

SCOPING DOCUMENT

FOR

Draft Environmental Impact Statement



**Harriman Drive
Town of Goshen
Orange County, New York**

Lead Agency and Contact Person:

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Town of Goshen Planning Board
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LEGOLAND Planner:

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GENERAL GUIDELINES

- The Draft Environmental Impact Statement (“DEIS”) shall address all items in this Scoping Document and conform to the format outlined in this Scoping Document. If appropriate, impact issues listed separately in this outline may be combined in the DEIS, provided all such issues described in this Scoping Document are addressed as fully in a combined format as if they were separately addressed.
- The document should be written in the third person. The terms "we" and "our" should not be used. The Applicant's conclusions and opinions should be identified as those of the “Project Sponsor,” "Applicant" or "the Developer."
- Narrative discussions should be accompanied by appropriate charts, graphs, maps and diagrams whenever possible. If a particular subject matter can most effectively described in graphic format, the narrative discussion should merely summarize and highlight the information presented graphically. All plans and maps showing the site shall include adjacent homes, other neighboring uses and structures, roads, water bodies and a legend.
- The entire document should be checked carefully to ensure consistency with respect to the information presented in the various sections.
- Environmental impacts should be described in terms that the layperson can readily understand (e.g., truck-loads of fill and cubic yards rather than just cubic yards).
- All discussions of mitigation measures should consider at least those measures mentioned in the Scoping Outline. Where reasonable and necessary, mitigation measures should be incorporated into the Proposed Action if they are not already included.

The DEIS is intended to convey general and technical information regarding the potential environmental impacts of the Proposed Project to the Town of Goshen Planning Board (as Lead Agency), as well as several other agencies involved in the review of the Proposed Project. The DEIS is also intended to convey the same information to the interested public. The Preparer of the DEIS is encouraged to keep this audience in mind as it prepares the document. Enough detail should be provided in each subject area to ensure that most readers of the document will understand, and be able to make decisions based upon, the information provided.

As the DEIS will become, upon acceptance by the Lead Agency, a document that may, if appropriate, support objective findings on approvals requested under the application, the Preparer is requested to avoid subjective statements regarding potential impacts. The DEIS should contain objective statements and conclusions of facts based upon technical analyses. Subjective evaluations of impacts where evidence is inconclusive or subject to opinion should be prefaced by statements indicating that “It is the Applicant’s opinion that...”. The Town of Goshen Planning Board reserves the right, during review of the document, to require that subjective statements be removed from the document or otherwise modified to indicate that such subjective statements are not necessarily representative of the findings of the Lead Agency.

BRIEF DESCRIPTION OF THE PROPOSED ACTION

Merlin Entertainments Group US Holdings, Inc., as project sponsor, proposes to construct and operate a commercial recreation facility on approximately 153 acres of a 523-acre site consisting of 14 total parcels (11-1-45, 46, 47, 49.2, 58, 62 through 69 and 15-1-59) located along the easterly side of Harriman Drive in the Town of Goshen. The commercial recreation facility will consist of a LEGOLAND theme park, including rides and attractions, an aquarium, theaters, restaurants, a 250 guest room hotel, retail and various supporting administrative (sometimes referred to as “back of the house” facilities, including offices and staff areas, as well as associated on-site surface parking for up to approximately 5,000 guest vehicles and drainage facilities. The Project Sponsor proposes to seek public water and sewer services from the Village of Goshen. The foregoing shall be referred to herein as the “Proposed Project”, “Preferred Project” or “Proposed Action”.

This application is a Type 1 Action under the State Environmental Quality Review Act (“SEQRA”), as it involves the construction of a non-residential facility with greater than 100,000 square feet, parking for more than 1,000 cars, or involves the physical alteration of more than 10 acres. See 6 N.Y.C.R.R. § 617.4(b)(6).

INVOLVED AGENCIES

NYS Department of Environmental Conservation – SPDES (Stormwater Discharges), Municipal Sanitary Sewer Extension, and possible wetland disturbance (Article 24 Wetlands Permit and 401 Water Quality Certification)

NYS Department of Transportation – Highway Work Permit(s) for NYS Route 17 and NYS Route 17M and possible Utility Work Permit(s)

Orange County Department of Health - Municipal Water Service Extension

Orange County Industrial Development Agency

Town of Goshen Town Board – Approval of Introductory Local Laws 5 and 6 of 2016, sale of properties to Project Sponsor, and (on behalf of water district serving Arcadia Hills) acceptance of developed wells from Project Sponsor

Town of Goshen Planning Board – Site Plan, Subdivision and Special Permit Approval

Town of Goshen Zoning Board of Appeals – Potential Area Variance(s)

Town of Goshen Highway Department – Highway Work Permit(s) for Harriman Drive and Arcadia Road

Village of Goshen Board of Trustees – Sewer and Water Service Agreements

Village of Goshen Department of Public Works – Street Opening Permit for South Street

INTERESTED AGENCIES

U.S. Army Corps of Engineers

U.S. Fish & Wildlife Services

NYS Department of Agriculture & Markets

NYS Department of Parks, Recreation and Historic Preservation

Empire State Development Corporation

Orange County Department of Planning – G.M.L. § 239-l, m, and n review

Orange-Ulster BOCES

Goshen Central School District

Town of Goshen Environmental Review Board

Goshen Fire District

Town of Goshen Police Department

Village of Goshen Police Department

Goshen Volunteer Ambulance Corp

Town of Chester

Village of Chester

Village of Kiryas Joel

Town of Wallkill

Federal Highway Administration

FORMAT AND SCOPE OF DEIS

COVER SHEET

The DEIS must begin with a cover sheet that identifies the following:

- Identification as the Draft Environmental Impact Statement;
- The date the document was submitted to the Planning Board;
- The name and location of the Project;
- The Town of Goshen Planning Board as the Lead Agency for the Project, and the name, address, telephone number of the contact person for the Lead Agency, and the SEQRA status (Type I action);
- The name and address of the Project Sponsor, and the name and telephone number of the contact person representing the applicant;
- The name, address and email address of the primary preparers of the DEIS, and a contact person representing the preparer;
- The date the DEIS was accepted by the Lead Agency as complete (to be inserted at a later date);
- The date of the public hearing and subsequent adjournments (to be inserted at a later date);
- The date which public written comments on the DEIS are due (to be inserted at a later date); and
- All revision dates of the DEIS.

TABLE OF CONTENTS

The DEIS will include a Table of Contents identifying major sections and subsections of the document. The Table of Contents must also include a list of figures, tables, appendices and any additional volumes if necessary.

