

Chapter 23: Growth Inducing Effects

A. PROPOSED ZONING ACTION (GENERIC ANALYSIS)

INTRODUCTION

The SEQRA process requires the analysis of any growth inducing impacts associated with a Proposed Action. In this case, the Proposed Action includes both the adoption of the MOD zoning or the "Proposed Zoning Action" and the MOD Development Plan or "Proposed Project" which is the site-specific development of the two MOD project proposals. The analysis must include a discussion of the potential to trigger further development by either attracting a significant local population, inviting commercial or industrial growth, or by inducing the development of similar projects adjacent to the proposed Project. The potential for growth inducing impacts related to each of the project developments are discussed below.

PROPOSED ZONING ACTION (GENERIC ANALYSIS)

Growth-inducing effects cause or promote additional development, either due directly to the development itself (i.e., "primary" effect), or indirectly, as a result of a change in the population, market demand or potential for development in that community (i.e., "secondary" effect). A primary impact may include, for example, the installation of a water main to serve new development which increases the capacity for future development. A secondary, or "indirect" impact is one which is reasonably foreseeable, occurs at a later time or at a greater distance, and is likely the result of the Proposed Action. Secondary impacts can be of a wide variety and may include growth inducing impacts. For example, the construction and operation of an office building may result in off-site demand for a service facility or related business.

The Proposed Zoning Action, i.e., the adoption of MOD Zoning, is intended to stimulate growth within the MOD Zoning Area by creating a regulatory framework which favors development consistent with the goals of the MOD. It is a goal of the Town Board to provide for the type and quality of development in the MOD to improve social and economic conditions as set forth in the Town's 2016 Comprehensive Plan, *Envision Cortlandt*. The site-specific development that would result from the Proposed Action would have secondary effects. The intent of the Proposed Zoning Action is to provide incentives to attract appropriate and complementary uses to the area immediately surrounding the existing NYPH Campus, within walking distance of public transportation, and to provide opportunities for complementary and beneficial economic growth and investment in the MOD. The proposed MOD is anticipated to have growth inducing impacts, consistent with the goals of the Town's 2016 Comprehensive Plan. It is also anticipated that the Proposed Action would contribute to a growth in activity for local businesses from the larger customer base arising from an increase in the number of residents. New employment opportunities associated with the medical, office, retail and service-oriented uses would be substantial, with associated beneficial economic and fiscal outcomes.

The Proposed Zoning Action at full build-out would add a total of approximately 798,000 gsf of development to the MOD, including 366 dwelling units, a 100 room hotel, and a 120-bed assisted living facility. Commercial development as part of the Proposed Action would include 11,000 sf of restaurant space, 49,000 sf of retail, 15,000 sf of medical/dental labs, and 185,000 sf of medical office space. The total estimated parking added to the MOD would be approximately 1,866 spaces.

As discussed in Chapter 14, “*Economic Conditions*,” based on per-unit multipliers, the 486 DUs (including the 366 apartments and 120-bed assisted living facility) that would be built as a result of the Proposed Action would generate an estimated 718 new residents. This would represent an approximately 1.7 percent increase in the Town’s residential population (based on existing population estimates).

Construction of the various uses will induce short-term employment opportunities. It is estimated that the full build-out of MOD Zoning could create a significant number of full time equivalent construction jobs over a multi-year period (see Chapter 14, “*Economic Conditions*,” for a full account of construction and operational jobs and the beneficial economic ripple effect). These jobs may be filled first from within the local labor pool and would not require relocation of specialized labor forces or an influx of large businesses from outside the area to provide construction support. As a result, construction job-related effects of the Proposed Action are expected to be beneficial and significant, though temporary in duration. In the long-term, operational jobs resulting from the full build-out of the MOD will also provide significant employment opportunities as growth occurs and new businesses are established.

Development associated with the Proposed Action will place demand on utilities. Electrical and natural gas services are available throughout the MOD Zoning Area. Significant expansions of these utilities beyond what is planned for project-related redevelopment are not expected, though lesser improvements (e.g., individual service connections) are expected.

