

**FINAL ENVIRONMENTAL IMPACT STATEMENT FOR THE
CATSKILL/DELAWARE UV FACILITY**

4.8.	GROWTH INDUCEMENT.....	1
4.8.1.	Introduction.....	1
4.8.2.	Baseline Conditions	2
4.8.2.1.	Existing Conditions.....	2
4.8.2.1.1.	Eastview Site.....	2
4.8.2.1.2.	Study Area	3
4.8.2.2.	Future Without the Project.....	15
4.8.2.2.1.	Without Croton Project at the Eastview Site	15
4.8.2.2.2.	With Croton Project at the Eastview Site	16
4.8.3.	Potential Impacts.....	16
4.8.3.1.	Potential Project Impacts	16
4.8.3.1.1.	Without Croton Project at Eastview Site	16
4.8.3.1.2.	With Croton Project at Eastview Site	19
4.8.3.2.	Potential Construction Impacts	20
4.8.3.2.1.	Without Croton Project at Eastview Site	20
4.8.3.2.2.	With Croton Project at Eastview Site	21

FIGURE 4.8-1.	UNDEVELOPED LAND IN THE TOWNS OF MOUNT PLEASANT AND GREENBURGH, AND THE POCANTICO HILLS SCHOOL DISTRICT.....	5
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TABLE 4.8-1.	EXISTING TAX PAYMENTS (2004 DOLLARS).....	2
TABLE 4.8-2.	VACANT AND UNDEVELOPED LAND IN TOWN OF MOUNT PLEASANT, TOWN OF GREENBURGH, AND POCANTICO HILLS SCHOOL DISTRICT.....	4
TABLE 4.8-3.	RESIDENTIAL BUILDING PERMITS, 1992 TO 2000.....	6
TABLE 4.8-4.	MEDIAN SALE PRICES FOR SINGLE-FAMILY HOMES, 1993 TO 2002 (2004 DOLLARS) ¹	8
TABLE 4.8-5A.	TOWN OF MOUNT PLEASANT EFFECTIVE TAX RATES FOR ONE-, TWO-, AND THREE-FAMILY HOMES, 2000.....	9
TABLE 4.8-5B.	TOWN OF GREENBURGH EFFECTIVE TAX RATES FOR ONE-, TWO-, AND THREE-FAMILY HOMES, 2000	10
TABLE 4.8-6.	MOST IMPORTANT FACTORS TO HOMEBUYERS ACCORDING TO WESTCHESTER COUNTY BROKERS.....	11
TABLE 4.8-7.	COMPARISON OF THE POCANTICO HILLS SCHOOL DISTRICT WITH OTHER WESTCHESTER COUNTY SCHOOL DISTRICTS.....	12
TABLE 4.8-8.	UV FACILITY: TOTAL ECONOMIC BENEFITS DURING OPERATION, WESTCHESTER COUNTY	18
TABLE 4.8-9.	TOTAL ECONOMIC BENEFITS DURING CONSTRUCTION OF THE PROPOSED UV FACILITY, WESTCHESTER COUNTY.....	21

4.8. GROWTH INDUCEMENT

4.8.1. Introduction

The growth inducement analysis for the proposed Catskill/Delaware Ultraviolet Light Disinfection Facility (UV Facility) examines the potential for the proposed project to increase the rate of growth, including population growth and associated residential development, as well as commercial and other development, primarily as a consequence of three types of actions: (1) tax payments that the City of New York would make to Westchester County, to the Towns of Mount Pleasant and Greenburgh, and to the public school district with jurisdiction over the Eastview Site; (2) induced employment and other activity due to capital and operating expenditures made in the area; and (3) potential changes in water supply service to Westchester County municipalities. The proposed project does not have the potential to induce growth throughout the City's Catskill and Delaware watersheds located west of the Hudson River. As noted in [Section 4.1, Introduction and Project Description](#), as part of the City's water supply protection strategy designed to avoid the necessity of filtering the Catskill/Delaware system, the proposed UV Facility would disinfect water from the Catskill/Delaware system, in addition to the current practices of adding chlorine and fluoride. Working with these existing treatment practices and the City's comprehensive watershed protection program (e.g., land acquisition, sewage treatment plant upgrades, etc.), the proposed UV Facility would allow the City to meet upcoming water supply requirements. In contrast, a filtration plant would provide a much higher level of treatment in the event the City's system does not meet the water supply requirements in the future.

This growth inducement analysis is being conducted for the proposed project at the Eastview Site, located in the Towns of Mount Pleasant (north parcel) and Greenburgh (south parcel), in Westchester County, New York. The Eastview Site is situated on City-owned property off of Grasslands Road (Route 100C). For the purpose of this analysis, the study area is necessarily broad and includes the Town of Mount Pleasant, Town of Greenburgh, and the Pocantico Hills School District, as well as the general Westchester County region. The methodology used to prepare this analysis is presented in [Section 3.8, Data Collection and Impact Methodologies, Growth Inducement](#).

Information on several factors is presented in order to establish baseline conditions for evaluating possible changes in growth. The amount of land that could be developed and historic development patterns are discussed in the baseline section. Also described are current tax payments by New York City on land it owns as well as a summary of current property tax rates applied to new development. A survey of the characteristics most likely to draw new residents into a community is presented. Also discussed are statistics on different school districts in Westchester County. These statistics provide an indication of what residents may believe to be the most desirable locations to live. Lastly, the baseline conditions include a summary of existing water districts that currently purchase water from New York City and could benefit from receiving disinfected water from the proposed UV Facility.

4.8.2. Baseline Conditions

4.8.2.1. Existing Conditions

4.8.2.1.1. Eastview Site

Undeveloped Land. Most of the Eastview Site is undeveloped with the exception of: (1) Delaware Shaft No. 19, situated on the eastern side of the north parcel with an access road off Route 100C; (2) the Catskill Aqueduct Connection Chamber (CCC), situated on the eastern side of the south parcel with an access road off Route 100C; (3) an electrical substation (owned and maintained by Con Edison), situated on south side of Route 100C; (4) Con Edison's electrical transmission lines that run alongside the eastern edge of the south parcel; (5) a small NYCDEP laboratory building on the south parcel; and (6) the historic Hammond House, a private residence situated on the north parcel along Route 100C.

Property Tax Payments. For fiscal year (FY) 2003, the approximately 149-acre City-owned property generated total property tax payments (expressed in 2004 dollars) of \$497,476. This amount includes \$134,749 for the County (including the County sewer and refuse district), and \$228,819 for the Pocantico Hills School District. In total, existing property tax payments for the north parcel in Mount Pleasant are \$306,668.35¹, and existing payments for the south parcel in Greenburgh are \$190,808² (see Table 4.8-1). The Town of Mount Pleasant received a total of \$59,896 in 2003 and the Town of Greenburgh received a total of \$59,470.

