

7.0 Growth Inducing Impacts

7.1 Future Growth Potential of Project Site

The site is within the R-1 and R-2 zoning districts, and the proposed Stoneleigh Woods @ New Paltz is a Specially Permitted use in both zones. The Preferred Plan makes use of approximately 22 of the 63.23 acres on the site. The majority of the remaining acreage is proposed for inclusion in the proposed Mill Creek Greenway.

No additional development is proposed or anticipated beyond the action as discussed within this document. The lands slated for the Greenway would be held in a manner consistent with the requirements of the Village of New Paltz and therefore no further development of this parcel can be anticipated.

7.1a SDEIS - Future Growth Potential of Project Site

The site is within the R-1 and R-2 zoning districts, and the Revised Project is a Specially Permitted use in both zones. The Revised Project makes use of approximately 24 of the 63.23 acres on the site. The majority of the remaining acreage is proposed for inclusion in the proposed Mill Brook Greenway and will permanently remain undeveloped open space. Accordingly, there will be no remaining opportunity for future growth of development on this particular site.

7.2 Impact on Future Commercial and Residential Development

The land in the surrounding area is predominantly residential, and the proposed project, therefore, does not represent a precedent setting action which would spur large-scale development in this area. It is unlikely that this development will induce significant additional commercial development in the region.

7.3 Future Growth Potential as a result of Water and Sewer Upgrades.

The Project Sponsor has proposed to upgrade the Village's water distribution and wastewater collection systems. These upgrades are not expected to provide additional growth within the Village. Rather, they provide the Village with the ability to serve its residents, perform required maintenance, and meet existing demands.