

Chapter 25: GROWTH-INDUCING ASPECTS OF THE PROPOSED ACTION

SEQRA specifies that growth-inducing aspects of a proposed action be considered in the environmental review process. The term “growth-inducing aspects” generally refers to “secondary” impacts of a proposed action whereby additional, off-site development would be expected to result indirectly with the implementation of the proposed action, which itself would be limited to the project site, as described in Chapter 1, “Project Description.” For example, as explained in the *CEQR Technical Manual*, proposed actions that would introduce a new land use of a substantial size, or introduce substantial numbers of new residents or employees could induce additional development of a similar kind or of support uses, such as retail to support new residential uses. Likewise, projects that greatly expand the capacity of water supply or sewer infrastructure might also induce growth within the respective service areas.

As described in Chapter 2, “Land Use, Zoning, and Public Policy,” the project site is located within the Fresh Creek Urban Renewal Area (“FCURA”), which with the full implementation of the Fresh Creek Urban Renewal Plan (“FCURP”) (expected to be completed in 2018) will retain no substantial area for new development. Designated parkland exists to the east and south of the project site, and the Brooklyn Developmental Center (“BDC”) (Lot 300) between parcels A and B of the project site, is expected to remain under State ownership and control and continue to serve Office for Persons with Developmental Disabilities (“OPWDD”) administrative functions, as described in Chapter 1, “Project Description.” Therefore, given that the land surrounding the project site would be fully developed in the future without the proposed action, and that its development is controlled by, alternatively, the state via ownership, designation as parkland, or the FCURP as the means of implementing development in the FCURA, there would be no additional new development induced off-site as a result of the proposed action. Public water and sewer systems already are in place to reach the project site, and the connections provided with the proposed action would facilitate the new development on the project site, specifically. There would be approximately 3,274 new residents introduced to the project site with the proposed action; in addition to the existing regional commercial shopping areas located directly across the street to the west, it is expected that the commercial needs of these residents, and those surrounding the project site, would be met by new local commercial uses that would be introduced to the project site with the proposed action. Therefore, given the proposed action and the context of the project site, the proposed action would not induce new development or substantial changes to existing development in the area surrounding the project site.