

VII. GROWTH INDUCEMENT

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A. Population Growth

The Proposed Action is anticipated to generate approximately 1,113 Town residents, representing an increase in the population in the Town of Orangetown of 2.3 percent over the 2007 population, assuming all residents are new to the Town. This increase in population would not, by itself, be sufficient to generate other additional growth or significant demands for commercial development in the Town. For shopping needs, it is assumed that the new residents would utilize the existing businesses on Convent Road and travel to shopping centers within the community, including downtown Pearl River, and in neighboring towns; such commercial centers would benefit from the proposed development. It should be noted that not all residents of the proposed development would come from outside Orangetown. According to a market study prepared by Brecht Associates, Inc. for the development of senior housing in Orangetown, it is estimated that as many as 90 percent of the new senior residents would likely come from locations within Rockland County. It is therefore likely that some of the new residents would relocate from within the Town of Orangetown.

After construction of the Proposed Action, including 575 residential units and reconfiguration of Broadacres Golf Course, no further development of the Project Site would occur. The Town, however, will continue to own approximately 270 acres of the RPC Campus. According to the deed conveying the property to the Town, 216 acres must be dedicated to recreation and municipal purposes for a minimum period of 25 years. In accordance with this restriction, the Town has constructed several playing fields in the southwestern portion of the RPC Campus. The Town will also continue to operate Broadacres Golf Course located in the northeastern portion of the RPC Campus. Approximately 34.3 acres of the Town-owned property are currently vacant and could be developed. However, some of this land includes wetlands. As identified in the Rockland Psychiatric Center Redevelopment Plan adopted by the Town in 2004, these areas could potentially be redeveloped with additional housing, open space, and/or economic development. The two main parcels are located by Lake Tappan and between Old Orangeburg Road and Veterans Memorial Highway (east of Blaisdell Road). Exhibit III.A-4, in the Land Use and Zoning Chapter, illustrates the Town-owned sites with potential for redevelopment. If developed, these parcels could generate approximately 18 single family homes, utilizing the existing R-80 District; 34.3 acres of open space; or approximately 600,000 square feet of office/research use, utilizing the Town's Laboratory-Office (LO) District. The Town does not currently have plans to develop these properties. Table VII-1 below describes the amount of development that could be achieved on each potential redevelopment site.

Redevelopment of the Project Site, however, may generate private interest in acquiring these parcels. Redevelopment of these parcels could generate additional revenues for the Town from the sale price and from taxes on property that currently does not generate income for the Town. The Town could also benefit from the addition of open space. As indicated in the Rockland Psychiatric Center Redevelopment Plan, the Town would retain

buffer areas along Lake Tappan and along Veterans Memorial Highway to lessen visual impacts and provide recreational access to the lake.

The remainder of the RPC Campus is mostly owned by the State of New York and utilized by Rockland Psychiatric Center, Rockland Children’s Psychiatric Center and the Nathan S. Kline Institute. The State is currently constructing a new facility, in the eastern portion of the RPC Campus, for the Children’s Psychiatric Center. When this facility opens, the State will then have approximately 50 acres of vacant land from the current facility located in the northwest corner of the RPC Campus. This site is bounded by Lake Tappan to the west and Convent Road to the north. The State does not currently have plans to redevelop this site. The State is likely to sell this parcel, regardless of the development of the Proposed Action.

The State also owns Staff Court, an underutilized and mostly vacant parcel, located between Old Orangeburg Road and Veterans Memorial Highway, east of Blaisdell Road. Staff Court contains a U-shaped road with open space in the middle and residences on the periphery, one of which houses a residential program. The parcel is approximately 5.7 acres and could be redeveloped with residential use utilizing the existing R-80 District, or the buildings could possibly be reused for multifamily units. The State currently does not have plans to redevelop this site. Other portions of the RPC Campus, owned by the State, are also underutilized and could be redeveloped. Exhibit III.A-4, in the Land Use and Zoning Chapter, illustrates the State-owned parcels that have future potential for redevelopment. Table VII-1 below describes the amount of development that could be achieved on each potential redevelopment site.

**Table VII-1
Potential RPC Campus Redevelopment**

Site	Ownership	Site Size (acres)	# of Residential Units with Existing R-80 Zoning	Office/Research Use with LO District
Near Lake Tappan ¹	Town	±24.1	13 single family homes	419,918 s.f.
Between Old Orangeburg Rd. and Veterans Memorial ² Highway	Town	±10.2	5 single family homes	177,725 s.f.
Children’s Psychiatric Center ³	State	±50.0	27 single family homes	871,200 s.f.
Staff Court ⁴	State	±5.7	3 single family homes	99,317 s.f.
RPC Facilities on 3 rd Avenue ⁵	State	±7.0	3 single family homes	121,968 s.f.

¹ Identified on Exhibit III.A-4 as “Vacant Town-Owned Potential Redevelopment Site”

² Identified on Exhibit III.A-4 as “Vacant Town-Owned Potential Redevelopment Site” and “Director’s House”

³ Identified on Exhibit III.A-4 as “Potential State-Owned Redevelopment Site” and “Existing Children’s Psychiatric Center”

⁴ Identified on Exhibit III.A-4 as “Potential State-Owned Redevelopment Site” and “Staff Court”

⁵ Identified on Exhibit III.A-4 as “Potential State-Owned Redevelopment Site” and “RPC Powerhouse, Transportation, Laundry, Safety, etc. Facilities”

Any further development of Town-owned or State-owned lands on the RPC Campus would require a separate environmental review under provisions of SEQRA.

B. Stimulus to Area Businesses

As noted above, the increase in population resulting from the proposed residential development would result in a positive benefit to local area businesses both during construction and after. The construction phase of the Proposed Project is projected to support direct employment of approximately 1,148 full-time equivalent construction jobs with associated wages of over \$63.5 million (see Chapter III.I, Fiscal Impacts, of this DGEIS). Upon completion, the residential community is not expected to result in a direct increase in the amount of permanent employment in the Town. It is probable that the homeowners' association will contract local landscape and grounds-keeping services, but this has not been determined at this early stage of the project.

It is anticipated that the underutilized commercial node on the north side of Convent Road will benefit from the Proposed Action. The age-restricted community is located just on the opposite side of Convent Road, a short distance from the restaurant, convenience store, pizza shop, auto services and other businesses. The addition of 511 new homes in the proposed age-restricted community is likely to create a steadier clientele, which will help revitalize this small commercial area.

C. Development on Adjacent Lands

The area surrounding the RPC Campus is mostly developed with residential uses with small commercial nodes. It is not anticipated that the proposed development on the RPC Campus will stimulate redevelopment on adjacent properties, other than revitalization of the commercial node on the north side of Convent Road.