7.0 GROWTH INDUCING ASPECTS

Current land use patterns strongly influence the probability of induced growth. Induced growth is considered the residential or commercial growth, including secondary impacts such as traffic or demand on community services, which would occur above the background growth as a result of the Proposed Action. New development often is likely to occur in or near developed areas, to take advantage of existing residential and economic activity and available infrastructure.

The Proposed Action is estimated to have a maximum population of approximately 1,079 new residents.[85] The impact of these new residents on community services will be more than offset by the considerable increase in tax revenue that the project will contribute to local taxing jurisdictions, including Dutchess County. Due to the level of amenities to be provided by the proposed project, future site residents are not expected to generate a significant demand for other public services that would need to be provided within the community.

It is anticipated that future occupants of the Silo Ridge development will patronize a variety of existing local retail and commercial establishments. Local businesses are expected to provide many of the goods and services future occupants will require, and the additional population from the project will help sustain these local businesses. There is the possibility that demand for retail and commercial services could increase as a result of the proposed project, which could contribute to increased commercial growth in Amenia and in surrounding areas.

A community water supply system, to be privately owned, will be constructed to serve the proposed project. The system will consist of drilled wells pumping groundwater to an above-grade storage tank, where the water will be disinfected and treated if necessary. Transfer pumps will draw from the tank, pressurizing the water mains and supplying potable water to the new homes and as well as fire flows. The proposed water infrastructure will serve the proposed development only, and will not extend off the project site. Therefore, it is not considered to have the potential to create growth-inducing impacts.

Wastewater generated by the development will be collected by gravity and low pressure sewers and conveyed directly (or where necessary by means of a pump station) to a wastewater treatment plant to be located on the project site (refer to Appendix 9.8 for details). A tertiary treatment process will remove waste from the water. Treated water will be discharged into onsite ponds, which eventually drain to Amenia/Cascade Brook. As part of the Traditional Neighborhood Alternative, the Applicant is proposing to build excess capacity into the wastewater treatment plant

[85] Rutgers University Center for Urban Policy Research, Residential Demographic Multipliers - Estimates of Occupants of New Housing (New York State), June 2006.

(WWTP) to serve the Town's needs in the future. Providing the capacity for the Town furthers the Town's goal of bringing sewers to the hamlet of Amenia and is consistent with the Town's on-going planning efforts and policies. With the Applicant offering to construct the plant with the added capacity, it eliminates a major portion of the cost of providing sewer service. Rather than induce growth, it may accelerate the ability of the Town to meet those objectives.

The proposed project is expected to generate over 1,400 construction jobs.[86] Other jobs would be created relative to off-site construction in manufacturing, trades and services, and transportation, but many of these opportunities would not affect the local economy. The majority of the construction-related employees at the site are expected to come from Amenia and the immediate surrounding area. These workers are expected to have a positive impact on existing local businesses by purchasing food, gasoline, and other goods and services while working at the project site. In addition, the creation of construction jobs because of the proposed project will in turn generate additional jobs throughout the State, many of which would be in Dutchess County. It is estimated that each new construction job generates 0.74 additional jobs.[87]

Approximately 228 full-time-equivalent (FTE) jobs will be created by the proposed hotel, spa, retail, and other uses on the project site at full buildout. These employees will likely come from Amenia but may come from the surrounding area as well. As with construction-related employees, permanent employees are expected to positively affect local businesses through their patronage. The increase in employment resulting from the proposed development will have indirect impacts on employment in other industries. For every FTE job in the hotel/recreation industry, it is estimated that approximately 0.86 additional jobs will be created, many of which are likely to be in Dutchess County. For every FTE job in the food service industry, an additional 0.33 jobs will be created. The proposed development's impact on temporary and permanent employment is a potential growth-inducing impact, as new jobs could result in increased demand for housing, goods, and services. However, it is not expected to be a significant impact, since the majority of project-generated jobs are likely to be filled from the existing workforce in Amenia and Dutchess County, who already reside in the area and already patronize existing businesses.

[86] Urban Land Institute, *Development Impact Assessment Handbook,* 1994. Based on the anticipated cost of construction.
[87] Bureau of Economic Analysis, Department of Commerce, RIMS II Multipliers, 2004.

8.0 EFFECTS ON THE USE AND CONSERVATION OF ENERGY RESOURCES

Through the utilization of sustainable design techniques, selection of energy efficient and environmentally sensitive construction materials and mechanical systems, and a commitment to conservation practices and low impact development techniques, the proposed Silo Ridge Resort Community will utilize energy wisely and ensure the conservation and protection of the natural environment. As with all development projects, energy will be consumed during construction and will continue to be consumed upon completion and use of the facilities and residences of the Proposed Action.

It is anticipated that the primary source of energy for the project will be electricity form NYSEG. Secondary energy will be propane on an option basis in buried individual tanks for single-family units and/or townhomes and common buried tanks for condominium units. It is expected that not all units will have a propane option.

During construction, energy will be used to power equipment and various construction vehicles. Once construction is completed and homes are occupied, energy will be required for air conditioning, lighting, and the use of household appliances. The design and plans for all energy conservation systems within the development will take into account the New York State Energy Code. It is expected that all systems will be modern, energy efficient units.

Additionally, the Applicant will investigate retaining ENERGY STAR-rated Home Building Contractors and Hospitality Partners. Facilities that earn the ENERGY STAR must meet guidelines for energy efficiency set by the U.S. Environmental Protection Agency (EPA). ENERGY STAR-qualified homes are at least 15% more energy efficient than homes built to the 2006 International Energy Conservation Code. ENERGY STAR qualified facilities can include a variety of energy-efficient features, such as effective insulation, high performance windows, tight construction and ducts, efficient heating and cooling equipment, and ENERGY STAR-qualified lighting and appliances. These features have been proven to contribute to improved home quality and comfort, and to lower energy demand and reduce air pollution.

To reduce fuel consumption for transportation uses, the Applicant also intends to explore alternative modes of transportation for resort guests, including the use of a shuttle bus to transport people from the nearby Wassaic Metro-North train station to the project site.

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