TABLE 4.8-1. EXISTING TAX PAYMENTS (2004 DOLLARS)

	North Parcel (Mount Pleasant)	South Parcel (Greenburgh)	Total
Westchester County	68,975.75	36,674.77	105,650.52
Saw Mill Valley Sewer District	12,938.99	6,886.15	19,825.15
County Refuse District	9,568.00	5,095.22	14,663.22
Town Tax	33,894.55	53,600.51	87,495.16
Local Fire District (Valhalla/North Elmsford)	8,231.91	5,869.19	14,101.10
Mt. Pleasant Refuse	9,818.52	N.A.	9,818.52
Mt. Pleasant Library	4,803.78	N.A.	4,803.78
Mt. Pleasant Consolidated Lighting District	1,696.49	N.A.	1,696.49
Valhalla Ambulance	1,450.36	N.A.	1,450.36
Pocantico Hills School District	155,289.95	82,682.04	237,971.99
Total	306,668.32	190,807.98	497,476.29

The County and Town tax revenues generated by the Eastview Site represented 0.07 percent of the County's 2003 tax levy on real property (\$351 million in 2003 dollars which is equal to

¹ Town of Mount Pleasant Tax Collector's Office and Town of Mount Pleasant Assessor's Office, 2004.

² Town of Greenburgh Assessors Office, 2004.

approximately \$365 million in 2004 dollars). The school taxes generated by the site represented approximately two percent of the district's total tax levy for 2003/2004 (\$12.6 million in 2003 dollars, which is equal to \$13.1 million in 2004 dollars).

Communities with Access to Catskill/Delaware Water Supply System. Several water districts that currently receive water from the Catskill/Delaware System between the Kensico Reservoir in the Town of Mount Pleasant and the Hillview Reservoir in the City of Yonkers may be affected by the proposed UV Facility, as discussed in [Section 4.16, Infrastructure and Energy](#) (see [Table 4.16-1](#)).

A more detailed discussion of rates charged to upstate consumers of New York City water is presented in [Section 4.7, Socioeconomic Conditions](#).

4.8.2.1.2. Study Area

Undeveloped Land. The amount of vacant and undeveloped land was estimated for the three tax jurisdictions (Towns of Mount Pleasant and Greenburgh, where the Eastview Site generates real property taxes or PILOT payments and the Pocantico Hills School District, where the Eastview Site generates school taxes) on which the proposed project could have a noticeable effect. The school district encompasses parts of three municipalities: the unincorporated area of the Town of Mount Pleasant, the unincorporated area of the Town of Greenburgh, and the incorporated Village of Sleepy Hollow. Although some taxes generated by the proposed project would be directed to Westchester County, the amount of undeveloped land was not estimated on a County-wide basis because the additional tax revenues, when spread across the entire County, would have a marginal effect. [Figure 4.8-1](#) depicts the vacant and undeveloped land in Mount Pleasant, Greenburgh, and the Pocantico Hills School District, and [Table 4.8-2](#) summarizes the corresponding land acreage in tabular form. Note that there is some overlap in the total acreages, as shown on [Figure 4.8-1](#).

In total, the Town of Mount Pleasant has about 3,238 acres of undeveloped land in areas zoned residential, commercial, or industrial. The vast portion of this amount, 2,898 acres, is located in the unincorporated area of the Town of Mount Pleasant (outside of incorporated villages); the Eastview Site is located in the unincorporated area of the Town of Mount Pleasant.

In total, the Town of Greenburgh has about 1,337 acres of undeveloped land in areas zoned residential, commercial, or industrial. The majority of this amount, 815 acres, is located in the unincorporated area of the Town of Greenburgh (outside of incorporated villages). The Eastview Site is located in the unincorporated area of the Town of Greenburgh.

Within the Pocantico Hills School District, there are approximately 2,028 acres of undeveloped land zoned residential, commercial, or industrial. Of this amount, approximately 1,539 acres are within the Town of Mount Pleasant, 252 acres are within the Village of Sleepy Hollow, and 237 acres are within the Town of Greenburgh.

TABLE 4.8-2. VACANT AND UNDEVELOPED LAND IN TOWN OF MOUNT PLEASANT, TOWN OF GREENBURGH, AND POCANTICO HILLS SCHOOL DISTRICT

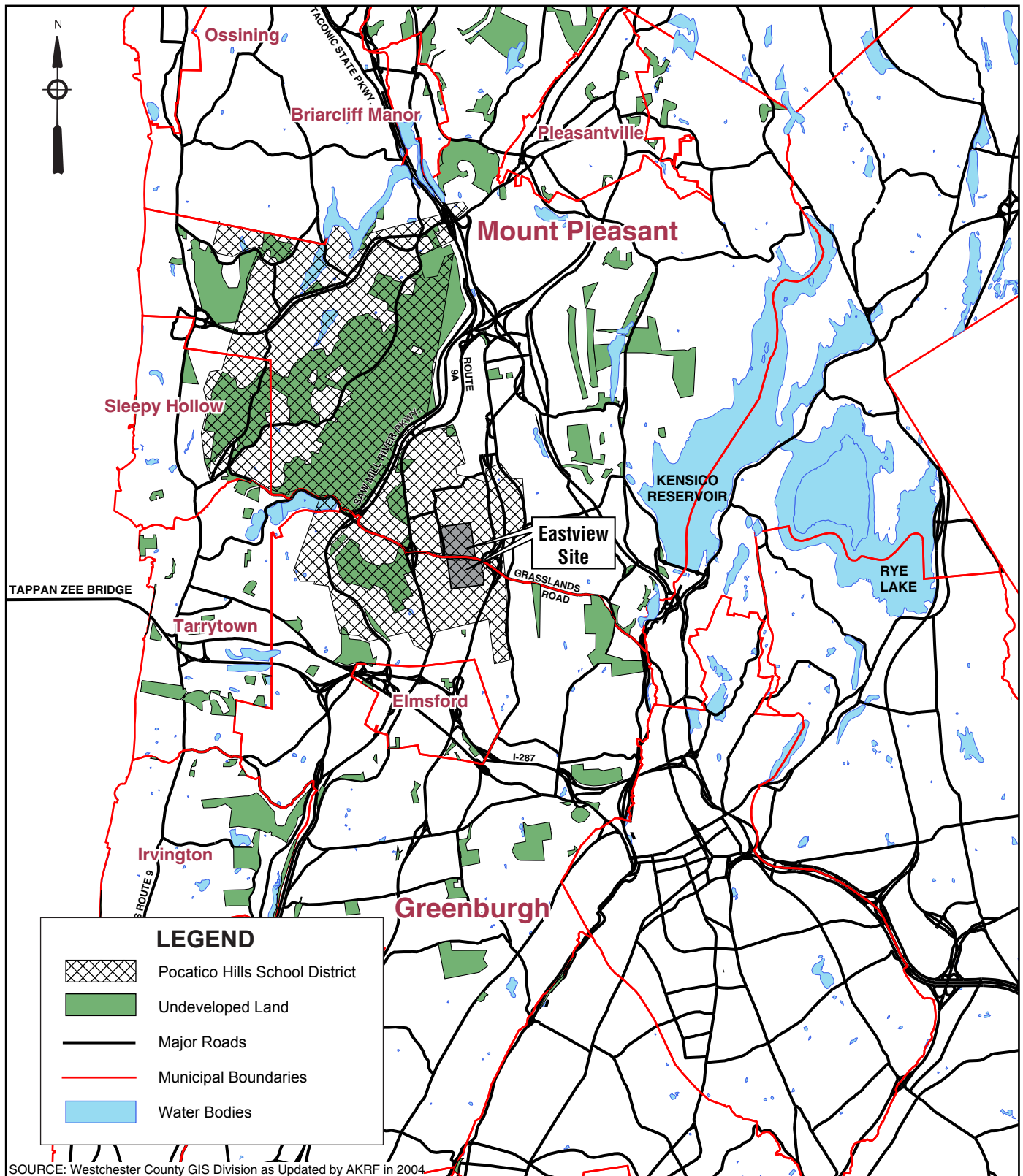
	Total Acreage	Undeveloped Land in Areas Zoned Residential, Commercial, or Industrial (acres)	Percent of Total
<i>Town of Mount Pleasant</i>			
Unincorporated Area	15,418	2,898	18.8%
Incorporated Villages*	2,916	340	11.7%
Town Total	18,334	3,238	17.7%
<i>Town of Greenburgh</i>			
Unincorporated Area	11,411	815	7.1%
Incorporated Villages**	8,152	521	6.4%
Town Total	19,564	1,337	6.8%
<i>Pocantico Hills School District</i>			
Town of Mount Pleasant	3,824	1,539	40.2%
Village of Sleepy Hollow	475	252	53.1%
Town of Greenburgh	1,144	237	20.7%
School District Total	5,443	2,028	37.3%