I. EXECUTIVE SUMMARY

An Executive Summary shall be required and will provide a précis of the more comprehensive information included within the document. No information will be included in the Executive Summary that is not found within the body of the document. The Executive Summary will include the following elements:

- An Introduction, including the purpose of the DEIS, a relevant history of the SEQRA process that has occurred (*i.e.*, relevant dates establishing Lead Agency, the date of adoption of the Positive Declaration, date of the acceptance of the Scoping Document).
- Project Site Existing Conditions - provide a short description of the subject property and characterize its location and natural features as well as provide a brief history of the use of the property and where existing changes to its natural state have occurred.
- Project Description - overview of the project layout, size and use of proposed structures (including detailed listing of all buildings, structures, rides and attractions) discussion of traffic routes to/from the project (and proposed traffic/roadway improvements), parking, circulation, landscaping, lighting and proposed utilities.
- Proposed changes to the Town of Goshen's zoning code and Comprehensive Plan

- An identification of the issues addressed by the Orange County Department of Planning General Municipal Law §§ 239-l, -m, -n preliminary report dated July 29, 2016, and references as to where each issue is addressed in the DEIS.
- List of Involved and Interested Agencies.
- Project purpose, public need and benefits.
- Summary of Existing Conditions, Potential Impacts and Proposed Mitigation Measures in the order they appear later in the document (organized by topic and presented in tabular format, if possible).
- Unavoidable Adverse Environmental Impacts.
- Alternatives to the Proposed Action including the mandatory no build alternative.
- Summary of Impacts on Energy and Solid Waste Management.
- Summary of Irreversible Commitment of Resources.
- Summary of Growth Inducing Impacts.

II. PROJECT DESCRIPTION

A. Site Location – This section will include a narrative description and graphical representation of the location of the Proposed Project. In addition, parcel acreage, tax map designation, abutting streets, zoning designations, surrounding land uses, existing utilities (and access thereto) will be included as well as any and all easements, rights-of-way, special district boundaries and any other legal agreements that may affect the proposed use of the site. This section should discuss the historical uses of this property.

B. Description of Proposed Action – This will include written and graphical representation of the proposed action including general layout of the site, buildings, architecture, access, roads, circulation, parking and loading. Hours of operation for the public and employees and description of general operations at the site, including restaurants/food service onsite and whether alcoholic beverages will be served, and if so, the anticipated days/hours of such service shall be detailed and discussed. Hours of deliveries to the various facilities onsite shall also be detailed and discussed. Any improvements to public rights of ways and all other public improvements (for example, any new roads or bicycle paths) will be detailed and discussed. Any areas to remain as open and/or green space will be discussed, and any assurances that the proposed areas will be a permanently protected buffer. The extent to which the project will meet or exceed the requirements of the Americans with Disabilities Act, including a discussion of the accessibility of rides and theme areas to persons with disabilities, and other assistance that will be provided to such persons. Any phasing of the project will be discussed and any reserved areas for future growth. The proposed ownership and maintenance of the project and its components will be discussed.

Proposed drainage, utilities and construction phasing will be summarized. This section should also discuss the relationship between the Proposed Project and both the Town and County Comprehensive Plans. This section will also discuss Introductory Local Law Nos. 5 and 6 of 2016, previously introduced by the Town of Goshen Town Board, the sale of the Town properties to the Project Sponsor (Section 11, Block 1, Lots 62 through 69), the gifting of

developed wells on the property to the water district serving Arcadia Hills and access thereto, the development and construction of a new Village of Goshen well in the Town of Wallkill as a source for water for the project, and any required variances or waivers needed to construct the project. The foregoing shall be referred to herein as the “Proposed Project”, “Preferred Project” or “Proposed Action”.

C. Project Public Need and Benefit – This section will include a narrative description of the public need for the project, it shall identify the objectives of the project sponsor and the public benefits achieved by the development of the Proposed Action.

D. Permits, Consultations, Submissions and Approvals required – This section will list the Involved Agencies for the Proposed Action and the necessary approvals, etc. and a list of the Interested Agencies.

III. EXISTING CONDITIONS, POTENTIAL IMPACTS OF THE PROJECT, TOWN OF GOSHEN INTRODUCTORY LOCAL LAW NOS. 5 AND 6, THE SALE OF THE TOWN PARCELS TO THE PROJECT SPONSOR, THE DEVELOPMENT AND GIFTING OF WELLS ON THE PROPERTY TO THE WATER DISTRICT SERVING ARCADIA HILLS DEVELOPMENT, THE DEVELOPMENT AND CONSTRUCTION OF A NEW VILLAGE OF GOSHEN WELL IN THE TOWN OF WALLKILL AS A SOURCE OF WATER FOR THE PROJECT, AND PROPOSED MITIGATION MEASURES.

A. Geology and Soils

1. Existing Conditions

- Underlying geological conditions including depth to bedrock and depth to groundwater will be described;
- Soil types and characteristics shall be identified as presented in the Orange County Soil Survey and supported with actual borings when necessary; and
- A map of the fracture traces and potential prominent water bearing geologic features (*i.e.*, lineaments or faults) on the properties involved shall be provided, including those traces that continue onto adjacent properties.

2. Potential Impacts

- Limitations that geology or soils may place on the development of the site;
- Potential for erosion or drainage complications; and
- Potential for blasting or alternatives for rock removal for major rock removal.

3. Proposed Mitigation

- Mitigation will be proposed for identified adverse environmental impacts as necessary; compliance with Town Code § 97-42 will be demonstrated. Unavoidable adverse impacts will be identified, and quantified if possible.

B. Topography

1. Existing Conditions

- Site topography and slopes shall be described; and

- Topographical maps at 2' contours shall be provided for onsite areas within and 100-feet beyond the limits of disturbance and for offsite improvement areas including road improvements and extension of utilities. Offsite topography may utilize existing aerial topography data from the County of Orange.

2. Potential Impacts

- Grading plan will be presented with a cuts and fills analysis at 2' contours;
- The need for any retaining walls will be discussed; and
- Any limitations or relevant regulations of the Town Code, or any Federal or State or local regulations, shall be discussed and the project's consistency therewith.

3. Proposed Mitigation

- Mitigation will be proposed for identified adverse environmental impacts as necessary. Unavoidable adverse impacts will be identified, and quantified if possible.

