years or more are obviously subject to many uncertainties. Therefore it is now necessary and possible to be specific or exacting in programming for the recommended five year period in planning for the near future. The Capital Improvements Programs constitute a bridge between the operational programs of the Village, and together with the other elements of the long-range financial programs, are required before Capital Budgeting can be set up by the Village.

The recommended procedure is to derive a list of capital improvements from the Comprehensive Plan, establish priorities and a tentative schedule for these capital improvements, outline

cost estimates, then balancing these capital improvements with the Operational and Revenue Programs. After this has been accomplished, the final schedule of capital improvements may be made and the Financial Plan revised to reflect the capabilities of the community as finally determined. The portion of this overall program of capital improvements undertaken as a part of this planning program constitutes the first step in developing the program and includes deriving the lists of needed capital improvements which will be required to carry out the Comprehensive Plans, the determination of priorities to be assigned to them and the tentative scheduling of the improvements for the period of the Plan.

Capital Programming Procedure

By anticipated future revenues and expenditures, capital programming avoids an accumulation of capital improvements which can only be met through crisis fiscal measures. As a result of this programming, the Village's indebtedness can be maintained at a relatively modest level while providing the required facilities at the proper time. Capital improvements programming has the following advantages:

1. Priorities for competing projects can be established on the basis of both need and costs.
2. Lower costs can be achieved by avoiding crisis financing.
3. Needed tax income and bond issues can be anticipated without causing erratic fluctuations in the tax rate.
4. Real estate needed for various improvements can be acquired when the market is favorable. Similarly, the Village can reserve its tax delinquent land or unused municipal property for future use.
5. Sufficient time is available for proper design of proposed facilities.