FINAL SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT FOR THE CROTON WATER TREATMENT PLANT AT THE EASTVIEW SITE

5.8. GROWTH INDUCEMENT

5.8.1. Introduction

The growth inducement analysis for the proposed Croton Water Treatment Plant project (Croton project) refers to 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 four types of actions: (1) tax payments that the City of New York would make to Westchester County, to the Town of Mount Pleasant, 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; (3) induced growth due to relaxed watershed controls as a result of filtering the water supply; and (4) potential changes in water supply service to Westchester County municipalities.

This growth inducement analysis is being conducted for the proposed project at the Eastview Site, located in the Town of Mount Pleasant, Westchester County, New York. The Eastview Site is situated on City-owned property off of Route 100C. For the purpose of this analysis, the study area is necessarily broad and includes the Town of Mount Pleasant 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 4.8, 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 assessed 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. A brief summary of the watershed protection program in the Croton System is presented. A summary of existing water districts downstream of the water treatment site in Westchester County and whether they currently purchase water from New York City is included to provide a basis for assessing if these communities would benefit from the purchase of Croton water.

5.8.2. Baseline Conditions

5.8.2.1. Existing Conditions

5.8.2.1.1. Undeveloped Land

The amount of vacant and undeveloped land was estimated for the two taxing jurisdictions (Town of Mount Pleasant; where the Eastview Site generates real property taxes, 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, 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 5.8-1 depicts the vacant and undeveloped land in Mount Pleasant and in the Pocantico Hills School District, and Table 5.8-1 summarizes the corresponding land acreage in tabular form. Note that the there is some overlap in the total acreages, as shown on Figure 5.8-1.

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. 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.

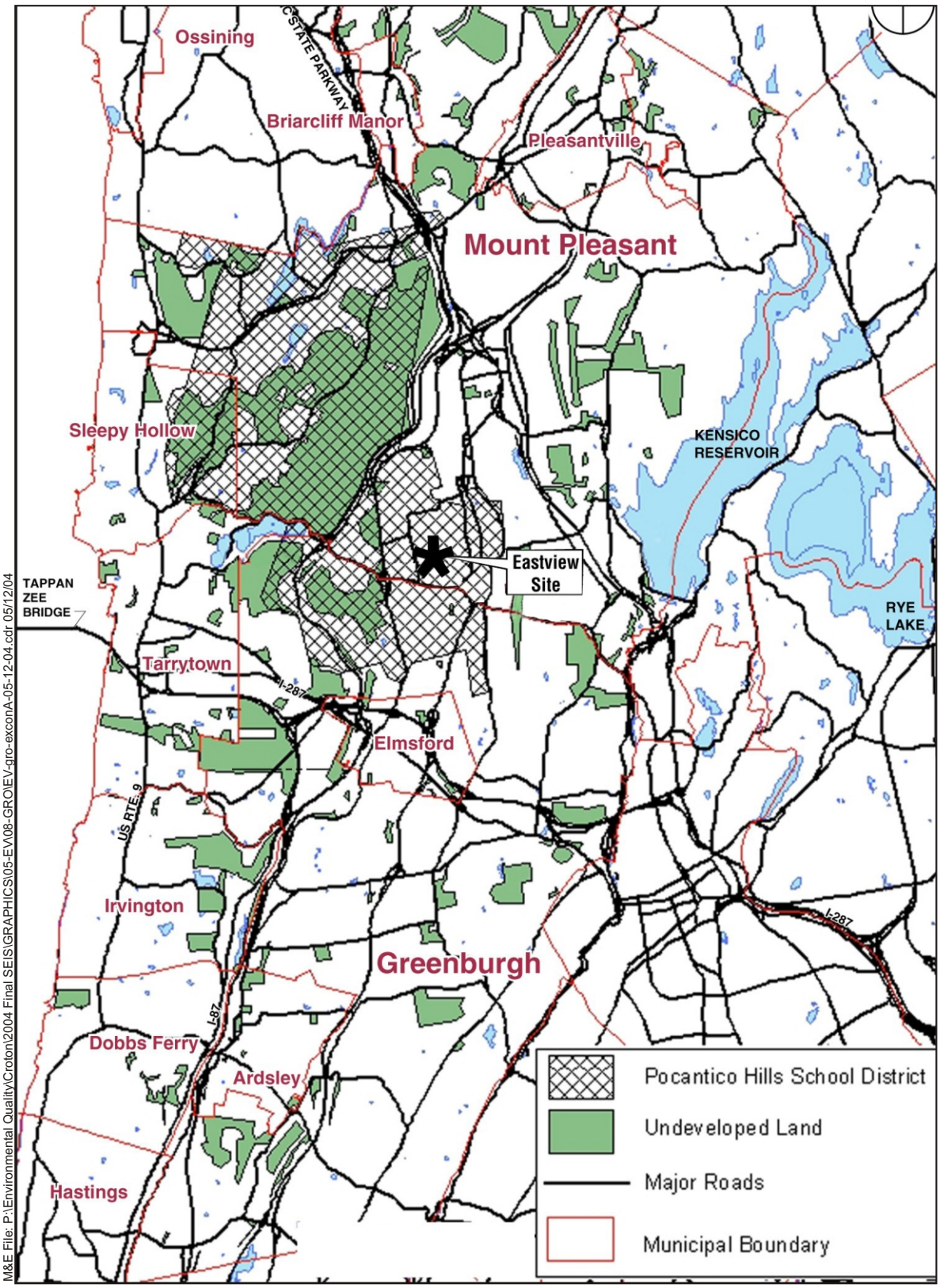
TABLE 5.8-1. VACANT AND UNDEVELOPED LAND IN TOWN OF MOUNT PLEASANT AND POCANTICO HILLS SCHOOL DISTRICT

