

## **VIII. GROWTH-INDUCING IMPACTS**

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### **A. Population Growth**

Due to the proposed action, it is estimated that the club membership would increase from 175 member families (as of 2004) to 225 member families. The proposed action would result in an increase in two off-season and a total of 15 on-season employees. Therefore, total off-season population would change from 54-64 persons to 56-66 persons and on-season population would change from 706 persons to 955 persons, an on-season growth of 247 persons for the six-month season.

### **B. Stimulus to Area Businesses**

As noted above, the increase in population resulting from the proposed project would result in a positive benefit to local area businesses both during construction and after. The construction of the proposed development would be expected to generate 75 jobs over the course of one construction season. The MBYC development is not anticipated to generate any additional jobs on-site following construction completion.

The Mamaroneck Village downtown and Rye Neck retail uses would benefit from the proposed development, as the current and new members would seek to meet their shopping needs in these locations.

### **C. Taxes**

As fully described in Section V-I of this DEIS, the proposed project would generate a net benefit of \$27,365 to the Village of Mamaroneck to offset any additional village costs relative to the project although village services are not anticipated to be significantly impacted. The total net taxes generated to the Town of Rye would be \$2,113 and the total net fiscal benefit to the Rye Neck School District would be \$203,901.

### **D. Development on Adjacent Lands**

Given surrounding land uses, the proposed action is not anticipated to stimulate development on adjacent properties.