C. Surface Water Resources

1. Existing Conditions

- Existing surface waters, including wetlands (as defined by the Goshen Town Code and Federal/NYS criteria), the tributaries and sub-tributaries of the Otterkill River, streams, floodplains and all other natural water features, will be discussed and presented graphically;
- Discussion of Village of Goshen Prospect and Green Hill Reservoirs;
- The overall drainage basin will be defined for the properties that are involved in this project; and
- All resources will be described in terms of jurisdiction, classification, size and any applicable regulated areas including buffer and floodplains. A Jurisdictional Determination from both the US ACOE and the NYS Department of Environmental Conservation will be provided as attachments to the DEIS, if necessary.

2. Potential Impacts

- Any encroachment into surface water resources or regulated areas will be discussed, and quantified based on proposed design. Discuss whether those encroachments will be permanent or temporary and impacts associated therewith will be provided;
- Discuss the extent of, and need for, any wetland disturbances.
- Any wetland disturbance in Walkill, New York from the installation of a new well for the Village of Goshen shall be discussed, and details provided if a DEC permit is required;
- Any wetland disturbance from any potential connection to the Heritage Trail shall be discussed, and details provided if a DEC permit is required;
- Any necessity for, and impacts from, the application of pesticides or other potential stormwater pollutants shall be discussed;
- Any impacts on the Moodna Creek or Otterkill River, or the Village's reservoirs shall be discussed;
- An analysis of the effects of the functions onsite and offsite on the water resources, buffers and floodplains shall be included;

- The quality of the surface water should be described pre and post-construction;
- The potential for contamination of surface waters on both a long- and short-term (construction) basis will be addressed, as well as de-icing impacts;
- There shall be a discussion of the impacts of the project being located adjacent to a floodplain, and the risk of damage to the project due to flooding;
- Water quality and capacity impacts to Village reservoirs and existing wells supplying water to the Village water system shall be discussed; and
- Discuss any impact from locating project downstream of Goshen Reservoir #2 Dam (NYS ID: 179-0957) including whether Proposed Project will require reclassification of dam (currently classified as a low hazard dam).

3. Proposed Mitigation

- Mitigation will be proposed for identified adverse environmental impacts as necessary. Unavoidable adverse impacts will be identified, and quantified if possible.

D. Vegetation and Wildlife

1. Existing Conditions

- Site Biological Assessment will be prepared for the Project Site by a qualified consultant. Mapping for habitats, which shall include potential habitats, of threatened and endangered species and species of special concern will be provided. For purposes of this DEIS, a habitat is a place where a plant or animal lives, with all the living and nonliving conditions necessary for it to thrive. Also, an ecological community shall be considered an assemblage of plants and animals that interact in a shared environment, and a vegetative community is only the plant component of the assemblage;
- Qualifications of the “qualified consultants” shall be provided in an Appendix, said qualifications shall be acceptable to the Planning Board;
- Onsite vegetative communities will be described and an inventory of species likely on the site should be provided, and identify the trees deemed significant as provided by the Town Code;
- Threatened, endangered and special concern species, as well as rare animals (all as defined and regulated by the DEC and US FWS) found on the site or known to be located in the area and the potential for such species to locate on the site given the existing site ecology will be discussed; and
- Correspondence with NYS DEC Natural Heritage Program and U.S. Fish and Wildlife Services will be provided.

2. Potential Impacts

- Discuss amount of site vegetation removal, including any portion of habitats identified above and the amount of open and/or green space that will remain after construction. In addition, the impact on existing trees within the limits of potential Project Site disturbance will be provided;
- Discuss potential for wildlife species to be impacted or displaced from the Project Site and the fragmentation of habitat areas. This discussion shall include all threatened, endangered, special concern species, and rare animals; and
- Discussion of fragmentation of large habitat blocks extending onto adjacent properties.

3. Proposed Mitigations

- Mitigation will be proposed for identified adverse environmental impacts as necessary, which may include, if appropriate, preservation, rehabilitation, relocation, plantings, etc. or a restriction on tree-cutting during specified time periods. Additionally, the selection of any planted vegetation for mitigation should be, to the extent possible, restricted to native, companion and xeriscape compatible vegetation. Unavoidable adverse environmental impacts will be identified, and quantified if possible.

E. Groundwater/ Water Supply

1. Existing Conditions

- Identify any existing wells on the property, their pumping and/or rated capacity and daily usage. Include dates of pump testing and protocol employed. Provide prior testing results (quantity and quality) where relevant. Provide hydrographs (and backup water level data digitally) of pumping and observation wells for all tested wells. All water quality data associated with the wells, if any, should be provided;
- Describe available public water supply in terms of available infrastructure and capacity; and
- Address all aquifers (such as bedrock and sand and gravel, if present) beneath the site and estimate the available water that can be generated, without any adverse impacts, in the two wells on-site that are proposed to be offered for dedication to the Arcadia Hills Water District.

2. Potential Impacts

- Calculate the anticipated amount of water demand for the Proposed Project, which shall include all potential uses in all phases of this project, and include a comparison to the water demand in existing LEGOLAND facilities in California and Florida. The water demand calculation for the Proposed Project shall be broken down as in-season and out-of-season;
- A written confirmation shall be provided from the Village of Goshen indicating their ability to provide municipal water to the proposed facility, subject to the present SEQRA review;
- Discuss any impacts and water supply improvements or expansions to the Village of Goshen Prospect and Green Hill Reservoirs and Crystal Run wells, to serve the project in terms of both quantity and quality;
- Describe the infrastructure required for the proposed water distribution system (storage tanks, pump stations water mains, etc.) and provide a map of the proposed system. Both on and off-site improvements will be described if appropriate. Discuss anticipated water demand (domestic, fire flow and process), treatment systems based on the results of the water quality analysis; discuss the capacity of the proposed new water distribution system;
- Discuss potential extension of proposed Village of Goshen infrastructure from the Project Site to the adjacent Arcadia Hills Water District for use as an emergency connection;

- Discuss fate of existing wells on the property, wells that are not intended to be developed for purposes of supplying water to the Project, including well abandonment procedures and/or possible conveyance of wells to the Arcadia Hills Water District;
- Discuss impact, if any, of the project and conveyance of wells to the Arcadia Hills Water District on water table at Project Site;
- Identify all potential groundwater contamination sources from the Project (*i.e.*, chemicals, fuel storage, pesticides, de-icing operations, etc.) and located contamination sources on a site plan with surrounding land use and existing water supply wells shown; and
- Describe administrative issues related to the onsite water system such as property ownership, easements, facility ownership, maintenance, and service area boundaries.

3. Proposed Mitigation

- The Applicant shall discuss what mitigation measures will be proposed for identified adverse environmental impacts, including recycling of water, use of wells onsite for landscaping irrigation, if contemplated, and other supplemental uses. Unavoidable adverse environmental impacts will also be identified, and quantified if possible.
- Identify who will be responsible for funding the mitigation measures and who will be responsible for ensuring that the mitigation measures are implemented or carried out, as well as the schedule to implement such mitigation measures in relation to the Proposed Project construction and operation.

