

VI. GROWTH INDUCING ASPECTS

Growth inducement possibilities are discussed below:

A. Additional Employment Opportunities

Construction related jobs would be created throughout the site development process. Full-time employment would be created at the facility. It is estimated that the Kensington would employ approximately five to ten persons, in both the residential buildings and the parking garage. The additional jobs created as a result of the Proposed Action are not considered to be sufficient to generate new residential construction in the area.

B. Encouraging Development of Nearby Vacant Properties

Bronxville is a built-up community with very little vacant land. Moreover, the Project is not anticipated to generate additional service or housing needs sufficient to induce other growth in the area. The zoning text change permitting age-targeted housing would not encourage similar development in other areas where this zoning applies, since these areas are already occupied with multi-family housing. For further discussion of other similarly zoned sites within the Village, see Section III.A, Land Use and Zoning).