

A. INTRODUCTION

This chapter provides an assessment of the potential growth-inducing aspects of the Proposed Project. These generally refer to “secondary” impacts that could trigger additional development in areas outside of the Project Sites that would not have such development without the Proposed Project. Therefore, this chapter focuses on whether the Proposed Project would have the potential to induce new development within the surrounding area, and the potential environmental effects associated with any such induced development.

PRINCIPAL CONCLUSIONS

The Proposed Project would not have the potential to induce development. The area surrounding the Project Sites is already built out and primarily residential in nature and zoning and, as such, would not be likely to be significantly impacted by the proposed expansion of retail, entertainment, office, and hospitality uses at Belmont Park.

B. METHODOLOGY

In accordance with 6 NYCRR Part 617.9, this chapter considers “any growth-inducing aspects of the proposed action.” This chapter is largely based on a review of the other technical analyses included in this FEIS—particularly, Chapter 2, “Land Use, Zoning, and Community Character,” and Chapter 7, “Socioeconomic Conditions.”

Pages 82, 84, and 88–89 of *The SEQOR Handbook* (NYSDEC, 3rd Edition, 2010) provide guidance on assessing potential growth inducement. When defining growth inducement, Page 88 of *The SEQOR Handbook* states:

“Some activities will encourage or lead to further increases in population or business activity. This type of secondary impact is called growth inducement.”

Page 82 of *The SEQOR Handbook* also provides examples of growth inducement, as follows:

- The construction and operation of an office building may result in off-site construction of service facilities or related businesses.
- Widening, crowning and paving of a narrow secondary road that is a local “short cut,” may result in increased development of the lands along the road.

Page 84 offers the following additional example:

- The expansion of a public water system inducing residential subdivision of an area previously constrained from growth due to the unavailability of potable water.

Page 88 provides examples of activities that may induce growth, such as “the need for additional sewer, water and other services; increased traffic congestion; or accelerated loss of open space,” and provides the following additional examples:

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- The extension of public utilities such as sewer and water into an agricultural area previously not serviced by these utilities may encourage non-farm development and undermine the area's agricultural base.
- The construction of a new prison in a rural community may result in the construction of single-family homes and support industries or businesses to serve the prison staff.
- The construction of a new interchange on a limited access highway may cause the construction of fast food establishments, motels and gasoline stations catering to highway travelers.
- The expansion of an existing sewage treatment plant may result in the construction of additional single-family homes and businesses within the plant's service area.
- The stocking of a species of game fish in a particular water body may increase the number of anglers using that water body, which may lead to the construction of businesses catering to those anglers.

This chapter follows the methodology in *The SEQOR Handbook* for assessing the significance of growth inducement. In accordance with *The SEQOR Handbook* (p. 88), "the method for determining the significance of an induced impact is the same as for any other impact. First, consider the likelihood that the proposed action may induce further development. Then, identify the type of activities and the impacts that would result and determine whether any of them may have a significant environmental effect. When discussing potential growth inducement, it is desirable to quantify or at least estimate the anticipated growth, and to document predictions and data."

According to *The SEQOR Handbook* (p. 89), growth inducement is not always an adverse impact. For instance, "If the growth induced by a project is consistent with the applicable zoning and the community's comprehensive plan, it may be viewed as a positive impact that has been planned for and beneficial to the community."

C. POTENTIAL IMPACTS OF THE PROPOSED ACTIONS

The Proposed Actions are not expected to induce additional growth outside of the Project Sites. While some arena and retail patrons could attend future racing events at Belmont Park, it is not expected that the Proposed Project would contribute substantially to attendance at these events. Growth in attendance from night racing, if approved, is expected with or without the Proposed Project. The Proposed Project would serve to accommodate and complement any growth with such amenities as the proposed entertainment and retail uses and open space plazas on Site A. While the Proposed Actions would improve existing infrastructure on and around the Project Sites, including water and sewer lines and roadways, the infrastructure in the study area is already well-developed such that improvements associated with the Proposed Project would not induce additional growth.

The Proposed Project would introduce a large mixed-use development that includes existing and new land uses (recreational and entertainment facilities [e.g., a new arena] along with a new hotel, retail village, office, and community space, as well as public open space). The Proposed Project is anticipated to enhance economic activity in the form of new businesses, employment, and visitors to the Project Sites. While all of these uses would contribute to growth in the local, regional, and state economies, they would not be expected to induce additional growth outside the Project Sites. As described in Chapter 2, "Land Use, Zoning, and Community Character," the ability of the Proposed Project to alter land use patterns in the study area would be minimal given existing land use patterns and zoning regulations. While the Proposed Project would introduce land uses at a density and height greater than is permitted in the surrounding area, Belmont Park is a unique use within the community, and the presence of greater height and density on the Project

Sites is not expected to spur changes to zoning regarding density and height elsewhere in the study area.

There would be no changes to existing zoning districts in the study area. Therefore, the introduction of a new mixed-use development with an arena use and increased economic activity on the Project Sites would not be expected to spur changes in the established neighborhoods elsewhere in the study area.

The Proposed Project is not expected to generate significant adverse changes in socioeconomic conditions (see Chapter 7, “Socioeconomic Conditions”). While the Proposed Project is anticipated to attract new visitors to the Project Sites, some of whom would increase demand for local commerce in areas surrounding the Project Sites, including dining and entertainment spending, it is not expected to induce growth outside the Project Sites. It is anticipated that the existing retail and dining establishments along Hempstead Turnpike and surrounding the Project Sites would be able to handle the increased demand. Although the Proposed Project could reduce existing vacancies and spur additional investment in the local area, these effects are anticipated to be positive in terms of providing economic benefits and tax revenues to the local communities. The proposed hotel is expected to draw largely from the visitors induced by the Proposed Project, and the office space would largely if not entirely be filled by NYAP operations. Moreover, the proposed infrastructure improvements including the new electrical substation, improvements at the intersection of Hempstead Turnpike at Locustwood Boulevard/Gate 5 Road (a Belmont Park entrance/exit), and internal roadway improvements would largely serve the Proposed Project and would not be expected to result in any new development outside of the Project Sites. Train service improvements, including a new Long Island Rail Road (LIRR) Elmont Station, would improve access to the Project Sites and arena events, but would not be expected to induce growth overall. Therefore, the Proposed Project is not expected to induce additional growth outside of the Project Sites. *