	Total Acreage	**Undeveloped Land in Areas Zoned Residential, Commercial, or Industrial (acres)**	**Percent of Total**
Town of Mount Pleasant			
Unincorporated Area	15,418	2,898	18.8%
Incorporated Villages*	2,918	249	8.5%
Town Total	**18,336**	**3,238**	**17.7%**
Pocantico Hills School District			
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.
Sources: Westchester County Generalized Land Use Map (1996), Town of Mount Pleasant Supervisor Robert Meehan and Tax Assessor James Timmings.

5.8.2.1.2. 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 5.8-2 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.



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

Croton Water Treatment Plant

Figure 5.8-1

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,[1] 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.

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).[2]

TABLE 5.8-2. RESIDENTIAL BUILDING PERMITS, 1991 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*.

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, marking 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.

[1] Westchester County Department of Planning, *Databook 1998.*
[2] Westchester County Department of Planning, *Databook 2001*. "History and Land Use" pgs. 11-12.

5.8.2.1.3. Housing Prices

Table 5.8-3 presents the median sale prices for single-family homes in the area from 1993 to 2002, the latest year for which data are available (all dollars were adjusted to 2004 dollars for comparison purposes). Housing in the Town of Mount Pleasant is relatively expensive. In 2002, the median sale price equaled $492,477 in the unincorporated area, and ranged from $397,159 (Sleepy Hollow) to $665,109 (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 $466,000, and ranged from $328,318 (Elmsford) to $725,477 (Irvington) in the villages. Sale prices in the unincorporated area of Greenburgh rose by 51 percent between 1993 and 2002, slightly lower than the Countywide growth rate of 54 percent. In comparison, the median sale price for single-family homes in all of Westchester County equaled $556,023 in 2002.

5.8.2.1.4. Property Tax Payments

Current Payments from the Eastview Site. The Eastview Site generated a total of $294,873 in taxes in FY 2003, including $87,964 for the County (comprised of general County tax and County sewer and refuse districts), $57,592 for the Town of Mount Pleasant, and $149,317 for the Pocantico Hills School District (2002/2003 academic year).[3]

The County and Town tax revenues generated by the Eastview Site represented 0.08 percent of the County's 2003 tax levy on real property ($351 million). The school taxes generated by the site represented approximately one percent of the district's total tax levy for 2002/2003 ($12.6 million).

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.

[3] NYCDEP. 2003. Real Property Taxes Report for the Eastview Site and NCA Shafts Nos. 9, 14, and 18. Prepared by the Office of Water Supply Lands. September 12, 2003.