F. Wastewater Management

1. Existing Conditions

- Identify existing wastewater infrastructure on site or on the adjacent lands to the Project Site; and
- Describe the currently unused capacity of the Village of Goshen wastewater plant, including capacity that may be utilized by other currently approved and proposed projects.

2. Potential Impacts

- Calculate amount of anticipated wastewater production for all phases of the Proposed Project, and include a comparison of wastewater production in existing LEGOLAND facilities in California and Florida. The wastewater production calculation for the Proposed Project shall be broken down as in-season and out-of-season;
- Replacement of the sewer line along Harriman Drive shall be discussed;
- A written confirmation shall be provided from the Village of Goshen indicating their ability to provide municipal wastewater treatment to the proposed facility, subject to the present SEQRA review;
- Describe proposed system to collect, convey and treat wastewater and provide a map of the proposed system and alternatives (if any).). Discuss the feasibility of the existing wastewater conveyance and treatment systems to accommodate wastewater flow from the project. Identify any necessary upgrades and/or replacements to off-site wastewater conveyance system components including potential to increase downstream capacity through reduction of infiltration and inflow;

- Discuss the feasibility and impacts associated with onsite collection and conveyance system including impacts to surface water resources and ground water as well as possible odor or noise associated with the system.
- Describe administrative issues related to the onsite sewage collection and treatment system such as property ownership, easements, maintenance, and service area boundaries. Discuss the requirements to form a Sewage Works Corporation or Transportation Corporation if pertinent.

3. Proposed Mitigation

- Mitigation will be proposed for identified adverse environmental impacts as necessary. Unavoidable adverse impacts will be identified, and quantified if possible.
- Identify who will be responsible for funding the measures and who will be responsible for ensuring that the measures are implemented or carried out, as well as the schedule to implement such measures in relation to the Proposed Project beginning operations.

G. Stormwater Management

1. Existing Conditions

- Existing drainage patterns onsite and on adjacent lands will be described and presented graphically; and
- Discussion of the overall watershed in which the Project Site is located including tributaries of the Otterkill and Village of Goshen Reservoirs.

2. Potential Impacts

- Project will require coverage under SPDES General Permit for Stormwater Discharges from Construction Activity;
- Temporary construction impacts will be discussed;
- Describe pre and post-construction drainage patterns, peak flows, volumes and proposed infrastructure to capture, store, manage, and treat stormwater consistent with the NYS DEC design manual (latest edition), as well as the continued maintenance of those facilities;
- Describe and graphically depict proposed stormwater study points and pond discharges;
- Describe any downstream conveyance structures and confirm that these structures are adequate for any changes to drainage patterns including any stormwater infrastructure associated with improvements to NYS Route 17, NYS Route 17M, South Street and/or Harriman Drive;
- Potential water quality/quantity impacts will be addressed; and
- Preliminary SWPPP, which shall include a sediment and erosion control plan, will be provided as an appendix.

3. Proposed Mitigation

- Mitigation will be proposed for identified adverse environmental impacts as necessary;
- Green stormwater practices will be discussed, including the reuse of collected stormwater from impervious surfaces for irrigation purposes, pervious and/or permeable pavement materials, onsite infiltration practices, rain gardens and vegetated roof decks, and the need for oil/water separators or other means of collecting grease, pollutants or other solvents;

- Unavoidable adverse environmental impacts will be identified, and quantified if possible.

H. Traffic

1. Existing Conditions

- Provide a detailed description of existing area roadways including the pavement width and condition, width of travel lanes, shoulder and parking lanes, speed limits, roadway characteristics including vertical and horizontal features, sight distances, location of bus stops and types of traffic control and signage with focus on the following intersections/locations (Study Locations):
 - NYS Route 17M and South Street
 - NYS Route 17M and Exit 125 On/Off Ramp (both eastbound and westbound)
 - NYS Route 17M and Exit 124 On/Off Ramp (both eastbound and westbound)
 - South Street at Harriman Drive
 - Harriman Drive and BOCES Access Drives
 - Harriman Drive and Glen Arden Retirement Community Access Drive
 - NYS Route 17M and NYS Route 207 and Matthews Street
 - NYS Route 17A and Hatfield Lane/NYS Route 17 On/Off Ramp
 - NYS Route 17 Mainline (both eastbound and westbound) between exits 121 and 131 (Weaving, Ramp Proper, Acceleration/Deceleration Analysis shall be completed for the roadway segment between Exits 123 and 126)
 - NYS Route 207 and Main Street/Church Street
 - South Street and Reservoir Road/Lower Reservoir Road
 - NYS Route 17M and Old Chester Road
 - NYS Route 17M and Duck Cedar Road
 - NYS Route 17M and Arcadia Road
 - NYS Route 17M and West Avenue/Shopping Center Driveway (Village of Chester)
 - NYS Route 17M and NYS Route 94 (Village of Chester)
 - NYS Route 17M and Kings Highway/Orange County Route 13 (Village of Chester)
 - Orange Heritage Trailway crossings at South Street, Duck Cedar Road/NYS Route 17M, and Old Chester Road
- In addition to the Study Locations listed above, a Study Area Analysis shall be conducted within the Town of Goshen and any adjacent municipality to determine if any additional locations will experience 100 or more additional Project-generated Trips, during a peak one-hour period within any of the Peak Periods (identified below). If a location experiences 100 or more additional Project-generated Trips, then it will be included as a Study Location.
- Perform Manual Turning Movement (MTM) field traffic counts at the above listed Study Locations (including any additional Study Locations determined from the Study Area Analysis) during the following time periods:
 - Typical weekday AM – Monday through Thursday (6:30-11:00 AM)
 - Typical weekday PM – Monday through Thursday (2:00-7:00 PM)
 - Saturday (11:00 AM – 3:00 PM)
 - Sunday (3:00 PM – 10:00 PM)

- Friday Evening – Summer (4:00 PM - 8:00 PM)
- Friday Morning – Summer (6:30 AM – 11:00 AM)

Traffic Counts shall be performed during the season anticipated to generate the greatest impacts taking into consideration the existing background traffic coupled with the proposed Project-generated traffic. MTM counts shall include pedestrian movements at any of the Study Locations, as well as number of Heavy Vehicles.

