

**7.0 GROWTH INDUCING IMPACTS OF THE PROPOSED ACTION**

As indicated in previous sections of the document, the proposed project will potentially involve the construction of 2,627 residential dwelling units in the long term. The project as designed has an extended build out horizon of more than 20 years. For analysis purposes Phases 1 and 2, which total 635 units, is expected to take up to ten years. The target market for the single family lots is primarily the investor who may or may not build a home but is interested in purchasing a house lot to take advantage of the recreational amenities offered at the resort to lot owners. This demographic is consistent with the Applicant's experience in its other resort projects, in particular at the Eagle Rock Resort in Pennsylvania, which is the most comparable model for Lost Lake Resort. At Eagle Rock, there have been 6,924 residence lots purchased over the past thirteen years under the management of the Applicant (a total of 7,294 lots are currently sold).<sup>1</sup> Of these lot owners, some eleven percent have chosen to build a house on their property. Approximately 57 percent of the houses built are used part time as second homes.

Given the slow rate of growth envisioned for a resort development of this type, the project is not expected to result in substantial growth inducing impacts, such as the development of similar projects. A more rapid growth rate, should it occur, will accelerate the growth inducing impacts described below. However, since this is a phased subdivision, the growth of the Resort as a whole will be controlled by that approval process.

The project will promote increased construction employment in the short term as the Phase 1 resort infrastructure and amenities are developed. Demand for construction employment and construction materials will continue to a lesser extent in the long term as amenities are added and home construction occurs. On a cumulative basis, an increased long term demand for residential goods and services will have a steady multiplier effect in the project area's retail markets. The future residents of Lost Lake Resort will utilize existing retail and service businesses in the local community, such as Monticello and Thompson, as well as regional shopping centers such as the Gallaria at Crystal Run in Middletown. A more rapid growth rate than the slow growth envisioned, should it occur, will accelerate these effects on employment, construction materials, goods and services.

Over the anticipated buildout horizon of 20 or more years, the project will encourage the development of retail and service establishments to serve the growing Town population. This will include a grocery store, hardware and home goods, convenience stores, auto repair and personal services such as hair salons. Since the Lost Lake Resort is anticipated to provide second homes or vacation homes, the project is not expected to result in the same growth inducing impacts as a similar sized development with traditional single family homes. The transient population of a recreational home type of development, however, will induce some demand for goods and services in the local region.

Such services that may require expansion while the Lost Lake Resort is developed and occupied would be utility services, which would include electric, telephone, cable, and possible mobile phone service. Currently, there is limited cell phone service on the property. As the site becomes more developed and occupied there will become a greater need for cell phone service to be expanded to this area of Sullivan County.

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<sup>1</sup> Demographic profile of Eagle Rock Resort is documented in DEIS Appendix C.

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.

#### Cumulative Effects

In addition to the proposed Lost Lake Resort project, ten other projects are proposed in the surrounding area. The primary resource categories to which the projects may contribute towards cumulative impacts are natural resources (effects on water resources, decreased natural habitat); traffic (increased volumes); energy consumption (increased demand); solid waste (increased generation); and community services (increased demand for police, fire, EMS protection and schools). These proposed projects are listed below (and in Table 3.8-3) and their approximate locations are shown of Figure 7-1:

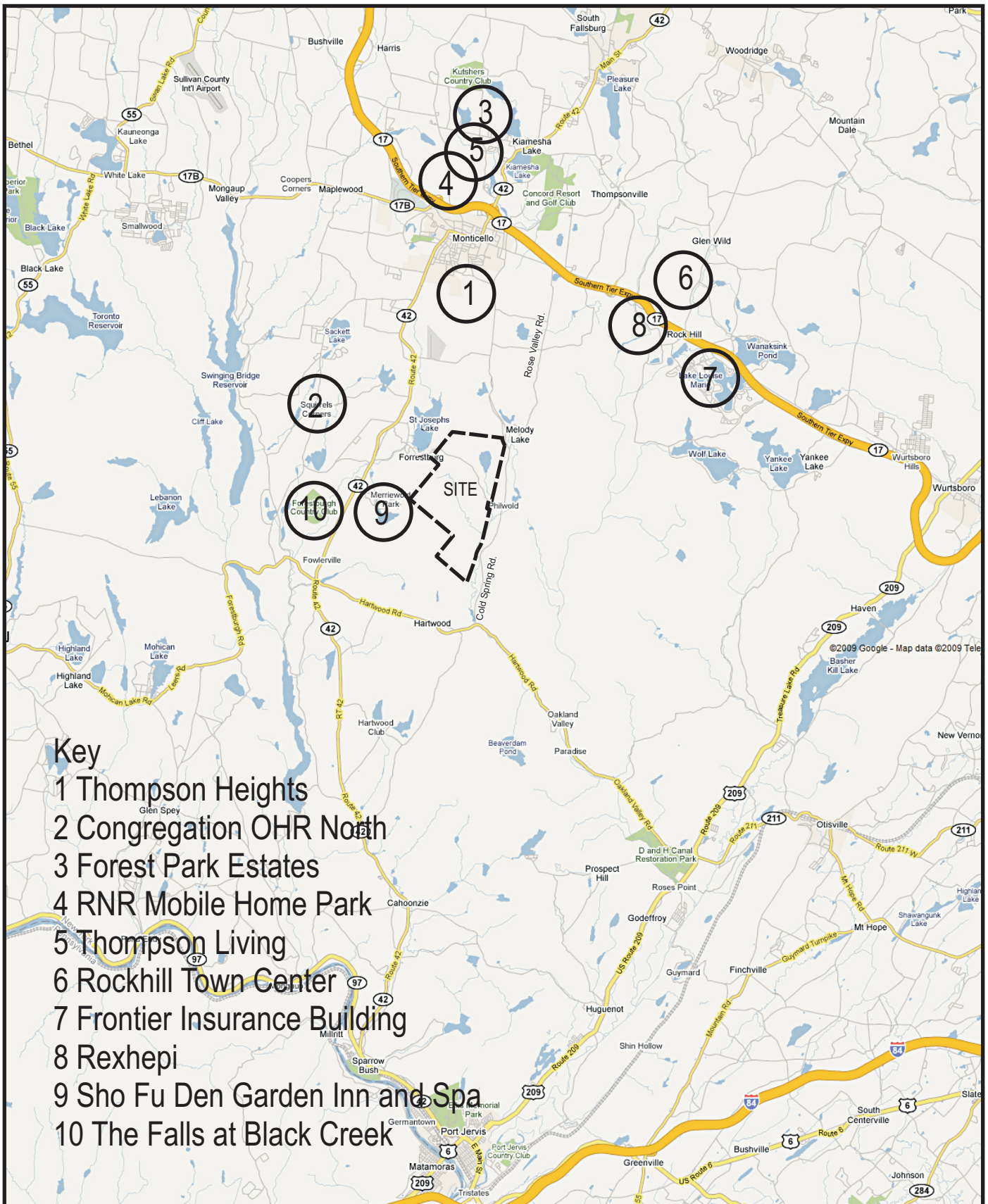
- Thompson Heights - A project that proposes 184 apartments located on Cold Spring Road and Waverly Avenue in the Town of Thompson, New York.
- Congregation OHR North - A project that proposes 75 residential units located on Rod and Gun Club Road in the Town of Thompson, New York.
- Forest Park Estates - A project that proposes 61 detached units located on Anawana Lake Road north of Frazier Road in the Town of Thompson, New York.
- RNR Mobile Home Park - A project that proposes 120 units located on Pittaluga Road and Old Liberty Road in the Town of Thompson, New York.
- Thompson Living - A project that proposes 46 residential units located on Old Liberty Road (CR 107) in the Town of Thompson, New York.
- Rockhill Town Center - A project that proposes 60,000 square feet of commercial space, 217 single family residences, 1,012 townhomes, and 384 multifamily residences located on Rock Hill Road in the Town of Thompson, New York.
- Frontier Insurance Building - A project that proposes to use 125,000 square feet that is vacant in an existing 163,000 square foot building located at 195 Lake Louise Marie Road in the Town of Thompson, New York.
- Rexhepi Development - A project that proposes 48 townhouses located on Bridgeville Road and Edwards Road in the Town of Thompson, New York.
- Sho Fu Den Garden Inn and Spa - A project that proposes 80 transient villa units with accessory 50 seat restaurant and a spa for residents only located on Merriewold Park in the Town of Forestburgh, New York.
- The Falls at Black Creek - A project that proposes a restaurant, fitness center, 18 hole golf course, 280 residential units (single family and townhomes) located on Tannery Road in the Town of Forestburgh, New York.

The Town of Thompson and Town of Forestburgh identified these 10 projects within the potentially affected area of the proposed project that are currently under planning review, have been approved for construction, or are under construction at this time. These projects are not concentrated in one area of the Town but are scattered over a larger area of varied development densities, therefore potential effects on natural resources will vary by location and the cumulative effect cannot be realistically identified. With current stormwater management requirements, no significant cumulative effect of water resources is expected. As most of these

projects appear to be new development that will necessitate land clearing, a reduction of natural habitats will likely result area-wide from the cumulative projects, which will be predominantly upland habitats.

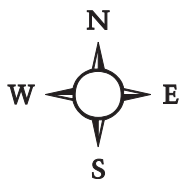
As discussed in traffic section 3.8, the cumulative effect of those development projects that will affect the study intersections has been incorporated into the traffic analysis. The analysis also uses an area growth factor in the no build traffic volumes to account for typical area-wide development growth.

If all of the identified pending projects are built and fully occupied, plus Lost Lake Resort, the representative cumulative growth to demands for community services would result from the 5,134 residential units and 185,000 SF of mixed commercial uses. Under the full build scenario, this project would contribute approximately 51 percent of all the residential units of the cumulative projects, but given the smaller proportion of full time residents anticipated to reside at Lost Lake (as discussed in section 3.10.1), this project would represent some 22 percent of the area population growth and 21 percent of school-aged population from new projects. Under the partial build scenario that is envisioned for Lost Lake Resort over a foreseeable horizon of ten years, this project would contribute approximately 12 percent of all the residential units of the cumulative projects, and would contribute some 5 percent of the area population growth and 5 percent of school-aged population from new projects. These impacts would relate to the police service area and fire department service area, EMS services, the Monticello School District, solid waste disposal needs and to utility/energy use.



**Key**

- 1 Thompson Heights
- 2 Congregation OHR North
- 3 Forest Park Estates
- 4 RNR Mobile Home Park
- 5 Thompson Living
- 6 Rockhill Town Center
- 7 Frontier Insurance Building
- 8 Rexhepi
- 9 Sho Fu Den Garden Inn and Spa
- 10 The Falls at Black Creek



**Figure 7-1: Other Area Projects**  
 Lost Lake Resort  
 Town of Forestburgh, Sullivan County, New York  
 Base Map: Google  
 Scale: 1" = 2.8 mi