Notes:






* Villages of Briarcliff Manor, Pleasantville, and Sleepy Hollow.

** Villages of Ardsley, Dobbs Ferry, Elmsford, Hastings-on-Hudson, Irvington, and Tarrytown.

Sources: Westchester County Generalized Land Use Map (1996), Town of Mount Pleasant Supervisor Robert Meehan and Tax Assessor James Timmings.

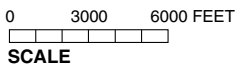


LEGEND

-  Pocantico Hills School District
-  Undeveloped Land
-  Major Roads
-  Municipal Boundaries
-  Water Bodies

H&S File: 9470360\Final EIS Graphics\Mp1-Undeveloped Land.ai 10/26/04

SOURCE: Westchester County GIS Division as Updated by AKRF in 2004



Undeveloped Land in Towns of Mount Pleasant and Greenburgh and Pocantico Hills School District

Catskill/Delaware UV Facility

Figure 4.8-1

Residential Development Patterns. Development activity and overall growth in a community can be gauged by many factors. This analysis uses the annual number of building permits issued by a particular municipality as the primary indicator of residential development patterns. Table 4.8-3 summarizes the residential building permits that were issued within the Towns of Mount Pleasant and Greenburgh, and within Westchester County as a whole between 1991 and 2000. During the period, there were substantial year-to-year variations for both of the Towns and the County.

TABLE 4.8-3. RESIDENTIAL BUILDING PERMITS, 1992 TO 2000

Area	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	Average
Town of Mount Pleasant											
Unincorporated Area*	41	42	40	67	68	37	46	38	46	30	46
Village of Sleepy Hollow*	1	3	4	4	0	2	3	5	6	4	3
Other Villages	7	14	13	24	46	112	52	56	28	9	36
Total	49	59	57	95	114	151	101	99	80	43	85
Town of Greenburgh											
Unincorporated Area*	7	127	112	189	35	134	40	75	107	373	120
Villages	42	18	12	226	48	25	340	79	146	180	112
Total	49	145	124	415	83	159	380	154	253	553	232
Westchester County	841	903	1,132	1,693	1,373	1,561	1,734	2,082	1,667	2,126	1,511

Notes: * Part of Pocantico Hills School District.

Source: Westchester County Department of Planning, *Databook 2001*.

On average, the Town of Mount Pleasant issued about 85 building permits annually, with more than half of these (46) issued in the unincorporated area. Based on an earlier study prepared by Westchester County Department of Planning in 1998,³ most of the permits issued in Mount Pleasant were for single-family homes. In Sleepy Hollow, an incorporated village within the Town of Mount Pleasant, an average of three building permits were issued each year. On average, during the 1991-2000 period, Greenburgh issued about 232 building permits, with approximately half (120) in the unincorporated area. In Greenburgh, permits for single-family homes are issued more frequently in the unincorporated area than in the villages.

³ Westchester County Department of Planning, *Databook 2001*.

Throughout the entire County, an average of 1,511 residential building permits were issued annually from 1991 to 2000. Together, the Towns of Mount Pleasant and Greenburgh averaged about 21 percent of the County's total annual residential permits. In comparison, the Towns occupy about 14.4 percent of the total land area in the County (288,200 acres).⁴

The eastern edge of the Town of Mount Pleasant, east of Columbus Avenue, is located in the New York City's Kensico Reservoir watershed. The Kensico Reservoir watershed in Mount Pleasant generally contains low-density residential development along three principal roads: West Lake Drive, Nanny Hagan Road, and King Street (Route 120). A high school campus is located immediately west of West Lake Drive, which marks the western edge of the watershed. The land adjacent to the Reservoir is owned by the City of New York and is largely undeveloped and heavily wooded. In general, the Kensico Reservoir watershed within the Town of Mount Pleasant offers few, if any, opportunities for future development.

Housing Prices. Table 4.8-4 presents the median sale prices for single-family homes in the area from 1993 to 2002, the latest year for which data are available. Housing in the Town of Mount Pleasant is relatively expensive. In 2002, the median sale price equaled \$498,469 in the unincorporated area, and ranged from \$401,990 (Sleepy Hollow) to \$673,200 (Briarcliff Manor) in the villages. Between 1993 and 2002, the median sale price for single-family homes in the unincorporated area increased by approximately 41 percent, somewhat lower than the County growth rate for the same period (54 percent). In Greenburgh in 2002, the median sale price in the unincorporated area equaled \$471,669, and ranged from \$332,312 (Elmsford) to \$734,302 (Irvington) in the villages. Sale prices in the unincorporated area of Greenburgh rose by 51 percent between 1993 and 2002, slightly lower than the County-wide growth rate of 54 percent. In comparison, the median sale price for single-family homes in all of Westchester County equaled \$562,787 in 2002.

Recent Effective Tax Rates for Residential Development. To the extent that property taxes play a role in influencing the relative desirability of a location, and therefore may influence future growth or development, property taxes are generally thought of in terms of "so much" per year for a given assessed value of a home. Westchester County is composed of 46 municipal governments, 40 school districts, and with other districts, includes nearly 100 separate geographic areas for taxing purposes.

New York State law allows municipalities to assess property at any uniform percentage of market value, so the nominal tax rates (those that actually appear on a tax bill) cannot be directly compared. Effective tax rates correct for this by expressing the amount of taxes paid per dollar of "real" or market value.

A review of effective tax rates prepared by the Westchester County Department of Planning for 2000 indicates that they vary widely throughout the County from \$14.13 per thousand dollars of full market value (in the Pocantico Hills School District and unincorporated area of the Towns of Mount Pleasant and Greenburgh, where the Eastview Site is located), to more than two times that, or \$34.34 per thousand dollars of full market value (in the Village of Hastings-on-Hudson, Town of Greenburgh).

⁴ Westchester County Department of Planning, *Databook 2001*. "History and Land Use" pgs. 11-12.

