

7.0 GROWTH INDUCING ASPECTS

The regulations implementing SEQRA require that the DGEIS consider the likelihood that a proposed action will trigger further development. As indicated in previous sections of the document, the Project will add approximately 388 persons to the population of the Town of Marlborough.

The project site's environs are served by public water and sewer service. Although certain improvements will be required, the Project in and of itself is not expected to result in the creation of infrastructure that would induce future growth as the improvements necessary to connect Dockside are intended to serve this project site only.

The project will generate construction employment in the short-term. In the long-term, the new resident population would generate retail demand.

Construction of the project would require a commitment of person hours of labor, which can be viewed as beneficial to the community, the local economy, and the construction industry with respect to the generation of jobs. Based on labor hour estimates published by the Urban Land Institute (1994), and accounting for secondary employment resulting from the construction, this project would generate approximately 398 full time equivalent jobs in the various construction trades associated with this project.

It is expected that construction workers would come from the Town of Marlborough, Ulster County, and nearby counties in the region. These workers are expected to have a positive impact on existing local businesses that provide such services as food, convenience shopping, gasoline, etc.

Future residents would utilize retail, personal service, and other commercial uses located in the Marlboro hamlet and project vicinity. Businesses within the project vicinity would benefit from new resident expenditures. Approximately 30 percent of household income is spent on retail goods and services (see 2009 consumer expenditures, excluding housing, healthcare, insurance and pension, and certain other expenditures)¹. A household income of approximately \$73,000 would be required to support the average value, \$310,000 of a townhouse unit (assuming 4.5 percent interest on 30-year loan, 20 percent down payment and \$10,000 in annual property taxes/homeowner fees). It is conservatively estimated that market rate households would spend approximately \$3 million annually. A substantial portion of these expenditures would be made at supermarkets, local convenience stores, apparel stores, restaurants and service businesses such as gas stations and hair salons.

The average retail sales per square foot for a "shopping center" is approximately \$256 feet per gross leasable area². Approximately \$3 million annually in expenditures could support up to approximately 11,718 square feet of retail and service space. As the project does not propose commercial space, existing retailers would benefit from this additional demand. According to the latest Census of Retail Trade (1997), the following categories of retail businesses would be expected to benefit in proportion to the amount of sales generated by each category:

¹ [Http://www.bls.gov/news.release/cesan.nr0.htm](http://www.bls.gov/news.release/cesan.nr0.htm), and
<http://www.visualeconomics.com/how-the-average-us-consumer-spends-their-paycheck/>

² Source: Urban Land Institute, Dollars and Cents of Shopping Centers 2000.

Table 7-1 New York State: Percent Sales by Retail Category	
Category	Percent
Motor Vehicles	20.9
Furniture/Home Furnishings	3.1
Electronic and appliance stores	3
Building Materials	7.8
Food and beverage	18.3
Health and personal care	7.4
Gasoline service stations	5.7
Clothing	9.5
Sporting goods and hobbies	3.4
General merchandise (warehouse clubs, department stores)	11.4
Miscellaneous (florist, office supplies)	3.9
Non-store retailers (electronic shopping, fuel distributors)	5.5
Source: U.S. Census Bureau, 1997 Economic Census: Retail Trade New York.	

The majority of retail sales are made in the motor vehicle category, which includes new and used auto dealers. The food and beverages category, which includes grocery stores, represents the second highest expenditures. General merchandise stores represented 11.4 percent of all retail sales. The above listed establishments would benefit from the retail sales generated by new Marlborough residents.

In summary, the Dockside at Marlborough development would generate short-term construction and long-term employment and induced demand to support existing retail and commercial services.