

7.0 Growth Inducing Aspects

7.1 Future Growth Potential of Project Site

The site is within the R-3A zoning district, and is being proposed for inclusion within the R-2A zoning district. The applicant has proposed a development under the recently adopted Conservation Cluster Development Overlay District.

The development potential of the site is limited to the restrictions of the zoning code as it may be amended. The project includes a full build-out of the Legacy Ridge project site within the requirements of the proposed rezoning and zoning amendments, and therefore no additional development can be accomplished. As the lands slated for "Open Space" are to be held in a manner consistent with the requirements of the Conservation Cluster Subdivision provisions, no further development of this parcel can be anticipated.

7.2 Impact on Local Roadways and on Future Commercial and Residential Development

The land in the surrounding area is predominantly residential, and the proposed project, therefore, does not represent a precedent setting action which would spur large-scale development in this area. The proposed development represents a projected increase of only between 6.5% and 8.5% more vehicles during the peak hours at the nearby major intersections of Route 32 and Trout Brook and Route 32 and Smith Clove Road. The Route 32/Trout Brook intersection only shows additional vehicle delay of an additional 5 seconds during the morning peak, and less than 15 seconds during the evening peak hour. The Route 32/Smith Clove Road intersection is already signalized, and delays at this intersection only increase an average of 5 seconds during the morning peak hour, and 25 seconds during the evening peak hour. Therefore, it is not likely that additional transportation facilities will be developed as a result of the proposed project.

The Town of Woodbury is known as a regional shopping area, including Woodbury Common, Wal-Mart, Home Depot, Target, B.J.'s and more than 230 restaurants and specialty stores. It is unlikely that this development will induce additional commercial development in the region.

7.3 Impact on the Development of Other Parcels Affected by Adoption of the Conservation Cluster Subdivision amendments to the Zoning Code.

The impact of the proposed Local Law which establishes a Conservation Cluster Subdivision is limited to the 10 large estates or holdings under the same ownership (including the Legacy Ridge site) located in the Town of Woodbury which meet, or have the potential to meet, the minimum 125-acre requirements of the Conservation Cluster. As discussed in Section 3.9 above, the impact will be related to the amount of Open Space which may be offered within those development plans.

There would be a maximum of 308 additional lots on these parcels. Again, this increase represents is a small percentage of the additional traffic on the area, and is not expected to significantly impact the regional highway network. Likewise, it is not anticipated that the additional 308 households would significantly add to the demand for commercial development, given the highly developed commercial nature of portions of the Town of Woodbury and neighboring Town of Cornwall.

The Legacy Ridge parcel surrounds, on 3 sides, a 9- acre parcel identified as the Romano parcel, with a Tax ID number of 7-2-1. The properties to the south of Legacy Ridge and this parcel are zoned R-1A. Therefore, if the Legacy Ridge site is rezoned, this parcel will be the sole remaining R-3A parcel. It is therefore conceivable that the parcel would be rezoned in the future to R-2A. This could increase the development potential of this additional lot.

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

The Project Sponsor has proposed to upgrade the Town of Woodbury's water supply system. The mechanical upgrades, including valving, storage tanks, water mains and booster pumps, are designed to provide Town of Woodbury residents with a safer water delivery system for both domestic and fire fighting uses. These upgrades are not expected to provide additional growth within the Town. Rather, they provide the Town with the ability to serve its residents, perform required maintenance, and meet existing demands.

The new proposed water supply is expected to meet or exceed the demand required for development of the Legacy Ridge site. However, the level of exceedance is not expected to be so significant that there will be growth inducing impacts. Just as stated above, the additional water supply is designed to provide the Town with the ability to serve its residents, perform required maintenance, and meet existing demands.

The Project Sponsor has also proposed to completely rebuild the Valley Forge WWTP to a state of the art facility. This rebuilding, and the proposed force main transmitting sewage from the Legacy Ridge site to the Valley Forge plant, is not expected to have any growth inducing impacts. The proposed rebuilding is for the projected 135,000 gpd flow from Legacy Ridge. The location of a pump station on the Legacy Ridge site along Smith Clove Road could allow the installation of a gravity line from nearby residences to the transmission system, should the Town approve such connections. However, as there are not a great number of residences in this area, this is not expected to require an increase in permitted flows at the plant.

Upgrading the water and sewer facilities may result in additional development on the Romano parcel beyond what would be seen otherwise. These impacts are addressed in Sections 3.12 and 3.13 above.