- Automatic Traffic Recorder (ATR) Machine traffic counts will be performed for a two-week period, when BOCES is back in session, at the following locations (both directions):
 - South Street between NYS Route 17M and Harriman Drive
 - Harriman Drive between South Street and NYS Route 17 On/Off Ramp
 - NYS Route 17M in the vicinity of the NYS Route 17 Exit 124 Ramps
 - NYS Route 17M in the vicinity of the NYS Route 17 Exit 125 Ramps
 - NYS Route 17A between NYS Route 17M and Hatfield Ln/NYS Route 17 On/Off Ramp
 - NYS Route 17 between Exit 121 and Exit 131
- The ATR counts will be performed to identify any hourly and daily variations in traffic volumes. If the MTM counts are not within 10% of the highest hourly ATR counts, then the MTM counts shall be adjusted accordingly. Available traffic volume data should be obtained from NYSDOT, as well as other available sources to verify the seasonal variations in traffic (schools in session versus schools not in session), as well as any historical traffic volume patterns that have occurred in the area. This data should include, but not be limited to information available through NYSDOT (including continuous count station data), Orange County and/or the Town of Goshen. Utilizing the available data obtained from the associated sources, any hourly, weekday and/or monthly variations should be presented and accounted for in isolating the Peak Hour in each Analysis Period.
- Perform Highway Capacity Analysis in accordance with the guidelines set forth the in 2010 Highway Capacity Manual during the peak hours for each Study Location. Analysis will be performed using an appropriate analysis tool such as Synchro.
- Simulation modeling should be employed to calibrate the analysis to account for actual observed conditions in the field and utilization of those adjustment factors applied in the future intersection analysis. Simulation Modeling for all Peak Hours and conditions analyzed should be submitted on disk for review.
- Perform a detailed Queue Analysis at all Study Locations illustrating the 95th Percentile Queue Length in each Lane Group in relation to the storage provided in the associated Lane Group. Lane Groups exceeding available storage should be specifically identified.
- Obtain the most recent three years of accident data for all Study Locations, compile and analyze to determine whether there are any locations which have exhibited a high rate

of accidents (defined as twice the statewide average rate for similar facilities). For such locations, study the type of accidents, list of contributory causes and conduct a field inspection of the location to verify that the roadway geometry conforms to current design standards. The New York State Department of Transportation, New York State Police, Town of Goshen Police Department and Village of Goshen Police Department shall be used as resources.

2. Future Traffic Conditions without the Project

- Contact local agencies, including but not limited to the Town of Goshen, Orange County and NYSDOT to determine the status of any planned roadway improvements in the area. This includes any potential modifications to NYS Route 17 in association with the Future Interstate 86 Project. The anticipated schedule of work and anticipated completion dates will be included.
- Apply an annual growth factor to the existing traffic volumes to project them to the expected design year for completion of the Proposed Project.
- Add in traffic from other projects (proposed, approved, under construction or constructed but not yet occupied) in the area expected to add more traffic than accounted for in the annual growth factor within the Study Area. Particular projects of note are as follows:
 - Montreign Casino
 - Amy's Kitchen/Science of the Soul
 - Kiryas Joel proposed Annexation Petitions
 - Youngs Grove Subdivision
 - Maplewood Subdivision
 - Heritage Estates Subdivision
 - Orange County Gospel Fellowship Church
 - Kikkerfrosch Brewery
 - Bethel Woods
 - Veria Lifestyle Wellness Resort (Thompson, New York)
 - Chestnut Ridge (Bloomingburg, New York)
- Perform Highway Capacity Analysis in accordance with the guidelines set forth in the 2010 Highway Capacity Manual at the Study Locations for future conditions without the project.
- Perform a detailed Queue Analysis at all Study Locations illustrating the 95th Percentile Queue Length in each Lane Group in relation to the storage provided in the associated Lane Group. Lane Groups exceeding available storage should be specifically identified.
- Perform a Sight Distance Analysis for the vertical curve along Harriman Drive to determine whether there would be any potential safety impacts with respect to queued vehicles along Harriman Drive conflicting with vehicles approaching the vertical curve in either direction.

3. Potential Impacts

- Describe typical operations anticipated at the Proposed Project including number of anticipated employees, identifying the arrival and departure times (shifts) of the employees, average number of patrons, including bussing or other special needs and estimate peak-hour traffic generation. Trip Generation Rates for similar facilities may be used to make this determination, but there should be a clear link between the size of the operations/number of employees at such similar facilities and the size of operations at the proposed site. Trip Generation rates should identify size and frequency of heavy vehicles anticipated during each Peak Hour, as well as throughout the day.
- As a minimum, data on visitors and ridership for the existing similar facilities in Carlsbad, CA and Winter Haven, FL should be obtained for the prior two (2) years, including visitor attendance on a daily and peak hour basis. Monthly variations based on attendance figures and or measured traffic volumes entering and exiting the facilities on a daily basis (broken down hourly) should be provided in table format. Existing available trip generation rate studies should be provided and related to the uses at the Proposed Project with associated adjustments made to the trip generation estimates, as appropriate. Adjustments shall be considered, due to the higher intensity of the Proposed Project being a seasonal facility versus the existing facilities operating year round.
- Apply the estimated traffic volumes to the Study Locations utilizing appropriate arrival and departure distributions for the build condition. This will include the typical school year as well as summer conditions.
- The basis of developing the arrival and departure distributions should be quantified with specific market area data that defines the radius of Primary and Secondary trade areas, as well as a reviewable Gravity Model. The Gravity Model should identify the origins of patrons and employees.
- Perform Highway Capacity Analysis in accordance with the guidelines set forth in the 2010 Highway Capacity Manual for future conditions with the Project during the associated Peak Hours.
- Perform a detailed Queue Analysis at all Study Locations illustrating the 95th Percentile Queue Length in each Lane Group in relation to the storage provided in the associated Lane Group. Lane Groups exceeding available storage should be specifically identified.
- Potential for use of public transportation, including but not limited to all regional train stops, and shuttles to and from the Project Site, will be quantitatively discussed, as well as satellite/remote parking options. This discussion shall also address the extent of bus traffic to the project and how bus idling will be addressed and mitigated.
- Calculate the total number of parking spaces expected to be needed, and include a comparison to existing LEGOLAND facilities in California and Florida;
- Where high accident locations were identified, discuss the projected increase in traffic volumes on the movements involved and how the increase might impact traffic safety. If NYSDOT has any identified Priority Investigation Locations within the Study Area then a Highway Safety Investigation Report must be prepared for each associated location.
- Evaluate a bicycle connection between the Project Site and the Orange Heritage Trailway;

- Estimate the level of pedestrian and bicycle traffic to the Project Site and evaluate the ability of present and proposed pedestrian/bicycle ways leading to the project to accommodate such pedestrian/bicycle use.
- Evaluate safety aspects with respect to bicyclists and pedestrians along Harriman Drive, South Street bridge, NYS Route 17M and connections to the Orange Heritage Trailway;
- Evaluate potential impacts to the BOCES site driveways, during the BOCES peak pick-up and drop-off times;
- Evaluate construction-related impacts. This shall include an identification of construction timeframe, as well as the number of construction employees and truck trips anticipated during this construction timeframe. The frequency of truck trips on an hourly and daily basis shall be provided, as well as their anticipated travel routes. The geometry along the anticipated travel routes shall be evaluated to determine whether the largest anticipated truck can be accommodated within the existing geometry;
- Evaluate the traffic that may access the Project Site from southwest of the Project Site;
- Describe on-site circulation; and
- Describe proposed emergency access.