TABLE 5.8-3. MEDIAN SALE PRICES FOR SINGLE-FAMILY HOMES, 1993 TO 2002 (DOLLARS)[1]

Municipality	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Town of Mount Pleasant										
Unincorporated Area[2]	348,598	340,445	382,170	353,142	365,605	355,611	403,321	423,184	467,092	492,477
Briarcliff Manor	506,454	462,492	469,882	426,206	505,719	478,830	564,363	545,684	597,444	665,109
Pleasantville	342,021	324,387	379,038	360,449	328,717	383,416	376,050	392,002	492,945	461,764
Sleepy Hollow[2]	450,547	396,651	418,633	401,852	392,676	430,245	413,368	562,389	546,389	397,159
Town of Greenburgh										
Unincorporated Area[2]	308,477	327,598	324,532	298,344	339,724	324,879	361,697	371,321	442,108	466,000
Ardsley	342,021	338,840	295,712	371,408	336,452	380,489	411,646	467,729	458,402	557,082
Dobbs Ferry	380,170	357,789	322,652	317,828	331,990	374,928	366,290	399,797	526,837	587,795
Elmsford	294,664	213,260	216,459	209,450	228,168	235,903	246,873	251,126	282,428	328,318
Hastings-on-Hudson	427,526	423,951	434,954	429,251	401,898	439,025	401,886	479,200	525,479	597,327
Irvington	548,549	402,753	527,834	487,093	568,190	597,660	634,406	672,361	731,108	725,477
Tarrytown	370,633	291,620	287,568	276,425	309,381	330,732	341,029	317,388	369,329	503,068
Westchester County	361,753	356,504	359,303	347,054	356,978	374,635	396,145	453,252	488,709	556,023

Notes:

1. All dollars were adjusted to 2003 dollars based on the New York MSA Consumer Price Index (CPI) for 2000 (182.5) and 2003 (197.8); then further inflated at 2.75 percent per year to 2016, the end year of the water rate projection model.
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.

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 Town of Mount Pleasant, 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).

The proposed project would principally affect taxes in the Town of Mount Pleasant 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.

Table 5.8-4 summarizes the effective tax rates per thousand dollars of full market value in the Town of Mount Pleasant for FY 2000, as determined by the Westchester County Department of Planning. Within the Town of Mount Pleasant there are 14 separate taxing districts (there would be even more if the differences in special district taxes were to be considered). Each of the taxing jurisdictions listed in the table would be potentially affected by the proposed project. The Eastview Site, situated in the unincorporated area of the Town of Mount Pleasant, was subject to a total effective tax of $14.13 per thousand dollars of full market value in 2000, the lowest effective tax rate in the Town of Mount Pleasant 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).

5.8.2.1.5. 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, or 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.

TABLE 5.8-4. 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
Town of Mount Pleasant							
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.*

Among these parameters, the quality of schools emerged as the predominant influence on home site selection. Table 5.8-5 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.

TABLE 5.8-5. MOST IMPORTANT FACTORS TO HOME BUYERS ACCORDING TO WESTCHESTER COUNTY BROKERS

Rank	Factor	Number of Brokers*
Most Important Factor:		
1	Quality of Schools	7
2(tie)	Purchase Value (price-to-value ratio)	2
2(tie)	Other Factors*	2
3	Geographic Location	1
Second Most Important Factor:		
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

5.8.2.1.6. 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 5.8-6 presents a comparison of Pocantico Hills School District with other Westchester County school districts using the latest periods for which comparable data are available.

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 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.

TABLE 5.8-6. 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
Rye*****	2,553	12.0	91	$14,799	18	--

TABLE 5.8-6. 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 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.

5.8.2.1.7. 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 78 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 special education, total enrollment 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.

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[4]. 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).

5.8.2.1.8. Downstream Communities with Access to Croton Water Supply System

Two water districts currently receive water from the Croton System downstream of the Eastview Site: the Village of Irvington Water Department and United Water New Rochelle. In 2002, the Village of Irvington obtained 77.1 million gallons of water from the New Croton Aqueduct, which supplied 22 percent of the Village's water demand[5]. The remaining demand was met by water from the Delaware Aqueduct via the Town of Greenburgh. The Village has constructed and placed on line a pump station on the Catskill Aqueduct. The water obtained by this pump station from the Catskill System replaces that which was formerly supplied by the

[4] http://www.westchestergov.com/budget2003/Books2003/Operating/oper/SectB.pdf, October 31, 2003.
[5] Village of Irvington Water Department. Telephone Interview with Donald Casadone, March 10, 2003.

