

7.0 GROWTH INDUCING IMPACTS OF THE PROPOSED ACTION

As indicated in previous sections of the document, the proposed project will add a projected 261 persons to the population of the Village of Monroe. This increase in population will have an increased long term demand for goods and services that will have a steady multiplier effect in the project area.

The project will be sewerred by a proposed gravity sewer main running through the site to two low points near the Ramapo Stream. The proposed project will be served by facilities owned and operated by Orange County. Since this is not an expansion of an existing sewer system and will tie into the sanitary facilities that exist in the surrounding roadway, no growth inducing impacts are anticipated as a result of providing sewers to the project site.

The project will promote increased construction employment and, on a cumulative basis, an increased long term demand for goods and services that will have a steady multiplier effect in the project area.

The proposed residences are projected to have a total market value of approximately 31,325,000. Construction of the project will 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 is expected to generate approximately 99 to 115 person-years of employment in the various jobs to be associated with this project.

It is anticipated that a portion of the construction-related workers at the site will come from the Village of Monroe and the immediately surrounding area. The majority of construction workers are likely to come from areas throughout Orange County and nearby counties. These workers are expected to have a positive impact on existing local businesses that provide such services as food convenience shopping, gasoline, etc. It is expected that approximately 92 construction jobs will be created as a result of this project.

Future residents of the project site are anticipated to utilize a variety of local retail and commercial services. Nearby business are expected to provide many of the goods and services that future residents are likely to use in addition to using the services and retail opportunities provided in the propped commercial parcel. The increased population from the project will help sustain these businesses. Assuming 30 percent of a typical household's income is spent on retail goods and services and the average household incomes are \$100,000 annually, it could be expected that the 149 households proposed for the Hidden Creek community would spend \$4.5 million annually. A substantial portion of this would be spent at area restaurants, local convenience stores and supermarkets including small businesses such as gas stations and hair salons.