4. Proposed Mitigation

- Recommend traffic and safety improvements as required based on the analysis. Any recommended improvements must consider the feasibility of said improvement and identify any environmental constraints (*i.e.*, wetlands, utilities, grade, right-of-way). Any improvements recommended along the NYS Route 17 mainline and/or interchanges must consider the potential conversion to Future Interstate 86 and associated Federal Highway Administration design guidelines. There shall be discussions with the New York State Department of Transportation concerning the elimination of the bottleneck at exit 131 and getting onto the New York State Thruway.
- The adequacy of the South Street bridge over NYS Route 17, and the need to provide additional lanes on the bridge, and the options available to increase capacity providing needed stacking at adjacent intersections on either side of the bridge should be considered. If additional traffic lanes on the bridge is proposed, the adequacy of the existing structure to support added vehicle-loaded lanes should be confirmed. A discussion shall be included concerning the elimination of the shoulders used by pedestrians, and the construction of a cantilevered (or other) structure off of one or both sides of the bridge allowing pedestrians to cross the bridge.
- The adequacy of the NYS Route 17 Exit 125 westbound acceleration lane in conjunction with the adequacy of the NYS Route 17 Exit 124 westbound off ramp deceleration lane should be thoroughly discussed along with weaving flows, and the desirability of an auxiliary lane between same be investigated.
- Evaluate potential elimination of the NYS Route 17 westbound Exit 125 on/off ramps and potential effects on other interchanges and intersections in the vicinity.
- Evaluate the provision of a new interchange with more direct connection to/from the Project Site to/from NYS Route 17 eastbound and westbound. The proposed interchange should consider connection to NYS Route 17M, Harriman Drive or a new Town road. Evaluation should include a Level of Service Analysis with comparison against any Alternatives without a new interchange.

- Evaluate the need to widen the NYS Route 17 mainline from two lanes to three lanes in both directions, in the vicinity of the proposed Project Site, and the use of the third lane for high-occupancy vehicle (“HOV”) purposes.
- Evaluate the need for additional traffic control at the Glen Arden and BOCES site driveways along Harriman Drive.
- Evaluate emergency response times with and without the Proposed Project. The evaluation should include location of services; travel times/distance; and identification of any improvement measures to maintain acceptable emergency response times.
- Prepare an on-site/off-site Incident Mitigation Plan detailing emergency access, vehicular routing, response times, Project Site evacuation plans, and coordination of on-site security/emergency services with outside agencies.
- A quantitative discussion on the potential for satellite parking with shuttle buses to the proposed facility should be investigated to alleviate peak hour flows, when capacity and queuing will be of greatest concern.
- Shuttle busses to hotels, airports, bus stations, train stations and other depots/drop off points should also be discussed to propose such efforts to reduce vehicular traffic to the Project Site, and the concomitant reduction in air emissions.
- Perform Highway Capacity Analysis in accordance with the guidelines set forth in the 2010 Highway Capacity Manual for future conditions with the Project and recommended mitigation, during the associated Peak Hours.
- Identify who will be responsible for funding the measures and who will be responsible for ensuring that the measures are implemented or carried out, as well as the schedule to implement such measures in relation to the Proposed Project beginning operations.
- Additional Mitigations as necessary. Unavoidable adverse impacts will be identified, and quantified if possible.

I. Noise

1. Existing Conditions

- Existing noise measurements will be taken at the property boundaries at reasonable and representative location intervals as shown on the attached Noise Monitoring Location Plan, including times when the Goshen quarry is active and during peak and non-peak traffic flows on Route 17. Dates and times of measurements will be provided, which shall include weekends.
- Identification and discussion of nearby sensitive individual receptors (i.e. schools, churches, hospitals, parks and preserved natural areas) including Glen Arden and Orange-Ulster BOCES.

2. Potential Impacts

- Major sources of noise, including fireworks (proposed days/times/length of fireworks shall be described) will be identified and their potential noise levels based on manufacture specifications and noise measurements at other similar facilities;
- Overall anticipated noise generation from the Proposed Project will be discussed and a comparison to existing conditions will be provided from both construction and operational noise; and

- A discussion of how the anticipated noise levels relate to Town and other noise regulations will be provided. All studies of noise should comply with the NYS Department of Environmental Conservation Program Policy entitled, "Assessing and Mitigating Noise Impacts."

3. Proposed Mitigation

- Mitigation will be proposed for identified adverse environmental impacts as necessary. All mitigation proposed for noise barriers from adjacent residences shall be discussed, including from Glen Arden and Arcadia Hills. Unavoidable adverse environmental impacts will be identified, and quantified if possible.

J. Utilities and Solid Waste Disposal

1. Existing Conditions

- Utilities not discussed above, including gas and electric service will be discussed in terms of their availability at the Project Site and service providers;
- Solid waste disposal projections and methods for disposal shall be specifically identified, all recycling and/or composting plans shall be discussed in detail, and all vehicle trips generated and anticipated paths of travel shall be provided; and
- Existing solid waste management will be discussed.

2. Potential Impacts

- Impacts to electric and gas service will be discussed including any required upgrades to service or existing infrastructure;
- Impacts from the use of standby power generators (if any); and
- Impacts of the Proposed Project on solid waste management shall be discussed. This section shall include how much solid waste is expected to be generated both during construction and during operation.
- Describe the toxicity, if any, of LEGO Bricks, and the manner in which used/broken/surplus LEGO Bricks will be disposed or recycled.

3. Proposed Mitigation

- Mitigation will be proposed for identified adverse environmental impacts as necessary, including recycling where possible. Mitigation shall include a discussion of odor control methods. Unavoidable adverse environmental impacts will be identified, and quantified if possible.