Croton System. The Village no longer relies primarily on water from the Croton System; however, they do maintain a connection to the Croton System.

The Village of Irvington provides water to approximately 6,600 residents. The Village's water rate for 2002 was $2.03 per 100 cubic feet of water.

In 2002, the latest year for which data are available, United Water New Rochelle (United Water) provided water to approximately 137,000 people in lower Westchester County, including the City of New Rochelle, the Towns of Eastchester and Greenburgh (partially), and the Villages of Bronxville, Tuckahoe, North Pelham, Pelham Manor, Pelham, Ardsley, Hastings-on-Hudson and Dobbs Ferry. The average annual cost for residential service was $430 in 2002. United Water currently uses all three of the City of New York's water supply systems (Croton, Catskill, and Delaware). The Croton System supplied about 5 percent or less of the company's water demand in 2002[6]. However, United Water would not use this connection in the future. The company is currently negotiating with the City to develop a connection to the Delaware System, which would replace their connection to the Croton System[7].

A more detailed discussion of rates charged to upstate consumers of New York City water is presented in Section 5.7, Socioeconomic Analysis.

5.8.2.1.9. Watershed Protection Program in the Croton System

With the signing of the Watershed Memorandum of Agreement (Watershed MOA) in January 1997, a comprehensive Watershed Protection Program was initiated. The Watershed MOA provides for promulgation of revised Watershed Regulations, implementation of a watershed-wide Land Acquisition Program, and funding of certain watershed protection and partnership programs with watershed communities.

The Watershed Regulations provide for the protection of the New York City water supply and its sources through the regulation of activities in the watershed. These regulated activities include: hazardous substances, petroleum products, wastewater treatment plants (WWTP), sewage systems, service connections and discharges to sewage systems, subsurface sewage treatment systems, stormwater and impervious surfaces, solid waste, fertilizers, and snow disposal and storage and use of winter highway maintenance materials.

The Watershed Land Acquisition Program is a long-term protection strategy aimed at preserving environmentally sensitive lands in the upstate watershed. The City proposes to purchase, from willing sellers, environmentally sensitive vacant and low-density residential land near water resources such as reservoirs, streams, ponds, lakes, wetlands and floodplains to protect its water supply.

Finally, the Watershed MOA includes a number of protection and partnership programs with upstate watershed communities. The goal of these programs is to ensure that new economic development would take place in a responsible, environmentally sensitive manner and in

[6] Per telephone conversation with Chris Graziano, United Water New Rochelle on November 13, 2003.

[7] Telephone interview with Sonja Clark, Outreach and Education Specialist of United Water, March 13, 2003.

compliance with the Watershed Regulations. Some of the watershed programs, particularly those available in the East-of-Hudson watershed region, include: funding upgrades of existing WWTPs and future public WWTPs required by the watershed regulations; funding future stormwater controls for individual residences, small businesses and low income housing; and the East–of-Hudson Water Quality Investment Program which includes funding that can be used for sewage diversion projects, water quality measures identified in a Croton System Water Quality Protection Plan, rehabilitation or replacement of subsurface sewage treatment systems, community septic systems to address existing or anticipated water quality problems, stormwater best management practices to reduce existing erosion and/or pollutant loadings, new or upgraded sand and salt storage facilities, sewage collection systems to serve areas with concentrations of failing or soon to be failing septic systems, streambank stabilization and protection measures to reduce erosion and/or pollutant loadings, septic system pump outs, septic maintenance districts, and other measures designed to alleviate a water quality problem or to protect and improve water quality in the East of Hudson watershed.