TABLE 4.8-4. MEDIAN SALE PRICES FOR SINGLE-FAMILY HOMES, 1993 TO 2002 (2004 DOLLARS)¹

Municipality	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
<i>Town of Mount Pleasant</i>										
Unincorporated Area ²	352,840	344,587	386,820	357,439	370,053	359,937	408,228	428,332	472,776	498,469
Briarcliff Manor	512,616	468,119	475,598	431,391	511,871	484,656	571,228	552,322	604,712	673,200
Pleasantville	346,182	328,333	383,649	364,834	332,716	388,080	380,625	396,770	498,942	467,381
Sleepy Hollow ²	456,029	401,476	423,726	406,740	397,453	435,479	418,397	569,230	553,037	401,990
<i>Town of Greenburgh</i>										
Unincorporated Area ²	312,230	331,584	328,480	301,973	343,857	328,831	366,098	375,838	447,486	471,669
Ardley	346,182	342,962	299,310	375,927	340,545	385,117	416,654	473,419	463,978	563,859
Dobbs Ferry	384,795	362,142	326,578	321,695	336,028	379,489	370,746	404,661	533,246	594,947
Elmsford	298,249	215,854	219,093	211,998	230,944	238,773	249,877	254,181	285,864	332,312
Hastings-on-Hudson	432,727	429,108	440,246	434,472	406,787	444,366	406,775	485,029	531,872	604,594
Irvington	555,223	407,653	534,255	493,018	575,102	604,931	642,124	680,541	740,003	734,302
Tarrytown	375,142	295,168	291,066	279,788	313,145	334,756	345,178	321,249	373,823	509,188
<i>Westchester County</i>	366,154	360,842	363,673	351,276	361,321	379,192	400,964	458,766	494,654	562,787

Notes:

1. All dollars for years 1993-2002 were adjusted to 2003 dollars for comparison purposes based on the New York MSA Consumer Price Index (CPI) for 2003 (197.8), then further inflated at 4 percent to 2004 dollars.

2. Part of Pocantico Hills School District.

Sources: WCDP. 2001. Databook 2001: Westchester County, New York. WCDP. White Plains, NY. ; 2001 and 2002 supplemental information provided by WCDP.

Westchester County Board of Realtors website, www.wcbr.net.

The proposed project would principally affect taxes in the Town of Mount Pleasant, Town of Greenburgh, and Pocantico Hills School District, but within these areas, the potential impact depends on how the Town and school district jurisdictions overlap. In addition, the potential impact varies depending on whether a property is located in the unincorporated area of the Town (where the Town tax rate is relatively large) or in the villages (where the Town rate is relatively small). As noted above, the Eastview Site is located in the unincorporated area of the Town of Mount Pleasant and Town of Greenburgh.

Tables 4.8-5A and 4.8-5B summarize the effective tax rates per thousand dollars of full market value in the Towns of Mount Pleasant and Greenburgh for FY 2000, as determined by the Westchester County Department of Planning. There are 14 separate taxing districts within the Town of Mount Pleasant, and 20 in Greenburgh (there would be even more if the differences in special district taxes were to be considered). Each of the taxing jurisdictions listed in these tables would be potentially affected by the proposed project. The south parcel of the Eastview Site, located in Greenburgh, was subject to a total effective rate of \$19.44 per thousand dollars, and the north parcel, located in Mount Pleasant, was subject to a total effective rate of \$14.13 per thousand dollars of full market value in 2000. These are the lowest effective tax rates in the respective towns and Westchester County as a whole. The Village of Sleepy Hollow/Tarrytown School District had the highest effective tax rate in the Town of Mount Pleasant in 2000 (\$30.84 per thousand dollars of full market value), and the Village of Hastings-on-Hudson had the highest effective tax rate in the Town of Greenburgh (\$34.34 per thousand dollars of full market value).

TABLE 4.8-5A. TOWN OF MOUNT PLEASANT EFFECTIVE TAX RATES FOR ONE-, TWO-, AND THREE-FAMILY HOMES, 2000

Town/Village	School District	County Rate	Town Rate	Village Rate	School Rate	Special District Rate	Total Effective Rate
<i>Town of Mount Pleasant</i>							
Unincorporated Area	Briarcliff	3.49	1.80	N.A.	16.59	2.55	24.43
	Byram Hills	3.49	1.80	N.A.	10.93	2.55	18.77
	Chappaqua	3.49	1.80	N.A.	15.49	2.55	23.33
	Mt. Pleasant	3.49	1.80	N.A.	12.74	2.55	20.59
	Pleasantville	3.49	1.80	N.A.	15.69	2.55	23.54
	Pocantico*	3.49	1.80	N.A.	6.28	2.55	14.13
	Tarrytown	3.49	1.80	N.A.	16.73	2.55	24.57
	Valhalla	3.49	1.80	N.A.	14.00	2.55	21.85
Briarcliff Manor Village	Briarcliff	3.49	0.10	4.83	16.59	2.55	27.57
Sleepy Hollow Village	Pocantico	3.49	0.10	7.96	6.28	2.55	20.40
Sleepy Hollow Village	Tarrytown	3.49	0.10	7.96	16.73	2.55	30.84
Pleasantville Village	Byram Hills	3.49	0.10	7.28	10.93	2.55	24.36
Pleasantville Village	Mt. Pleasant	3.49	0.10	7.28	12.74	2.55	26.17
Pleasantville Village	Pleasantville	3.49	0.10	7.28	15.69	2.55	29.12

Notes: N.A. = Not applicable.

*Taxing district of the Eastview Site.

Source: Westchester County Department of Planning, *Databook 2001*.

TABLE 4.8-5B. TOWN OF GREENBURGH EFFECTIVE TAX RATES FOR ONE-, TWO-, AND THREE-FAMILY HOMES, 2000

Town/Village	School District	County Rate	Town Rate	Village Rate	School Rate	Special District Rate	Total Effective Rate
<i>Town of Greenburgh</i>							
Unincorporated Area	Ardsley	3.52	5.03	N.A.	16.24	4.52	29.32
	Edgemont	3.52	5.03	N.A.	16.27	4.52	29.35
	Elmsford	3.52	5.03	N.A.	13.83	4.52	26.90
	Greenburgh	3.52	5.03	N.A.	13.35	4.52	26.43
	Hastings	3.52	5.03	N.A.	20.64	4.52	33.72
	Irvington	3.52	5.03	N.A.	14.19	4.52	27.27
	Pocantico*	3.52	5.03	N.A.	6.36	4.52	19.44
	Tarrytown	3.52	5.03	N.A.	16.95	4.52	30.03
	Valhalla	3.52	5.03	N.A.	14.14	4.52	27.22
Ardsley Village	Ardsley	3.52	0.19	7.68	16.24	4.52	32.15
Dobbs Ferry Village	Ardsley	3.52	0.19	6.35	19.23	4.52	33.81
Dobbs Ferry Village	Dobbs Ferry	3.52	0.19	6.35	19.23	4.52	33.81
Elmsford Village	Elmsford	3.52	0.19	6.13	13.83	4.52	28.18
Dobbs Ferry Village	Greenburgh	3.52	0.19	6.13	13.83	4.52	28.18
Hastings-on-Hudson Village	Hastings	3.52	0.19	5.47	20.64	4.52	34.34
Irvington Village	Ardsley	3.52	0.19	5.79	14.19	4.52	28.22
Irvington Village	Elmsford	3.52	0.19	5.79	14.19	4.52	28.22
Irvington Village	Irvington	3.52	0.19	5.79	14.19	4.52	28.22
Tarrytown Village	Irvington	3.52	0.19	6.98	16.95	4.52	32.16
Tarrytown Village	Tarrytown	3.52	0.19	6.98	16.95	4.52	32.16

Notes: N.A. = Not applicable.