K. Land Use and Zoning

1. Existing Conditions

- Existing land use and zoning of the Project Site and within one mile of the Project Site will be described in narrative form and presented graphically, including the presence of any historical markers or cemeteries on the property; and
- Overlay districts will be identified.

2. Potential Impacts

- Draft overlay zoning for the site and Comprehensive Plan modifications will be discussed (Introductory Local Law Nos. 5 and 6 of 2016). A copy of both Introductory Local Laws will be provided in an appendix;
- A discussion will be provided comparing setbacks and other bulk standards of the current zoning with that which is proposed;
- Any proposed subdivisions and/or lot line adjustments will be discussed;
- Consistency with adopted policies and/or plans as set forth within local and regional community land use, planning and development documents, including the Town and County Comprehensive Plans, Town Open Space and Farmland Protection Plan, Southern Wallkill Biodiversity Study, Orange County Moodna Creek and Wallkill River Watershed Management Plan, DEC Action Plan Project – Hudson River Estuary, Orange County Open Space Plan and Orange County Water Master Plan will be addressed;
- An analysis of the impact of Introductory Local Law Nos. 5 and 6 of 2016 on affordable housing in the Town shall be provided, including reference to the 2009 Three County Regional Housing Needs Assessment for Orange, Dutchess and Ulster Counties from 2006 to 2020.
- Long-term impacts of the proposed new CR overlay district on other parcels of land in the Town; and
- Discuss the relationship with surrounding land uses.

3. Proposed Mitigation

- Mitigation will be proposed for identified adverse environmental impacts as necessary. Unavoidable adverse impacts will be identified, and quantified if possible.

L. Community Services

1. Existing Conditions

- Police, Fire, Ambulance, Town Hall and recreational services will be discussed in terms of manpower, equipment and facility locations relative to the Project Site; and
- Information regarding calls for service including crime reports for the last two years, as well as emergency service calls, from similar facilities and existing LEGOLAND facilities in California and Florida shall be discussed.

2. Potential Impacts

- Services will be contacted to discuss their possible concerns related to the project, including the Town and Village of Goshen Police Departments, Goshen Fire Departments, GOVAC, the Chester and Florida Fire Departments (to the extent relevant to their mutual aid responsibilities), the New York State Police, and Orange County Emergency Services. A discussion of fire fighting needs including water storage and access will be provided. All impacts in terms of adequacy of equipment, locations and manpower demands for fire, police, ambulance, hospital and court services will be discussed, as well as response times to Project Site in emergency situations, and any additional training necessary. The additional costs to taxpayers for any additional services, personnel or equipment necessary shall be set forth and discussed.
- A discussion of the private security on site and its relationship with municipal police departments shall be provided.

- A discussion of emergency access to/from the park shall be provided.

3. Proposed Mitigation

- Any on-site security, first aid and fire protection measures will be discussed, including additional training necessary;
- An emergency evacuation, lockdown procedure, and any other safety/security plan of the Project Sponsor, including future meetings with representatives of the Applicant's staff and local emergency responders, shall be provided to the Emergency Service Providers for their comment
- The possibility of a helipad to be located on the Project Site or in the vicinity thereof for emergency evacuation; and
- Mitigation will be proposed for identified adverse environmental impacts as necessary. Unavoidable adverse impacts will be identified, and quantified if possible.

M. Fiscal Impacts

1. Existing Conditions

- Existing tax revenue for each taxing jurisdiction will be presented based on the most recent tax records.

2. Potential Impacts

- Anticipated costs and revenues will be calculated for the Proposed Project using the proportional valuation method or other acceptable method agreed to by the Town;
- Provide an analysis of the changes in the local economy (including hotels, restaurants, shopping, services, etc.) that would likely occur as a result of the completion of the project, including jobs not only for the Proposed Action, but also for construction, maintenance, services, vendors, and other trades;
- The details of the Applicant's request to the Orange County Industrial Development Agency shall be provided, including all of the economic benefits to the Applicant, the proposed payments to each of the associated taxing jurisdictions, and the jobs represented by the Applicant to be created by the project (broken down by full time, part time, and seasonal, and if available general categories of salaries/hourly wages).
- There shall be a discussion about the impacts and benefits to the Town of Goshen School District, and the Chester Union Free School District;
- Provide the proposed tax revenue for each taxing jurisdiction, and any additional revenue proposed for the Town of Goshen by way of a community host benefit agreement, or otherwise, and whether there would be an established minimum revenue to the Town, regardless of the visitor count;
- Discussion of potential changes in the local economy will include a discussion of the anticipated economic benefits and any detriments from construction and operations over a three and five-year period (and thereafter), and the economic benefits due to indirect spending generated by employees of LEGOLAND;
- Describe impacts to the operations and maintenance costs for road maintenance including Town Highway Department manpower, equipment and materials; and
- The future of the Project Site with and without this project should be discussed, including job data. The demographics of employees and visitors shall be discussed.

3. Proposed Mitigation

- Mitigation will be proposed for identified adverse environmental impacts as necessary. Unavoidable adverse impacts will be identified, and quantified if possible.

N. Visual Resources

1. Existing Conditions

- Narrative and graphic description of the existing site and surrounding properties will be presented;
- Aesthetic and historic resources important to the community in the vicinity of the site shall be identified, as well as whether the site is visible from any National or State historic resource, or any Town or County parks or trails;
- A discussion of compliance with the NYS Department of Environmental Conservation program policy, entitled "Assessing and Mitigating Visual Impacts" shall be included; and
- Visual resources in the area of the site will be identified. View analysis will include the following sites as graphically shown on the attached Visual Assessment Location Plan:
 - Terminus of Wedgewood Drive;
 - South Street;
 - Reservoir Road;
 - Intersection of Conklingtown Rd and Fort Hill Rd;
 - Arcadia Road, alongside the active agricultural lands and at high point (approximately 2,000 linear feet northeast of Conklingtown Road intersection);
 - Heritage Trail across from the proposed site entrance;
 - Glen Arden at high point;
 - Intersection of Cherrywood Drive and Arcadia Road;
 - Intersection of Elmwood Drive and Cherrywood Drive;
 - Intersection of Larchwood Drive and Greenwood Drive;
 - Intersection of Wedgewood Drive and Arcadia Road;
 - Intersection of NYS Route 17M and Old Chester Road;
 - Harriman Drive at the Project Entrances; and
 - New York State Route 17 (both eastbound and westbound).