5.8.2.2. Future Without the Project

The Future Without the Project conditions were developed for the anticipated peak year of construction (2008) and the anticipated 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 Catskill/Delaware Ultraviolet (UV) Light Disinfection Facility (Cat/Del UV Facility) would not be present on the Eastview Site, and another which discloses the additional incremental impact of the proposed Croton project if the Cat/Del UV facility and the other projects planned for the area would be built. The second scenario assumes that the Cat/Del UV Facility is included in the site analysis; specifically the Cat/Del UV Facility would be located in the southeastern area of the Mount Pleasant parcel. It should be noted that the Eastview Site is the only location under consideration for the Cat/Del UV Facility. This scenario without the Cat/Del UV Facility is included because that project has not yet received its necessary approvals and its inclusion or not would reflect major changes to the site. By the peak construction year, two additional NYCDEP projects could be located on the Eastview Site, namely a Police Precinct and possibly an Administration Building[8]. The Police Precinct may be located in the southwest corner of the Mount Pleasant parcel. The Administration 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 may be under construction at the Eastview Site starting in 2009. All of these NYCDEP projects are analyzed in this Final SEIS to the extent to which information is available. They are all separate actions from the proposed project and will undergo their own independent environmental reviews.

[8] 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.

5.8.2.2.1. Without Cat/Del UV Facility at Eastview Site

Property tax revenues generated by the site would increase as a result of the NYCDEP projects presented above (excluding the Cat/Del UV Facility). 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 5.2, 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 Town of Mount Pleasant 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 5.7, 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 the 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 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.[9] 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 property office park (as noted in Section 5.7, Socioeconomic Conditions, a new laboratory building has been approved for the Landmark at Eastview 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.

5.8.2.2.2. With Cat/Del UV Facility at Eastview Site

In addition to the projects identified above, the Cat/Del UV Facility (an additional, but separate, NYCDEP project) could be developed on the southeastern portion of the Eastview Site. If the Cat/Del UV Facility were constructed on the Eastview Site, it would be in operation by 2010.

As discussed in Section 5.7, Socioeconomic Conditions, the Cat/Del UV Facility would generate combined property taxes of approximately $2.36 million annually. This represents a potential savings of approximately $165 per household in Mount Pleasant, or 4.7 percent of the average

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

tax payment of approximately $9,012 per household (including school taxes) in FY 2003. In Greenburgh, a potential annual property tax savings $3 per household could occur.

The Cat/Del UV Facility would require 31 (21 full-time and 10 part-time) permanent employees. Spin-off benefits from these 31 new workers, their salaries, and the total dollars invested annually by the NYCDEP ($4.48 million, excluding property taxes) for operation and maintenance of the Cat/Del UV Facility could add a total of 109 new jobs to the County's economy (including the 31 employees at the Cat/Del UV Facility). Total direct and indirect output from the Cat/Del UV Facility to the County's economy would be an estimated $10.3 million; however, it is likely that the benefits to the County would be less, since some of the benefits could occur in other counties.

The availability of UV treated water may be sought by communities along the Catskill or Delaware Aqueducts or the future Kensico-City Tunnel (KCT) because it would meet current and future water quality requirements, whereas the other City supplies may require filtration in the future. Although the Cat/Del UV Facility could increase water supply 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.

The anticipated year of peak construction of the Cat/Del UV Facility is 2008, which is the same year as for the proposed Croton project. During this time there could be as many as 480 construction workers on-site at any given time. Capital costs spent during the construction period and the 480 construction jobs created for the Cat/Del UV Facility could have a short-term beneficial effect on the local economy. Capital costs associated with other NYCDEP projects planned for the Eastview Site (including the proposed NYCDEP Police Precinct, the Kensico-City Tunnel, and possibly the East-of-Hudson Administration Building) are also anticipated to have a short-term beneficial effect on the local economy during their construction periods.

5.8.3. Project Impacts

This evaluation addresses whether the development of the proposed Croton project at the Eastview Site would induce residential development in the Town of Mount Pleasant 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 Building, and KCT projects being at the site,[10] but only one scenario includes the Cat/Del UV Facility. The Cat/Del UV Facility could be developed at the Eastview Site as well. Should the Eastview Site be selected for the proposed Croton project, both the plant and the Cat/Del UV Facility would be under construction and in operation at the same time.