Development associated with the Proposed Action will increase traffic. The Route 202/35/Crompond Road corridor is a major state roadway and heavily trafficked. The Proposed Project would result in traffic improvements that would be expected to improve existing traffic issues on the corridor and would not be expected to induce additional growth.

It is expected that the Proposed Action would create demand for, and lead to the expansion and improvement of, community facilities serving the Study Area. The cost to meet this increased demand would be offset by property tax revenues and fees that would be generated from site specific developments. These community service enhancements will benefit the overall community and support existing programs and special districts for the use and enjoyment of the entire community.

In assessing the significance of growth that may result from the zoning and anticipated future redevelopment, several factors should be considered:

- There is currently existing development (Cortlandt Medical Center) that will be removed to accommodate new development, thus decreasing the incremental increase in growth;
- Planned growth is consistent with the existing Town of Cortlandt Comprehensive Plan and the MOD planning strategy for the MOD Zoning Area.

- The MOD is centered on medical uses, continuum of care, walkability, creation of a "sense of place" and establishment of living opportunities in proximity to retail, recreational resources and employment, thus reducing dependence on automobiles and providing for a more sustainable form of development.
- Growth is needed to revitalize the corridor and provide stable social and economic conditions as well as improved environmental management through properly planned growth. Properly planned revitalization that is expected to cause some incremental increase in growth is beneficial.

Adoption of the MOD Zoning will enable the Evergreen site and the Gyrodyne site to develop at higher densities than is currently allowed under existing zoning. The MOD Zoning should be considered as a mechanism to balance and achieve manageable sustainable growth areas where it can best be accommodated (e.g., where there is existing infrastructure and major employers and where environmental conditions are project compatible) and conversely, directing it away from sensitive environmental resources as envisioned in the Town's 2016 Comprehensive Plan. The Plan identified the MOD as one of the Town's four key planning strategies to achieve balanced and sustained economic growth. The MOD planning area is one of the Town's largest employment centers and contains the existing infrastructure and activity levels to support new growth. Individual project review will be conducted by the Town Boards and departments in accordance with the SEQRA. Site specific SEQRA will be required as necessary to address and to enable complete consideration of potentially significant impacts and/or growth-inducing aspects of any specific proposed action.

B. MOD DEVELOPMENT PLAN

EVERGREEN MANOR

The proposed Evergreen Manor Project is projected to have a population of approximately 438 residents. An increase of 438 residents will result in an approximately one percent increase in the Town's overall population of 42,967 (based on the 2017 US Census populations estimate), if all residents were new to the Town of Cortlandt.

The Evergreen Manor Project is consistent with the Town's Comprehensive Plan to provide opportunities for mixed-use housing, including a continuum of care for senior residents. It is anticipated that the proposed residential uses will expand the market for nearby existing local businesses and those proposed within the MOD and is not expected to create a significant demand for new commercial uses or services. The proposed hotel, restaurant, limited amount of retail space, and medical and dental laboratory space are intended to will provide complementary services to those living or working within and proximate to the MOD.

GYRODYNE

The proposed Gyrodyne Project is not envisioned as a catalyst for off-site growth. It is in response to the intentions of the proposed MOD, which will promote limited growth within the defined area of the MOD. The proposed multi-family apartment units will increase the number of housing units available in the Town and the proposed medical office building will increase the number of medical service providers in the area. However, the uses created by this project are complementary to the hospital located across the street.

The proposed project will help to retain activity in the immediate area, rather than inducing growth off-site. This will help to reduce the impact generated by the increased need for additional sewer, water and other services. The Gyrodyne Project itself was designed to offset traffic and parking needs as the result of shared infrastructure. It has been formulated in a way that provides orderly and well planned development at a scale and location that will make it feasible to construct a comprehensive package of supporting utilities, services and facilities throughout the MOD.