

7.0 GROWTH INDUCING ASPECTS

Due to the nature of the proposed project, the Depot Hill Farm will have a growth inducing impact in the Town of Amenia and the surrounding communities causing the impacts discussed in Section 3. These impacts are mitigated to the extent practical as discussed in this DEIS. Based on the previous analysis, it appears the community resources can absorb the growth generated without significant adverse impact.

7.1 Population

Depot Hill Farm will increase the Town of Amenia's population by an estimated 508 persons. It is anticipated that many of these new residents will be part-time, seasonal or weekend visitors based on the target market; however, if the residents are full time the resulting population increase in Amenia will be a 12% increase.

Conclusions on the potential economic impacts of the increase population are pending completion of the revised fiscal analysis. Depot Hill Farm is expected to be built out in less than three years, however, each house will be constructed on demand, and 80% of the neighborhood will need to be built out prior to opening the next neighborhood. This suggests that residents will, in the short term, contend with construction activities at Depot Hill Farm.

7.2 Development Potential

Depot Hill Farm is proposed to be a community designed and operated with private infrastructure. Specifically, the on-site wastewater treatment system, including over 12,000 linear feet of sewer collection system, a pump station and a treatment plant; and approximately 15,000 linear feet of roadways will be owned and maintained by the COA. Depot Hill Farm prefers to connect to the existing water district; however this is entirely up to the Town. The water system will consist of a new water tank, approximately 14,000 linear feet of distribution main, a pressure reducing station, a booster pumping station, and supply wells with treatment (as necessary). Solid waste will be picked up by Depot Hill Farm staff and consolidated in the dairy barn, then removed by a private hauler, consistent with all rural neighborhoods, to the transfer station.

No future growth potential is anticipated due to the installation of on-site improvements and infrastructure. No outside users will be permitted to tie into the on-site infrastructure.

Local business stimulation is expected due to the construction of Depot Hill Farm. The Applicant anticipates that businesses pertaining to shuttle services between the railway station and Depot Hill Farm, as well as other areas around Amenia, may be created. Depot Hill Farm also anticipates growth of businesses related to agriculture and equine services, such as feed, tack, lessons, transport and veterinary medicine. Residential development also tends to stimulate local markets, eating establishments, fuel service providers and other local businesses which provide for daily needs of the residential population.

Several large parcels exist adjacent to Depot Hill Farm. Located between the hamlet and Depot Hill Farm are two significant pieces: the Kaye parcel and the Culver parcel. It is expected that the Kaye parcel will continue in agricultural use for the foreseeable future. Plans for the Culver parcel are unknown. These parcels could be subject to development per the Town code, including, but not limited to, additional residential development; however there are no known plans for development.