*Taxing district of the Eastview Site.

Source: Westchester County Department of Planning, *Databook 2001*.

Most Important Factors to Homebuyers. Interviews were conducted with real estate brokers throughout Westchester County in 2001 to help define the role and relative importance of real property taxes in selecting a location. Twelve real estate brokers who actively market residential property in Westchester County were contacted regarding the role of property taxes. As part of the interview, brokers were asked to rank eight factors that can influence the selection process, including: (1) price-to-value ratio, or “how much house are you getting for the money;” (2) geographic location, attempting to determine if buyers have a geographic preference when looking for homes (e.g., more rural locations in the north, more urban locations close to

employment centers like New York City, on the Long Island Sound, on the Hudson River, etc.); (3) quality of schools, as measured in the minds of the buyers by a variety of factors, including standardized test scores, teachers' salaries, secondary school graduates that go on to college, etc.; (4) amenities, such as town pools, parks, libraries, etc.; (5) proximity to transportation modes, such as commuter railroads and highways; (6) real property/school taxes; (7) resale value; and (8) general quality of the community.

Among these parameters, the quality of schools emerged as the predominant influence on home site selection. Table 4.8-6 summarizes the most important factors to homebuyers according to Westchester County brokers. The school issue was ranked as the most important factor by seven brokers, and second most important by one additional broker - by far the most predominant issue. At the other end of the scale, resale value was not ranked by a single broker in the area. Presumably people who buy homes in Westchester are looking to settle for a while. Real property and school taxes were not considered to be the most important or the second most important factor to homebuyers, according to the brokers surveyed. Most of the brokers indicated that buyers who have selected Westchester County as a place to live typically come to a site anticipating that taxes would be high, higher than neighboring Putnam County and Connecticut, and they are prepared to pay. As a result, nearly all other factors are more important in selecting a home site. In summary, the selection criteria were ranked as either the first or second most important by the following number of brokers: schools—8; geographic location—6; price-to-value ratio—2; proximity to transportation—2; quality of community—1; resale value—0; property taxes—0; and amenities—0. Three real estate brokers ranked “other factors” as either the first or second most important criteria in homebuyers’ selection process. Some of these other factors include whether a house has a garage or cable/DSL connection; how much land a house is situated on; and the number of bedrooms in a particular house. Evidently, real property taxes do not play a major role in homebuyers’ decisions to buy homes in Westchester County.

TABLE 4.8-6. MOST IMPORTANT FACTORS TO HOMEBUYERS ACCORDING TO WESTCHESTER COUNTY BROKERS

Rank	Factor	Number of Brokers
<i>Most Important Factor:</i>		
1	Quality of Schools	7
2(tie)	Purchase Value (price-to-value ratio)	2
2(tie)	Other Factors*	2
3	Geographic Location	1
<i>Second Most Important Factor:</i>		
4	Geographic Location	5
5	Proximity to Transportation	2
6(tie)	Quality of Schools	1
6(tie)	Quality of Community	1
6(tie)	Other Factors*	1

Notes: * See paragraph above for a list of “Other Factors.”

Source: Interviews conducted in 2001

School Districts in Westchester County. There are currently 40 school districts in Westchester County, which vary extensively in size and character. As noted above, the Eastview Site is situated in the Pocantico Hills School District, which has the fewest number of students in any district in the County. [Table 4.8-7](#) presents a comparison of Pocantico Hills School District with other Westchester County school districts using the latest periods for which comparable data are available.

TABLE 4.8-7. COMPARISON OF THE POCANTICO HILLS SCHOOL DISTRICT WITH OTHER WESTCHESTER COUNTY SCHOOL DISTRICTS

School District	2001/2002 Academic Year			2000/2001 Academic Year		Class of 2000
	Total Enrollment	Student/Teacher Ratio*	Percentage of Graduates Going to 4-Year Colleges	Expenditure per Student	Rank by Expenditure per Student	Combined Average SAT Score
Pocantico Hills*	327	8.4	--	\$23,548	1	--
Bedford	3,974	11.1	79	\$17,228	4	1,112
Blind Brook-Rye	1,265	11.8	99	\$14,046	25	1,183
Briarcliff Manor	1,622	11.9	90	\$14,753	19	1,153
Bronxville	1,466	10.9	96	\$15,432	10	1,210
Byram Hills	2,562	13.0	93	\$12,397	35	1,183
Chappaqua	3,959	12.0	95	\$14,966	14	1,239
Croton-Harmon	1,444	11.9	75	\$15,062	13	1,065
Dobbs Ferry	1,318	10.5	72	\$13,783	28	1,034
Eastchester	2,508	11.7	76	\$14,944	15	1,052
Edgemont	1,730	12.8	98	\$15,091	12	1,230
Elmsford	864	9.4	59	\$19,406	2	932
Greenburgh**	2,799	8.9	50	\$18,527	3	962
Harrison	3,310	11.1	75	\$15,426	11	1,070
Hastings-on-Hudson	1,602	11.4	86	\$13,323	30	1,122
Hendrick Hudson	2,812	11.8	65	\$14,296	24	1,055
Irvington	1,856	12.0	84	\$13,578	29	1,124
Katonah-Lewisboro	4,047	13.1	87	\$15,998	8	1,098
Lakeland***	6,200	13.3	62	\$11,750	38	1,038
Mamaroneck	4,641	12.4	80	\$14,853	17	1,122
Mount Pleasant****	2,299	9.8	71	\$14,399	21	1,012
Mount Vernon	9,986	14.2	52	\$11,095	39	873
New Rochelle	9,847	13.8	75	\$12,983	31	1,009
North Salem	1,414	11.3	85	\$16,137	7	1,038
Ossining	3,953	12.3	64	\$14,373	22	983
Peekskill	2,922	10.7	40	\$13,924	26	904
Pelham	2,436	12.9	84	\$12,911	32	1,128
Pleasantville	1,673	12.8	75	\$12,494	34	1,141
Port Chester-Rye	3,492	13.9	49	\$12,209	36	939

TABLE 4.8-7. COMPARISON OF THE POCANTICO HILLS SCHOOL DISTRICT WITH OTHER WESTCHESTER COUNTY SCHOOL DISTRICTS

School District	2001/2002 Academic Year			2000/2001 Academic Year		Class of 2000
	Total Enrollment	Student/Teacher Ratio*	Percentage of Graduates Going to 4-Year Colleges	Expenditure per Student	Rank by Expenditure per Student	Combined Average SAT Score
Rye*****	2,553	12.0	91	\$14,799	18	--
Rye Neck	1,361	11.9	91	\$12,787	33	1,007
Scarsdale	4,408	11.7	96	\$14,864	16	1,251
Somers	2,856	12.1	75	\$15,861	9	1,054
Tarrytown	2,461	12.1	75	\$14,553	20	961
Tuckahoe	985	11.5	68	\$13,851	27	989
Valhalla	1,321	11.7	67	\$16,443	6	1,065
White Plains	6,568	11.7	58	\$16,799	5	994
Yonkers***	24,916	12.8	53	\$14,319	23	847
Yorktown	4,121	13.1	77	\$11,780	37	1,110

Notes:

Total enrollment, student/teacher ratio, and percentage of graduates going to 4-year colleges data was obtained for the 2001/2002 academic year. Expenditure per student data was obtained for the 2000/2001 academic year. Combined average SAT scores were obtained for the class of 2000.

