

A. WELCOME TO BUCHANAN'S NEW COMPREHENSIVE MASTER PLAN – A PLAN FOR ACTION

Welcome to the Village of Buchanan's new Comprehensive Master Plan. This Plan contains a wealth of knowledge about the Village of Buchanan. More importantly, it includes many excellent, well-reasoned, realistic and practical ideas and recommendations - all of which are focused on making the Village of Buchanan one of the best communities in which to live and do business on the Hudson River.

An enormous amount of time, energy and love for the Village went into preparing this Plan for you. Please use its many ideas and recommendations to guide and inspire you to help Buchanan reach and exceed its optimistic yet realistic goals and fulfill its tremendous potential.

This Plan has been prepared to inform and provide guidance to anyone and everyone interested in the future of the Village of Buchanan. It is intended to be used daily by existing and future residents, elected and appointed officials, Village staff and consultants, business owners, investors, developers, community groups, and government agencies.

The Comprehensive Master Plan is intended to be a flexible, living document. It is a guide, with clear directions on achieving its stated goals. It is not a law. Nor is it self-effectuating. To be effective, it must be used and referenced constantly, by everyone. Its recommendations should be evaluated frequently and updated as necessary. The more this Plan is used, and the more people who use it, the more effective and meaningful it will be, and the more the Village of Buchanan will benefit as a result.

The Comprehensive Master Plan Committee has been working actively since late 2002 on the preparation of this Plan as a replacement for the Village's first Plan which was completed in 1986. In general, the purposes of this Plan are to:

- i. Maintain and enhance the Village's small town character;
- ii. Protect and reinforce its stable neighborhoods;
- iii. Improve the quality of life for Village residents; and
- iv. Revitalize and restore the Village Circle area as the proud and attractive center of community activity in Buchanan.

This Plan is focused on implementation. It makes many specific and targeted recommendations and is intended to serve as the primary resource in guiding all future decisions affecting land use.

In articulating the vision for the future of Buchanan, this new Comprehensive Master Plan includes seven (7) key chapters with 25 specific and well-defined objectives and recommends over 125 specific implementation strategies and actions designed to achieve those objectives. This Plan is a plan for action.

Despite the tremendous inherent strength and value of this new Comprehensive Master Plan, it, and all of the efforts that went into its preparation, will be wasted unless it is used. Completion and adoption of the Plan is not the end of the planning process. Rather, it is just the first step in the process of making the many informed and well-reasoned choices and decisions that will determine the long-term future of the Village of Buchanan.