

A. INTRODUCTION

This chapter describes, where applicable and significant, the likelihood that the proposed Four Seasons at Hamptonburgh development may induce growth in the Town of Hamptonburgh and immediate vicinity as a result of increased consumer spending in the local economy by residents of the proposed project. The evaluation considers the potential effects of project resident spending in terms of potential off-site residential and commercial development. As discussed below, the proposed project is not expected to induce any significant growth in the immediate area.

B. INCREASE IN POPULATION OR EMPLOYMENT

As discussed in Chapter 3.13, “Demographics,” the proposed project would generate approximately 600 new residents. These residents would place an additional demand for goods and services on the local economy. Additionally, the development may employ a small staff to operate the facility, including security guards, recreation facility managers, and associated staffing.

C. INCREASE IN THE DEMAND FOR SUPPORT FACILITIES.

The proposed project will induce a minimal amount of ancillary and support services. These support services might include public/municipal services, such as fire, police, and emergency services; and support services from the private sector such as garbage collection, snow plowing, property maintenance and landscaping. The Town and local business community that currently exist will provide the majority of these services, including police, fire, and emergency assistance, as discussed in Chapter 3.12, “Community Facilities.” No significant new services will be required to support the new development. The proposed project is not large enough to stimulate new commercial or secondary residential growth. As discussed in Chapter 3.12, “Community Facilities,” the general vicinity of Hamptonburgh is served by a variety of regional and neighborhood commercial facilities. These facilities adequately support the needs of the existing population of the Town and region.

D. INCREASE IN THE DEVELOPMENT POTENTIAL FOR THE LOCAL AREA.

Though the project proposes a new water supply and wastewater disposal system, these infrastructure improvements are unlikely to increase the development potential for the local area as the capacity of the water supply and wastewater disposal systems will be limited to that of the proposed project. Furthermore, the Town’s zoning will also serve as a growth-limiting factor for the underdeveloped and undeveloped land within the local area.