* Pocantico Hills School District does not include a high school.

** Greenburgh School District total enrollment is a total of Greenburgh Central School District, Greenburgh Eleven Union Free School District, Greenburgh-Graham Union Free School District, and Greenburgh-North Castle Union Free School District. The student/teacher ratio and percentage of graduates going to 4-year colleges are weighted averages of the individual data for these four school districts.

*** SAT score averaged over several high schools.

**** Mount Pleasant School District total enrollment is a total of Mount Pleasant Central School District, Mount Pleasant-Blythedale Union Free School District, and Mount Pleasant-Cottage Union Free School District. The student/teacher ratio is a weighted average of the individual ratios of these three school districts. The percentage of graduates going to 4-year colleges is the percentage of students within Mount Pleasant School District only, since the Blythedale and Cottage districts don't include high schools.

***** SAT scores for Rye City School District are not available.

Sources: Westchester County Department of Planning, *Databook 2001*; New York State Education Department, *A Report to the Governor and the Legislature on the Educational Status of the State's Schools*, June 2002; *New York State District Report Card Comprehensive Information Reports*, 2003.

During the 2001-2002 school year, Pocantico Hills School District had a regular enrollment (pre-kindergarten through grade eight) of 327 students. Students in grades 9 through 12 may attend the Briarcliff, Tarrytown, or Pleasantville High Schools. Within the County, enrollment ranged from that of Pocantico Hills with 327 pupils to Yonkers with 24,916 pupils, and averaged almost 3,600 pupils. The average student/teacher ratio in Westchester County (11.1) was very good (low) compared with that of other counties in the New York metropolitan area. Pocantico Hills' student/teacher ratio of 8.4 was much better than the County average. However, this ratio may have been skewed by the fact that Pocantico Hills School District only includes grades pre-kindergarten through grade eight. Average expenditure per student for the 2000-2001 school year ranged from \$11,095 in the Mount Vernon School District to \$23,548 in Pocantico Hills. Not only did Pocantico Hills spend the most per student among all Westchester County school

districts in 2000/2001, but the per student expenditure was almost 1.6 times greater than the County's average of \$14,743.

Current School, Town, and County Budgets.

Pocantico Hills School District. The 2003/2004 budget for the Pocantico Hills School District includes total revenues and expenses of approximately \$16 million, of which \$12.6 million, or almost 79 percent, is funded through the real property tax levy. Total enrollment (grades pre-kindergarten through grade eight) for the 2002-2003 school year is 353, including grades nine through 12 (as noted above, children are given a choice of going to Briarcliff, Tarrytown, or Pleasantville High Schools); and total enrollment for special education is 513. The estimated tax rates per \$1,000 of assessed value are \$359.78 in Mount Pleasant and \$162.03 in Greenburgh. The 2002 effective tax rate (that which is applied to the "real" or market value of a property) is \$8.18 per \$1,000 of market value.

Throughout the State, the New York State School Tax Relief Program, commonly called "STAR," is being phased in over four years. A portion of the property tax levy is anticipated to be paid by the State in the form of STAR repayments. Although repayment amounts are not yet known, the program is anticipated to reduce the importance of the local tax levy in funding schools.

Town of Mount Pleasant. The adopted FY 2003 budget for the Town of Mount Pleasant included total appropriations for all services and special districts of approximately \$29.58 million. The 2003 Town tax rate for areas outside the villages was \$72.91 per \$1,000 assessed value. Within the villages (Pleasantville, Sleepy Hollow, and Briarcliff Manor), the Town tax rate was \$4.21 per \$1,000 assessed value, or only approximately six percent of that in the unincorporated area.

Town of Greenburgh. The adopted FY 2003 general fund budget for the Town of Greenburgh was \$44.77 million. The 2003 Town tax rate for areas outside the villages was \$103.08 per \$1,000 assessed value. Within the villages (Ardsley, Dobbs Ferry, Elmsford, Hastings-on-Hudson, Irvington, and Tarrytown), the Town tax rate was \$3.94 per \$1,000 assessed value, or only approximately four percent of that in the unincorporated area.

Westchester County. The adopted FY 2003 budget for Westchester County included total appropriations of approximately \$1.34 billion, of which about \$351 million, or 28.1 percent, was funded through the real property tax levy.⁵ The total tax levy for County and district purposes (including appropriations for sewer, water, and refuse disposal districts) was approximately \$468 million. The equalized County tax rate was \$3.44 per \$1,000 of full value of taxable real property (and varies from location to location as applied to assessed value, based on assessment procedures).

⁵ <http://www.westchestergov.com/budget2003/Books2003/Operating/oper/SectB.pdf>, October 31, 2003.

4.8.2.2. Future Without the Project

The Future Without the Project considers the anticipated peak year of construction (2008) and the first full year of operation (2010) for the proposed project. The anticipated peak year of construction is based on the peak number of workers.

For each year, two scenarios are assessed: one in which the NYCDEP Croton Water Treatment Plant (the Croton project) is not located on the Eastview Site and another in which the Croton project is located on the site, specifically in the northwest corner of the north parcel. By the peak construction year, two additional NYCDEP projects could be located on the Eastview Site, namely a Police Precinct and possibly an Administration/Laboratory Building.⁶ The Police Precinct, which was approved by the Town in 2004, would be located in the southwest corner of the north parcel. The Administration/Laboratory Building is less certain, however, as the Eastview Site is one of several properties currently being evaluated for use as a possible site for that particular building. In addition to these projects, NYCDEP's Kensico-City Tunnel (KCT) may be under construction at the Eastview Site starting in 2009. Therefore, the 2010 analysis year considers the possibility of this project. All of these NYCDEP projects are analyzed in this Final EIS to the extent to which information is available. They are all separate actions from the proposed project and would undergo their own independent environmental reviews.

4.8.2.2.1. Without Croton Project at the Eastview Site

Property tax revenues generated by the site would increase as a result of the NYCDEP projects presented above (excluding the Croton project). Property tax revenues would also rise over time as a result of general price inflation in the region, continued growth in each municipality, and in some cases, reassessment of commercial property.

Development projects that are anticipated to be completed by 2010 (the build year for the proposed facility) are listed in detail in [Section 4.2, Land Use, Zoning, and Public Policy](#). In addition to these known projects, other projects may be proposed and implemented before the year 2010. In general, the Towns of Mount Pleasant and Greenburgh would continue to experience growth, particularly west of the Sprain Brook Parkway along the Saw Mill River Road (Route 9A) corridor. As discussed in [Section 4.7, Socioeconomic Conditions](#), the population in the study area is projected to increase minimally by approximately 120 residents due to the limited amount of undeveloped land likely to support conventional residential growth in the future. However, group residential facilities, including hospital, school, and correctional institution settings may experience fluctuations in numbers of residential units, thereby affecting the study area population. Additional development throughout the entire study area would increase each Town's tax base and the amount of developable land would decrease.

