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# **GROWTH INDUCING ASPECTS AND CUMULATIVE IMPACTS**

## Chapter Twenty

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This chapter reviews possible growth which might be induced as a result of the development of Crossroads 312.

The primary proposal for Crossroads 312 is a 186,000+/- sf large retail/commercial complex. The development will take two years to construct and employ 150 ± full time construction workers. Following construction, during operation over 260 ± people will be employed at the complex.

It is expected that both the construction workers and the employees for the stores, restaurants, bank and hotel live within the market area presently and will commute to the site. It is not anticipated there will be any noticeable migration of people to shift living location due to this project.

The Crossroads 312 project is not a residential development and will not generate school children.

Presently, 2012, there exists in the Primary Market area, a 4% unemployment rate. If the 4% unemployment rate is applied to the market area a rough estimate of area unemployment would be about 3,900 individuals. It would appear there are more than sufficient people within the market area to absorb the available jobs at Crossroads 312.

With the increase in area wide income generated by salaries paid at Crossroads 312, there would be an increase in demand for goods and services in the area. It is possible a few stores or personal services may open within the market area and benefit from the increase in area disposable income. However, realistically, the entire area has suffered during the recession. It is likely the increased income will help to stabilize business in the market area rather than enable new business.

It is not likely that the Crossroads 312 Project will induce additional commercial/retail development at the I-84/Route 312 intersection in the near future. Development depends on available land, sewage disposal, proximity to the highway and credit worthy tenants. Most land in the immediate vicinity is already developed. There are a few vacant lots in Terravest Corporate Park which will be developed in the future but their development is not dependent on and may not be the result of the Crossroads 312 project. There may be some upgrades to existing buildings along Route 312 due to increased consumer interest in the area.

The only available land nearby which may, over time, meet the qualifications for development is the site of the former Putnam Seabury, which in the past few years abandoned their approvals. The site of Putnam Seabury had access to Route 312, potential for a sewage treatment plant (part of the NYCDEP Phosphorous Offset Program), proximity to the highway. Tenants appear to be lacking at this time. This previously approved project will rise or fall on its own merits at such time the sponsors feel appropriate. This project has no legal standing now.

We have all noticed, successful retail development seems to attract other retailers, critical mass is an important factor in creating a 'destination location'. Over time, hoped for the success of Crossroads 312 and the continued success of The Highlands should have a positive fiscal impact upon the Town.