

7.0 GROWTH INDUCING ASPECTS

As indicated in previous sections of the document, the proposed project will add a projected 576 persons to the population of the Town of Clarkstown. The impacts to growth inducing aspects are similar in the Meola Road Access Alternative as compared to the Hemlock Drive Access Plan.

The project site's environs are served by public water and sewer service. Thus, the project is not expected to result in the creation of infrastructure that could induce future growth since the surrounding area is presently developed and already served by these utilities.

The project will induce construction employment in the short term. In the long-term, the new resident population would introduce consumer demand for the retail and service establishments located along NYS Route 303 within the project vicinity, as well as the larger commercial area within the region.

The construction value of the proposed project would total approximately \$36.7 million. 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, and accounting for secondary employment resulting from the construction, this project would generate approximately 196 full time equivalent jobs in the various construction trades associated with this project.

It is anticipated that a number of construction workers would come from Rockland County and nearby counties in the Hudson River valley. 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 project vicinity. Businesses within the project vicinity, especially those located along Route 303, would benefit from new resident expenditures. Approximately 30 percent of typical household income is spent on retail goods and services. A household income of approximately \$100,000 annually would be required to support the average value, \$350,000, of the proposed active adult residences. Based upon the unique demographic of active adult populations, the potential buyer may have a substantial down payment available, which would reduce the income requirements. Based on a projection that these active adult households would conservatively spend 15 percent of their income on goods and services, it is estimated that 320 households would spend on average \$4.8 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.