

9.0 GROWTH-INDUCING ASPECTS

Growth-inducing aspects are generally described as the long-term secondary effects of the proposed action. While the proposed action will result in the generation of employment on the site for the proposed Costco facility, the level of employment is not expected to create the need for additional housing in the area. Given that it is Costco's practice to hire local people and given the type of employment opportunities to be offered, except in limited instances, it is likely that the jobs to be generated would be primarily filled with persons who reside in the Hicksville, Westbury and New Cassel areas. Relocation from other areas is not anticipated. Thus, the employment opportunities generated would not result in an influx of population seeking housing in the area, and the action would not be expected to induce growth in this manner.

There will be an increase in the tax revenue generated from the site. Whereas currently, the subject property generates approximately \$240,417 in annual property tax revenue, the proposed Costco is expected to generate approximately \$1.18 million. Therefore, there would be a growth in tax revenue generated by the subject property.

With regard to traffic growth, the mitigation measures required are not substantial. Thus, as significant new roadway infrastructure would not be constructed, growth inducement is not expected to result.

The proposed project does not involve expanding either the sewer district or installing a new off-site sewer line. As such, the construction of the proposed Costco will not induce growth relating to sewer expansion. The proposed development would also be connected to existing public water lines located in West John Street and Charlotte Avenue. No new mains are needed to serve the proposed development.

Furthermore, relative to the *Nassau County Comprehensive Plan*, the site is located in an already-established moderate density area containing a mix of uses. It is an area identified in the *Comprehensive Plan* as having potential for redevelopment since these areas already contain the infrastructure to support such development. Therefore, the *Comprehensive Plan* acknowledges that the area would not induce the growth of new infrastructure.

With regard to long-term secondary effects, the redevelopment of this parcel for the Costco use would improve the current conditions of the subject property and may serve to stimulate the redevelopment of other parcels in the area.

Based upon the above analysis, the proposed action is not expected to result in significant growth inducing impacts in the hamlet of Hicksville or the surrounding area.