ACME FISH EXPANSION
Chapter 20: Growth-Inducing Aspects of the Proposed Actions

The term “growth-inducing aspects” generally refers to "secondary" impacts of a proposed action that trigger further development outside the directly affected area. The *City Environmental Quality Review (CEQR) Technical Manual* indicates that an analysis of the growth-inducing aspects of a proposed action is appropriate when the project: (1) adds substantial new land use, residents, or new employment that could induce additional development of a similar kind or of support uses, such as retail establishments to serve new residential uses; and/or (2) introduces or greatly expands infrastructure capacity (e.g., sewers, central water supply).

As detailed in Chapter 1, “Project Description” the Proposed Actions would facilitate the development of approximately 654,300 gsf, comprised of (i) a new and improved approximately 109,300 gsf Acme Smoked Fish processing facility (including accessory administrative space), and (ii) approximately 545,000 gsf of commercial office and retail space (including parking/loading/bike storage spaces).

The Proposed Actions would result in more intensive land uses on the Development Site, however, it is not anticipated that the Proposed Actions would generate significant secondary impacts resulting in substantial new development in nearby areas. As stated in Chapter 3, “Socioeconomic Conditions,” the Proposed Actions would create the opportunity for the preservation and growth of Acme Smoked Fish, which has limited siting opportunities, and would maintain the light industrial and manufacturing character of the area, while allowing complementary uses. The area surrounding the Development Site is an established mixed-use business district that supports a dense and diverse amount of economic activity with an emerging office market. All of the uses contemplated under the Proposed Actions are well-established in the study area, and would not constitute new economic activities or alter existing economic patterns. While the proposed commercial uses would be considerable additions to the study area, they do not represent new types of land uses and would serve both existing and future consumer demand. As such, while the new commercial uses would be expected to contribute to growth in the City and State economies, they would not be expected to induce additional notable growth outside the Development Site.

As discussed in Chapter 8, “Water and Sewer Infrastructure,” the Applicant would be required to file a site connection proposal for approval from the NYC Department of Environmental Protection (DEP) to tie into the City’s sewer system. In order to obtain a sewer connection permit from DEP, the Applicant would be required to demonstrate that the existing system could handle the increased flows due to the Proposed Development. Any analysis and improvements, if required, would be undertaken prior to construction of the Proposed Development and would be coordinated with DEP for review and approval. The configuration of any infrastructure improvements, if necessary, would be determined based on the demands created by the Proposed Development, and would not be designed to accommodate additional development elsewhere in the surrounding area. Therefore, such improvements, would not result in an expansion of infrastructure capacity in the surrounding area and would not be expected to induce growth outside of the Development Site.

Overall, the Proposed Development is not expected to induce any significant additional growth beyond that identified and analyzed in this Environmental Impact Statement (EIS).