

7.0 GROWTH INDUCING ASPECTS

As indicated in previous sections of the document, the proposed project will add a projected 412 persons to the population of the Towns of Haverstraw and Ramapo.

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 served already 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 not only for the proposed on-site commercial uses, but for the retail and service establishments located on the south side of Route 202 within the project vicinity, as well as the larger commercial area surrounding Exit 13 of the PIP.

The value of the proposed project would total approximately \$93.9 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 (1994), and accounting for secondary employment resulting from the construction, this project would generate approximately 1,072 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 202, would benefit from new resident expenditures. Approximately 30 percent of household income is spent on retail goods and services. A household income of approximately \$108,000 annually would be required to support the average value, \$379,000, of the proposed residences. Thus, it is estimated that 219 households would spend on average \$7.1 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.

According to the Census of Retail Trade (1997), the following categories of retail businesses would be expected to benefit in proportion to the amount of sales generated by each category:

Table 7-1 New York State: Percent Sales by Retail Category	
Category	Percent
Motor Vehicles	20.9
Furniture/Home Furnishings	3.1
Electronic and appliance stores	3
Building Materials	7.8
Food and beverage	18.3
Health and personal care	7.4
Gasoline service stations	5.7
Clothing	9.5
Sporting goods and hobbies	3.4
General merchandise (warehouse clubs, department stores)	11.4
Miscellaneous (florist, office supplies)	3.9
Non-store retailers (electronic shopping, fuel distributors)	5.5
Source: U.S. Census Bureau, 1997 Economic Census: Retail Trade New York.	

The majority of retail sales are made in the motor vehicle category, which includes new and used auto dealers. The food and beverages category, which includes grocery stores, represents the second highest expenditures. General merchandise stores represented 11.4 percent of all retail sales. The above listed establishments would benefit from the retail sales generated by Minisceongo Park residents.

In summary, Minisceongo Park would generate short-term construction and long-term employment and induced demand to support existing retail and commercial services.