Some modifications to the manner in which the RIMS II multipliers have been used to estimate spin-off benefits as a result of operation of the proposed project have been made during preparation of the Final SEIS. These changes have been made due to additional consultation

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

with the U.S. Bureau of Economic Analysis (BEA) and public comments received suggesting that the spin-off benefits reported in the Draft SEIS appeared to be too high. Based on discussions with the BEA, it was determined that while use of the RIMS II "final-demand multiplier" for estimating spin-off effects during construction of the proposed plant is accurate, the "direct-effect multiplier" is more appropriate for estimating spin-off effects during operation since some assumptions and associations made for operation of the proposed Croton project (e.g. relationships between earnings and output or employment and output) do not match the assumptions of the RIMS II model for final-demand.[10] Also, it is important to note that the spin-off benefits reflect total effects (for both operation and construction). In other words, the spin-off benefits reported in this section include both the direct impacts from the operation and construction of the plant itself as well as indirect impacts experienced by the County and region. Property taxes that would be generated by the proposed plant have been excluded from the RIMS II analysis since customer savings that would result from property taxes generated by the proposed Croton project property taxes are already referenced in this report.

In the Draft SEIS, multipliers from Sector 11.0800 (office, industrial, and commercial buildings construction) were used for the RIMS II construction analysis. Subsequently, it was determined that multipliers from Sector 11.0900 (other new construction) were more appropriate to use for the proposed plant since these multipliers are referenced to "other heavy construction," such as water treatment plant construction, in SIC codes. Thus, Sector 11.0900 multipliers are used for analysis in this Final SEIS. Also, as a means to more reasonably reflect the number of spin-off jobs in response to public comments received on the Draft SEIS, the RIMS II employment multiplier for construction was corrected for inflation in this Final SEIS since the RIMS multipliers reflect 2000 regional data while costs for the proposed plant are in 2003 dollars. Such an adjustment is also recommended by the BEA. Finally, in this Final SEIS, average year employment rather than peak year employment data have been used for the construction analysis.

5.8.3.1. Potential Project Impacts

The anticipated year of operation for the proposed plant is 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 with and without the Cat/Del UV Facility.

5.8.3.1.1. Without Cat/Del UV Facility at Eastview Site

Growth inducement refers to the potential for the proposed project to increase the rate of development in areas around the site alternative, primarily as a consequence of four types of actions: (1) tax payments that the New York City Department of Environmental Protection (NYCDEP) 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 actions that could be taken by NYCDEP to relax components of the watershed Memorandum of Agreement signed in January 1997; and (4) potential changes in water supply service in downstream towns.

[10] BEA. 2004. Personal communication between BEA and M&E, May 24, 2004.

As noted in Existing Conditions, substantial acreage of undeveloped land exists in the Town of Mount Pleasant and in the Pocantico Hills School District. Approximately 18 percent of the undeveloped land in the Town of Mount Pleasant is zoned for residential, commercial or industrial development. Approximately 37 percent of the undeveloped land in Pocantico Hills School District (includes parts of Mount Pleasant, Greenburgh and Sleepy Hollow) is zoned for residential, commercial or industrial use. As shown on Figure 5.8-1, 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 Parkway. Although some of this land may not be developed due to 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, making the Town of Mount Pleasant more attractive to home buyers.

As discussed in Section 5.7, Socioeconomic Analysis, the proposed Croton project would generate combined property taxes of approximately $5.8 million annually. This represents a potential savings of approximately $422 per household in Mount Pleasant, or 4.7 percent of the average tax payment of approximately $9,012 per household (including school taxes) in FY 2003. This potential reduction in property tax burden would not likely induce significant growth because property taxes are not a primary factor in home selection in Westchester County.

Interviews were conducted in 2001 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, all described the quality of schools as the first or second most important factor in choosing a location for a new home. Although the proposed plant tax payments would provide additional monies to the Pocantico Hills School District (potentially adding $2.9 million 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 home buyers at a faster rate, and so there is not likely to be significant induced growth in the Town 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 proposed projects that could be located at the Eastview Site and the resulting cumulative tax payments would not cause significant levels of growth inducement. These other projects would be smaller with lower tax payments.

