



VII

Growth Inducing Impacts

Communities are often concerned, not only with the impacts of individual projects, but the overall impact of all development projects taken together. The Proposed Project involves the construction of three Class "A" warehouse and logistics centers totaling 1,221,800 square feet with associated loading bays, trailer storage spaces and other site improvements including but not limited to lighting, landscaping, utilities and stormwater management facilities. The anticipated impact from the Proposed Project is economic in nature and the Proposed Project is expected to have positive regional economic development impacts from job creation and induced secondary sound economic growth in the Village of Suffern and surrounding communities. As worker wages and payments to suppliers are spent and recirculated in the area economy, additional jobs, income and revenue would be created in a variety of industries, such as eating and drinking establishments, health care, retail stores, wholesalers, and service providers.

Ultimately, the implementation of the Proposed Project is expected to have a significant fiscal benefit and expansion of the warehousing and distribution in this section of Rockland County could stimulate development within the region and increase market demand for additional commercial uses. The Proposed Project is estimated to support approximately 400 full-time and approximately 50 part-time new jobs. These jobs would support an additional approximately 384 direct jobs, 90 indirect jobs, and 169 induced jobs to the region during construction. Jobs from the Proposed Project would produce labor income of approximately \$41.6 million, with a total economic output of approximately \$98.4 million to the local and regional economy when fully operational. It is expected that a significant portion of the projected economic output would be captured locally resulting in a substantial beneficial impact on the retail and business community in the Village of Suffern. The future Project Site population including workers and visitors to the Project Site will generate demand for services such as eating and drinking establishments, health care, retail stores, wholesalers, and service providers.