

SECTION 10

GROWTH-INDUCING ASPECTS OF THE PROJECT

10.0 INTRODUCTION:

This section of the DGEIS consists of a discussion of any growth-inducing aspects of the proposed mixed use neighborhood. The SEQRA Regulations require that a DGEIS include an analysis of any growth inducing aspects of a proposed project.¹ According to the SEQR Handbook published by the NYSDEC, examples of growth inducement include the following:

- The extension of public utilities such as sewer and water into an agricultural area, previously not serviced by these utilities, may encourage non-farm development and undermine the area's agricultural base.
- The construction of a new prison in a rural community may result in the construction of single family homes and support industries or businesses to serve the prison staff.
- The construction of a new interchange on a limited access highway may cause the construction of fast food establishments, motels and gasoline stations catering to highway travelers.
- The expansion of an existing sewage treatment plant may result in the construction of additional single family homes and businesses within the plant's service area.²

10.1 EVALUATION OF POTENTIAL GROWTH-INDUCING EFFECTS:

The proposed mixed use neighborhood will not result in any direct or potentially significant growth inducing impacts. The Project Site is located within a developed portion of

¹ See 6 NYCRR Part 617.9(b)(5)(iii)(d).

² The SEQR Handbook, 3rd Edition, 2010, Pg. 88, published by the New York State Department of Environmental Conservation.

the Town that is currently served by a full complement of utilities including sanitary sewer lines, water lines and other existing utility infrastructure, which have adequate capacity to service the proposed mixed use neighborhood (although there are wet weather constraints in the downstream sanitary system as identified and evaluated in this DGEIS). Increases in traffic volumes associated with background growth of the traffic volumes on the roadway network in the vicinity of the Project Site has been properly accounted for within the comprehensive Traffic Impact Study prepared by SRF Associates.

It is not anticipated that the mixed use neighborhood including on-site infrastructure improvements and connections to the existing municipal systems will require capacity expansions or off-site infrastructure improvements that could facilitate development at other locations. As such, the proposed mixed use neighborhood will not have any growth-inducing effects that need to be evaluated in connection with coordinated environmental review of the action that is the subject to this DGEIS.

The Project Site is located within a developed portion of the Town that is presently served by a full complement of utilities, which have adequate capacity in the vicinity of the Project Site. With the exception of required sanitary sewer mitigation measures, which will not increase the designed capacity of the downstream sanitary sewer system, it is not anticipated that the connection of the project facilities to these existing municipal systems will require capacity expansions or off-site infrastructure improvements.