Indirect Economic Benefits Due to the Proposed Plant's Operating Expenditures. As discussed in Section 5.7, Socioeconomic Analysis, the 53 new workers, their salaries, and the total dollars invested annually by the NYCDEP ($27 million, excluding property taxes) for operation and maintenance of the proposed project in the Town of Mount Pleasant would create indirect effects in the County's economy, which are estimated using RIMS II multipliers. (See Section 4.7, Data Collection and Impact Methodologies, Socioeconomic Conditions for details on RIMS II; the sector used was Sector 68.0301, water supply and sewerage systems.) These indirect effects include additional jobs, associated earnings, and increased output. Table 5.8-7 shows the spin-off benefits of up to a total of 186 new jobs in the County's economy (including the 53 employees at the plant). It is likely that the benefits to the County would be less, since some of the benefits could occur in other counties.

TABLE 5.8-7. INDUCED ECONOMIC BENEFITS, WESTCHESTER COUNTY

Economic Factor	Economic Benefits
Total Output to County's Economy	$47,738,700
Income	$6,575,985
New Jobs	186

Source: Bureau of Economic Analysis, U.S. Department of Commerce. 2003. RIMS II for Westchester County, 2003.

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 their 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 plant 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 for the area,

Continuing Implementation of the Watershed Protection Program in the Croton System. Throughout the planning efforts for the development of a water treatment plant in the Croton Watershed, questions were raised regarding how the construction of a proposed plant might affect the NYCDEP's regulatory authority in the watershed (i.e., would NYCDEP relax its controls within the watershed on the assumption that a high level of protection would no longer be needed once filtration is available). The argument was made that if these controls were relaxed with filtration, more development would take place in the watershed, resulting in the potential for the proposed project to induce growth.

The City intends to fully implement the Watershed Protection programs described in "Existing Conditions," and enforce the regulations in the Croton Watershed even with the development of the proposed project. When the Watershed MOA was being developed, New York City was planning for filtration of the Croton Water Supply. Despite this fact, NYCDEP did not choose to relax the regulations in the Croton Watershed. In fact, the Watershed MOA includes a number of programs specifically designed for the Croton Watershed and substantial sums of money earmarked to fund these programs.

The reason for maintaining a strong watershed protection program even with filtration is that filtration alone does not address all of the goals of the watershed protection program. A number of the contaminants associated with activities regulated under the Watershed Regulations and addressed under the partnership programs cannot be eliminated or completely controlled through filtration (i.e. petroleum products and hazardous substances). In addition, certain programs under the Watershed MOA, including provisions of the Watershed Regulations, would reduce phosphorus and turbidity in the reservoirs, which would increase the effectiveness and efficiency of the proposed plant. Finally, filtration facilities are, although the probability is very low, subject to operational failures; therefore, it is important to continue to protect the watershed and water quality.

The efficiency and effectiveness of a water treatment plant is affected by raw water quality. Some reported outbreaks of Cryptosporidiosis in filtered systems are believed to have been partially caused by deterioration in raw water quality.

High algae and turbidity levels in raw water entering a water treatment plant can adversely affect its efficiency and increase maintenance requirements. Phosphorus loads into reservoirs can result in excessive algal growth.

Excessive algal growth has many effects, one of which is the formation of disinfection by-products (DBP) when the algal breakdown matter combines with chlorine during the disinfection process. Filtration is partially, but not fully, effective in removing DBP precursors. A conventional plant can partially remove DBP precursors via optimized coagulation. Minimizing the loading of phosphorus in reservoirs would further reduce DBP precursors. Elements of the Watershed Protection Program, particularly the WWTP upgrades, would reduce phosphorus loads and would minimize future degradation of the reservoirs. Filtration, on the other hand, can only attempt to remove precursors after they have already formed.

As presented above, watershed protection can raise the efficiency of filtration and provide an additional barrier to pollutants. In particular, a water treatment plant does not effectively remove some pollutants. In addition, raw water quality entering a water treatment plant affects its efficiency. Finally, although the probability is very low, water treatment plants are subject to disruptions that could put the public at risk. All of these reasons argue for continuing the implementation of a strong watershed protection program.