The Pocantico Hills School District is anticipated to experience a reduction in enrollment over the next decade, based on the district's recent demographic projections. Therefore, no major facility or curriculum changes are planned. School tax rates have increased by over 10 percent

⁶ This depends on the results of a siting evaluation, which is currently ongoing. The siting decision will be evaluated and discussed as part of a separate independent environmental review.

annually in recent years. This trend is likely to continue as commercial property owners in the district continue to file tax certiorari claims, thereby reducing the overall tax base in the district.⁷ This trend may be offset by new development, however, including such projects as the Home Depot on Route 9A and further development in the Landmark at Eastview Office Park (as noted in [Section 4.7, Socioeconomic Conditions](#), a new laboratory building has been approved for the Landmark property).

New York City is anticipated to continue implementation of the long-term strategy outlined in its watershed control program. The proposed measures are included in the City's Capital Program.

4.8.2.2.2. With Croton Project at the Eastview Site

In addition to the projects identified above, the Croton project (an additional NYCDEP project) could be developed on the north parcel of the Eastview Site, depending on the outcome of legal challenges to the preferred Mosholu Site. Should the Mosholu Site be determined not to be viable, the Croton project would move forward at the Eastview Site.

4.8.3. Potential Impacts

This evaluation addresses whether the development of the proposed UV Facility at the Eastview Site would induce residential development in the Town of Mount Pleasant, Town of Greenburgh, and Pocantico Hills School District. Two scenarios from which to assess the proposed project's potential impacts have been considered. Both include the possibility of the NYCDEP Police Precinct, Administration/Laboratory Building, and KCT projects being at the site,⁸ but only one scenario includes the Croton project. The Croton project could be developed in the Town of Mount Pleasant as well, depending on the outcome of legal challenges to the preferred Mosholu Site. Should the Mosholu Site be determined not to be viable, the Croton project would move forward at the Eastview Site, and both the plant and the proposed UV Facility would be under construction and in operation at the same time.

4.8.3.1. Potential Project Impacts

The first full year of operation for the proposed UV Facility would be 2010. Therefore, potential project impacts have been assessed by comparing the Future With the Project conditions against the Future Without the Project conditions for the year 2010 for both scenarios.

4.8.3.1.1. Without Croton Project at Eastview Site

As noted above, growth inducement refers to the potential for the proposed project to increase the rate of development in areas around the Eastview Site, primarily as a consequence of

⁷ Telephone interview with Gloria Colucci, Assistant Superintendent, Pocantico Hills School District, on September 18, 2002.

⁸ In addition, both scenarios will include a qualitative assessment of effects during construction and operation of the UV Facility if the proposed Administration/Laboratory Building is located on the Eastview Site. This project is separate from and independent of the proposed UV Facility and will be evaluated as part of an independent environmental review.

three types of actions: (1) tax payments that the City of New York would make to a variety of taxing districts with jurisdiction over the site; (2) induced employment and other activity due to capital and operating expenditures in the area; and (3) potential changes in water supply service to Westchester County municipalities.

As noted in [Table 4.8-2](#), substantial acreage of undeveloped land exists in the Towns of Mount Pleasant and Greenburgh, and in the Pocantico Hills School District. Approximately 18 percent of the total land area in the Town of Mount Pleasant and approximately 7 percent of the total land area in the Town of Greenburgh is undeveloped land in areas zoned for residential, commercial, or industrial development. Approximately 37 percent of the undeveloped land in Pocantico Hills School District (which includes parts of Mount Pleasant, Greenburgh and Sleepy Hollow) is undeveloped land in areas zoned for residential, commercial, or industrial use. The undeveloped land is concentrated in the westerly side of the Taconic State Parkway and Sprain Brook Parkway and on either side of the Saw Mill River Parkway. Although some of this land may not be developed due to environmental site constraints and other factors, there is still a sufficient amount of land available to locate new development. Therefore, land availability would not prohibit the potential for growth inducement.

NYCDEP Tax Payments. An increase in tax revenues and a resultant increase in spending and/or a decrease in tax rates could potentially induce growth in an area by making the Towns of Greenburgh and Mount Pleasant more attractive to home buyers.

As discussed in [Section 4.7, Socioeconomic Conditions](#), the proposed UV Facility would generate property taxes of approximately \$2.36 million annually. This could represent a potential savings of approximately \$165 per household in Mount Pleasant, or 1.8 percent of the average tax payment of approximately \$9,012 per household (including school taxes) in FY 2003. In Greenburgh, a potential annual property tax savings of \$3 per household could occur. These potential reductions in property tax burdens would not likely induce significant growth because property taxes are not a primary factor in home selection in Westchester County.

As noted above, interviews were conducted with 12 real estate brokers who actively market residential property throughout Westchester County to determine whether property taxes were a key determinant in selecting a new home or home site. None of the brokers listed property taxes as either the primary or secondary reasons for selecting a home site (see “Existing Conditions” for a more detailed description of the results of the interviews). Brokers around the County pointed out that families looking for homes in Westchester County understand and anticipate that property taxes would be high. All other factors noted in the survey are more important in selecting a home site than property taxes. Therefore, a reduction in property taxes as a result of payment by NYCDEP would not be anticipated to cause a significant increase in growth inducement.

On the other hand, the quality of schools is far and away the most important factor in the site-selection process. Of the 12 brokers interviewed, most described the quality of schools as the first or second most important factor in choosing a location for a new home. Although tax payments from the proposed facility would provide additional monies to the Pocantico Hills School District (potentially adding \$1,005,311 to its approximately \$16 million school budget), it

is unlikely that this additional spending would increase the quality of the school system to the point of inducing significant growth for several reasons.

Pocantico Hills School District already has the highest per pupil expenditure in Westchester County, over \$23,500 in the 2000-2001 school year, perhaps as a result of the relatively low number of students and the basic capital and operating costs required to support them. Another key indicator of the quality of education – pupil-teacher ratio – suggests that Pocantico Hills is already spending as much or more than nearly all other school districts in the County. For example, Pocantico Hills had the lowest pupil to teacher ratio in the county, 8.4 students to one teacher, lower than the County-wide average of 11.1.

Thus, the potential for increased school spending as a result of annual tax payments from the proposed project is not likely to significantly lower pupil-teacher ratios or increase expenditures per student to a level where the real or perceived quality of schools in the Pocantico Hills School District would substantially improve from its current rank. Without a significant change in school quality, the area is not likely to attract homebuyers at a faster rate, and so there is not likely to be significant induced growth in the two Towns or school district.

Therefore, the increased tax payments from the proposed project would not be anticipated to cause significant levels of growth inducement. Likewise, it is anticipated that other NYCDEP projects that could be located at the Eastview Site would not cause significant levels of growth inducement. The other projects would be smaller with lower tax payments.

Indirect Economic Benefits Due to the Proposed Facility’s Capital and Operating Expenditures. As discussed in [Section 4.7, Socioeconomic Conditions](#), the 31 workers, their salaries, and the total dollars invested annually by NYCDEP for operation and maintenance (\$6.69 million, or \$4.33 million excluding property taxes) of the proposed UV Facility would create indirect effects on Westchester County's economy. These effects include additional jobs created in the County, associated earnings, and increased output, which are estimated using RIMS II multipliers. (See [Section 3.7, Data Collection and Impact Methodologies, Socioeconomic Conditions](#) for details on RIMS II.) The results are provided in [Table 4.8-8](#), which show that spin-off benefits could add 78 new jobs to the County’s economy for a total of 109. It is likely that the benefits to the County would be less, since some of the benefits could occur in other counties.

