

7 GROWTH-INDUCING ASPECTS OF THE PROJECT

7.1 Introduction

Growth-inducing impacts are generally described as the long-term secondary effects of the proposed project. The effects usually include population increase (either business or residential), additional employment, support facilities, and the potential for increased development.

7.2 Growth-Inducing Aspects

Growth-inducing effects usually include the development of new employment opportunities for local residents. The project would add approximately 280 new jobs to the area. In addition, during construction, approximately 70 short-term construction jobs would be created. Usually many of these jobs go to local and nearby area residents. As a result of this employment, there is additional payroll taxes generated which are paid to the state, and in turn, disposable incomes from these jobs are spent on living expenses (property taxes) and for local goods and services (sales taxes) which are distributed to Nassau County. However, it is uncertain, given the local demographics (education, income level, current occupations and industries of residents, and housing costs) how many of these jobs would be taken by local residents.

The project would not be adding to the local real estate tax base, nor is it expected to increase the demand for community services. The site would continue to utilize the existing public sewage system and water supply. No other new infrastructure

improvements are necessary; therefore, the project would not be an inducement to growth.

7.3 Displacement

Primary displacement is the removal and possible relocation of those uses currently located on the proposed project site. Primary displacement occurs when one use is directly and intentionally replaced by another. Since the use of the site would remain the same, no primary displacement is involved.

Secondary displacement refers to the involuntary dislocation of people, businesses, institutions, or community facilities that result from a project, even though these entities are not located on the project site. Since no additional local services, commercial or municipal, would be required by the development of this site, no secondary displacement is expected.