A review of NYCDEP's recent regulatory activity in the Croton Watershed clearly shows that the agency fully intends to implement the Watershed Protection Program in the Croton System, despite planning for a water treatment plant. Since the implementation of the Watershed MOA, NYCDEP has expanded the exercise of its regulatory review powers with regard to review of development proposals in the watershed. For example, in the five years between January 1, 1997 and December 31, 2002, NYCDEP received and reviewed a total of 3,627 applications for development in the Croton Watershed.

For these reasons, the construction of the proposed plant would not be anticipated to result in potentially significant adverse growth impacts in the Croton Watershed. For the same reasons, it is not anticipated that other NYCDEP projects proposed for the Eastview Site would result in potentially significant adverse growth impacts in the Croton Watershed.

Downstream Towns Tapping into Treated Water in the New Croton Aqueduct. The potential for the proposed project to induce growth in downstream towns as a result of tapping into treated water in the New Croton Aqueduct (NCA) would also be minimal. As noted in Section 5.16, Infrastructure and Energy, only seven water systems in Westchester County are currently connected to the New York City System south of the New Croton Reservoir. Only two of these systems currently have connections to the New Croton Aqueduct south of Shaft 10 (the Village of Irvington and the United Water New Rochelle) and would have an option to use treated water from the NCA after completion of the proposed plant, if the NCA is chosen as the treated water conveyance. The Village of Irvington is completing negotiations to obtain water from other supplies that would serve as their primary source. Only United Water New Rochelle would benefit from using treated water from the Croton Water Supply System to meet peak demands that exceed the capacity of its two Catskill Aqueduct connections. To be served by Croton water, the United Water New Rochelle connection would require upgrades to service a new pressurized system. United Water New Rochelle has been pursuing the approval to develop alternate connection to the Delaware Aqueduct Shaft 21 to replace its existing NCA connection. As noted in Section 5.16, Infrastructure and Energy, a contingency plan has been put in place by the individual upstate consumers to provide alternate sources to Croton water, which provides the bases for concluding that the proposed project would not significantly induce growth or

decline in downstream communities that could either tap into treated Croton water or during the temporary shut down of the NCA for the pressurization or permanently if the KCT is chosen as the treated water conveyance.

The availability of filtered Croton water may be sought by communities along the NCA because it would meet current and future water quality requirements, whereas the other City supplies may require filtration in the future. However, the proposed Croton water treatment plant would not increase water supply capacity or availability, therefore it would not induce growth.

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 plant would not be anticipated to result in potential significant adverse or positive impacts to growth in downstream towns as a result of tapping into treated water in the New Croton Aqueduct.

Construction of the KCT or the Cat/Del UV Facility are not anticipated to result in potential significant adverse impacts to growth in downstream towns, since most of these downstream towns currently receive Catskill and Delaware water and the users who do not have connections to the Catskill or Delaware Aqueducts currently have contingency plans to address their water supply needs.

5.8.3.1.2. With Cat/Del UV Facility at Eastview Site

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

5.8.3.2. Potential Construction Impacts

The Future With the Project considers the anticipated peak year of construction (2008) for the proposed project. For each year, two scenarios are assessed: one in which the Cat/Del UV Facility is not located on the Eastview Site and another in which the Cat/Del UV Facility is located on the site. 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.

5.8.3.2.1. Without Cat/Del UV Facility at Eastview Site

Capital costs spent during the construction period and the 652 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 water treatment plant, these indirect effects would be limited to the construction period for each project and would likely not result significant growth in the surrounding area.

5.8.3.2.2. With Cat/Del UV Facility at Eastview Site

As noted above, the Cat/Del UV Facility may be constructed on the Eastview Site in the Future Without the Project (see Potential Project Impacts, With Cat/Del UV Facility at Eastview Site). The proposed Croton project's construction-related economic benefits could be higher in this scenario, but the potential for growth may be lower. If the Croton project were constructed on the Eastview Site, the construction area for the Cat/Del 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 by NYCDEP 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 5.9, Traffic and Transportation, the simultaneous construction of both the proposed Croton project and the Cat/Del UV Facility would generate adverse traffic impacts throughout the road network. Therefore, the potential for growth inducement is not anticipated to occur during the construction of the proposed Croton project in the scenario where the Cat/Del UV Facility is built on the site at the same time.