

8.0 GROWTH INDUCING IMPACTS OF THE PROPOSED ACTION

As indicated in previous sections of the document, the proposed project will add a projected 70 to 75 persons to the population of the Town of Bedford.

The project site's environs are served by municipal water supply. Public water services will be extended into the project site as part of the proposed activities. The proposed project does not fall in a sewer district and proposes septic tanks for individual homes. However, the project is not expected to result in the creation of infrastructure that could induce future growth since the surrounding area is presently developed.

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

The market value of the proposed Conventional project would total approximately \$23,750,000. The market value of the Conservation subdivision is estimated to be \$23,020,000. Construction of the project would require a commitment of labor hours, 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 37 person-years of employment in the various construction trades associated with this project.

It is anticipated that a portion of the construction-related workers at the site will come from the Town of Bedford and other surrounding Westchester County towns. The construction trade workers would have a short term positive impact on existing local businesses that provide goods and services such as food, convenience shopping, machinery lubricants, repairs and fuels.

Future residents will utilize area retail, personal service, and other commercial services. It can be conservatively estimated that approximately 30 percent¹ of a typical household's income is spent on retail goods and services. It is estimated that a household income of at least \$290,000 annually would be required to support a residence valued at \$1,250,000. Thus, it is estimated that the 19 to 21 market-rate households would spend approximately \$1,653,000 to \$1,827,000 annually on retail goods and services. A portion of these expenditures would be made at local area restaurants, supermarkets, convenience stores, apparel and household goods stores, and service businesses such as gas stations and hair salons.

No significant adverse effects on the area's utilities, community services, or facilities are expected. No adverse effects on area commercial services are expected as a result of the proposed development.

¹ According to figures from the US Bureau of Economic Analysis published in the ULI Development Assessment Handbook, up to 40 percent of Total Personal Consumption Expenditures is composed of shopping goods and convenience goods. To provide a conservative analysis an estimate of 30 percent is used for this DEIS.