TABLE 4.8-8. UV FACILITY: TOTAL ECONOMIC BENEFITS DURING OPERATION, WESTCHESTER COUNTY

Economic Factor	Total Economic Benefits
Total Output to County's Economy	\$7,847,000
Income	\$5,222,000
New Jobs	109

Source: Bureau of Economic Analysis, U.S. Department of Commerce. 2004. RIMS II for Westchester County, 2004.

The RIMS II employment multipliers indicate that the most pronounced growth would occur in the following sectors: construction; electric, gas, and sanitary services; retail trade; and business

services. Although the results apply to all of Westchester County, it is reasonable to conclude that some of the benefits would occur in the immediate area. For example, sales could increase for commercial services including gas stations, convenience stores, and restaurants, such as those found along Route 9A. If the workers were to frequent businesses during, before, or after the workday, it could result in increased business to area merchants.

While the proposed project would result in a small increase in jobs and outputs to the County economy when compared with the total number of County jobs (estimated to be 530,210 jobs according to the 2000 U.S. Census) and total budget of the County economy (2003 total budget of \$1.34 billion), the effects from the proposed facility represent a relatively small change. Therefore, no potential significant induced growth is anticipated due to these indirect economic benefits. For the same reasons, it is anticipated that other NYCDEP projects that may be located on the Eastview Site would not induce significant growth in the area.

Communities with Access to Catskill/Delaware Water Supply System. The potential for the proposed facility to induce growth in towns as a result of tapping into disinfected water in the Delaware and Catskill Aqueducts would be minimal. The availability of disinfected Catskill/Delaware water may be sought by several communities and water districts along the Catskill and Delaware Aqueducts (see [Table 4.16-1](#) in [Section 4.16, Infrastructure and Energy](#)) because it would meet current and future water quality requirements. Although the proposed UV Facility could increase water capacity and availability, the increase would not be significant enough to induce growth in the communities with access to either the Catskill or Delaware Aqueducts.

Furthermore, private development decisions in Westchester County are not highly influenced by the availability or the price of water. Rather, they are governed by a myriad of economic, financial, and living conditions within the marketplace.

For these reasons, construction of the proposed UV Facility would not be anticipated to result in potential significant adverse or positive impacts to growth in Westchester County communities as a result of tapping into disinfected water in the Catskill and Delaware Aqueducts.

4.8.3.1.2. With Croton Project at Eastview Site

As noted above, the Croton project (an additional NYCDEP project) may be located on the Eastview Site in the Future Without the Project. The incremental economic benefits from operation of the proposed UV Facility and the project's potential for inducing growth would be the same in the Future With the Project regardless of whether the Croton project is operating on the Eastview Site as well.

4.8.3.2. Potential Construction Impacts

The Future With the Project considers the anticipated peak year of construction (2008) for the proposed facility. For each year, two scenarios are assessed: one in which the NYCDEP Croton project is not located on the Eastview Site and another in which the Croton project is located on the site, specifically in the northwest corner of the north parcel. Therefore, potential construction impacts have been assessed by comparing the Future With the Project conditions against the Future Without the Project conditions for the year 2008 for both of these scenarios.

4.8.3.2.1. Without Croton Project at Eastview Site

Indirect Effects. The construction workers that would be working at the Eastview Site during construction of the proposed UV Facility would likely add money to the local economy through their visits to area businesses. The RIMS II multipliers used for this analysis are available by county for certain detailed industries. The detailed industries are based on the 1999/2000 annual input-output accounts and are referenced to standard industrial classification (SIC) codes. The multipliers for the Catskill/Delaware analysis for the construction period are those developed for the construction industry, specifically Sector 11.0900, other new construction (construction other than residential, commercial, or industrial buildings, or highways and streets).

The multipliers for each county are derived based on data from national input-output accounts and other secondary data, and then adjusted by regional data. These regional data account for variations in the level of activity in the various sectors of the local economy. According to data provided by the U.S. Department of Commerce Bureau of Economic Analysis, multipliers for new activities tend to be higher in a region when existing levels of that activity are fairly low. Conversely, when there is already a fairly high level of a certain activity, the multiplier for new input into that activity is relatively low.

The RIMS II multipliers for the construction industry indicate that the sectors that would experience the greatest benefits during construction are retail trade and business services. It is not possible to determine exactly where the workers may conduct business, but it is likely that they would visit gas stations, convenience stores, and restaurants. The dollar investment that NYCDEP would make for construction of the proposed project, including capital costs, could add approximately 880 new jobs in the County, according to the RIMS II multipliers for Westchester County (see [Table 4.8-9](#) and [Appendix A](#)). It should be noted that the economic benefits would likely affect a region larger than the County, since materials may be purchased outside of the County limits.

TABLE 4.8-9. TOTAL ECONOMIC BENEFITS DURING CONSTRUCTION OF THE PROPOSED UV FACILITY, WESTCHESTER COUNTY

Economic Factor	Total Effect to County's Economy
Total Output to County's Economy	\$998,000,000
Income	\$196,000,000
Average Annual New Jobs During the Construction Period	880

Source: Bureau of Economic Analysis, U.S. Department of Commerce. 2004. RIMS II for Westchester County, 2004.

Capital costs spent during the construction period and the construction jobs created would have a short-term beneficial effect on the local economy. However, these indirect effects would be limited to the duration of the construction period and thus would not likely result in significant growth in the surrounding area.

Capital costs associated with other NYCDEP projects that could potentially be located on the Eastview Site are also anticipated to have a short-term beneficial effect on the local economy during their construction periods. Localized economic benefit generated by these projects is also a possibility, but as with the proposed UV Facility, these indirect effects would be limited to the construction period for each project and would likely not result in significant growth in the surrounding area.

4.8.3.2.2. With Croton Project at Eastview Site

As noted above, the Croton project (an additional NYCDEP project) may be constructed on the Eastview Site in the Future Without the Project. The proposed UV Facility's construction-related economic benefits could be higher in this scenario, but the potential for growth may be lower. If the Croton project is constructed on the Eastview Site, the construction area for the proposed UV Facility would not be large enough to store or stockpile excavated material and accommodate its construction worker vehicles. Therefore, additional expenses would be incurred as part of the proposed UV Facility project in order to: haul the fill off site for sale during the initial stages of construction; purchase and deliver new fill to the site when it is needed during later stages of construction (i.e., for backfilling); store construction worker vehicles off site at parking lots in the vicinity; and to shuttle the workers back and forth between these locations and the project site (see [Section 4.9, Traffic and Transportation](#)). These additional expenses could generate short-term economic benefits for businesses that provide transportation services and property owners of the selected off-site parking lots. These indirect effects would be limited to the construction period and would not likely result in significant growth in the surrounding area.

It is possible that the additional traffic generated by these activities could potentially delay growth from occurring, at least temporarily during the construction period. As determined in [Section 4.9, Traffic and Transportation](#), the simultaneous construction of both the proposed UV Facility and the Croton project would generate significant adverse traffic impacts throughout the

road network. Therefore, the potential for growth inducement is not anticipated to occur during the construction of the proposed UV Facility in the scenario where the Croton project is built on the site at the same time.