2. Potential Impacts

- Narrative and graphic description of Proposed Project will be provided, including physical dimensions and architectural characteristics of buildings, structures and signage,, consistency and inconsistency with the surrounding area, and how they relate to visible structures in the surrounding area in terms of visibility, height, etc.;
- Portions of Proposed Action which will be visible from public roads or Town or County parks or trails will be discussed with photo-simulation, including from the views listed above in leaf-on and leaf-off condition, and night-sky conditions;
- Discussion of proposed site lighting (including, but not limited to, signage, security, driveway and parking lot lighting, lighting during the evening hours when the project is closed, and lighting during the off-season), and a quantification and analysis of potential light pollution from the project (including light trespassing onto adjacent/nearby properties, glare, and sky glow), fencing and landscaping; and

- Discussion of proposed signage (and location and size of signage) for uses on and offsite.

3. Proposed Mitigation

- Landscaping plans, including designs at all site access points will be described and presented graphically; and
- Mitigation will be proposed for identified adverse environmental impacts as necessary, including night-sky friendly lighting, limitation of foot-candles at the boundary line, etc. Unavoidable adverse impacts will be identified, and quantified if possible.

O. Environmental Contamination

1. Existing Conditions

- A Phase I Environmental Site Assessment (ESA) in accordance with ASTM International Applicable Standards for Phase I ESAs will be prepared to identify potential hazardous contaminants and appended to the DEIS. This will include a discussion of the history of the use of the Project Site and immediate area; and
- A Phase II Environmental Site Assessment including sampling and laboratory analysis will be prepared if recommended by the Applicant's consultant, or required by the Planning Board based upon the findings of the Phase I Environmental Site Assessment. The Phase II ESA, if conducted, will also be conducted in accordance with ASTM International Standards for Phase II ESAs.

2. Potential Impacts

- Potential for any contamination on the Project Site or for the Proposed Project to impact or disturb contaminated areas will be discussed.

3. Proposed Mitigation

- Mitigation will be proposed for identified adverse environmental impacts as necessary. Unavoidable adverse impacts will be identified, and quantified if possible.

P. Cultural Resources

1. Existing Conditions

- A Phase 1A archaeological investigation consisting of a literature search and feasibility study will be prepared and appended to the DEIS. This will include a discussion of the history of the use of the Project Site and immediate area and contacting New York State Office of Parks, Recreation and Historic Preservation to determine if there are any properties or potential sensitive historic/archaeological sites on or near the project;
- A Phase 1B archaeological investigation consisting of field investigation if recommended by the Applicant's consultant, or required by the Planning Board based upon the findings of the Phase 1A archaeological investigation; and
- Any interaction with the State Office of Parks, Recreation and Historic Preservation ("OPRHP" or "SHPO") shall be documented and any findings and communications shall be included in the DEIS.

2. Potential Impacts

- Describe the potential for construction of the Proposed Project to affect any cultural resources that may be present on the Project Site.

3. Proposed Mitigation

- Mitigation will be proposed for identified adverse environmental impacts as necessary. Unavoidable adverse impacts will be identified, and quantified if possible.

Q. Agriculture

1. Existing Conditions

- Portions of the Project Site are located in an Agricultural District. Discuss the implications associated with this designation; and
- Discuss any agricultural history of the Project Site or adjacent sites.

2. Potential Impacts

- Discuss reduction in agricultural land or impacts to surrounding agricultural land, if any, as a result of the project;
- Details should be provided regarding on-site agricultural efforts and interaction with local producers, if any, including potential impacts and benefits to local agricultural resources; and
- Any and all Phase I/Phase II site investigations performed should be discussed and provided, due to the potential contamination associated with farm properties.

3. Proposed Mitigation

- Mitigation will be proposed for identified adverse environmental impacts as necessary. Any conservation easements or other land dedications proposed to be offered shall be discussed. Unavoidable adverse impacts will be identified, and quantified if possible.

R. Air Quality

1. Existing Conditions

- Existing ambient air quality conditions within the Study Area based on data obtained from the local, NYSDEC (State) and Federal government/agencies will be described. NYSDEC data will be analyzed and compared to the National Ambient Air Quality Standards in order to characterize the existing air quality at the site.

2. Potential Impacts

- A statement and evaluation of the potential impacts shall be set forth at a level of detail that reflects the severity of the impacts and the reasonable likelihood of their occurrence, and as otherwise necessary pursuant to the items listed at 6 NYCRR § 617.9(b)(5)(iii)(a)-(h). The effects of emissions from stationary sources at the Project Site will be qualitatively assessed, and, if necessary, a screening analysis to determine the potential impacts of site generated traffic, including all service vehicles, on air quality will be performed to determine whether any location should undergo a detailed microscale CO and/or micro particulate analysis. This screening analysis should follow the procedures outlined by the New York State Department of Transportation. The Applicant shall include any potential impacts from pesticides, construction equipment, generators during construction and after construction, trucks, busses, idling vehicles,

traffic entering and exiting the site, and delivery vehicles, as well as all emissions during the operation of the proposed facilities.

- The potential cumulative impact of other new projects in and around the Town, including but not limited to the following projects should be considered, as it relates to air quality, air pollution and traffic impacts on air quality:
 - Montreign Casino
 - Amy's Kitchen/Science of the Soul
 - Kiryas Joel proposed Annexation Petitions
 - Youngs Grove Subdivision
 - Maplewood Subdivision
 - Heritage Estates Subdivision
 - Orange County Gospel Fellowship Church
 - Kikkerfrosch Brewery
 - Bethel Woods
 - Veria Lifestyle Wellness Resort (Thompson, New York)
 - Chestnut Ridge (Bloomingburg, New York)

3. Proposed Mitigation

- Proposed and potential mitigation measures for identified adverse environmental impacts will be discussed. The discussion shall clearly indicate which mitigation measures have been incorporated into the plans. The discussion shall include the potential of using solar or wind energy, bicycle and electric transit, or shuttle technology. Unavoidable adverse environmental impacts will also be identified, and quantified if possible.

S. Construction Impacts

Potential environmental impacts anticipated due to the construction of the Proposed Project, phasing, if any, hours of construction operations, including noise, traffic, alternate construction traffic access to the site that will minimize the use of Town roadways, removal of soil, rocks and trees from the site, including the potential impacts (and remedial measures to be taken to correct such damage) to Town and County roadways and infrastructure from construction traffic, and the prevention of project mud and gravel from being tracked onto Town and County roadways. Estimates of the tons and truck trips necessary to accomplish the construction activities, and an itemization of the proposed construction traffic routes, and speed restrictions shall be set forth. Also, the precautions that will be taken during construction to avoid and protect wetlands shall be described in detail. The precautions that will be taken (timing/seasonal, inspection schedules and physical method to be used) for any and all significant habitats or potential species identified shall be described. All details for sediment control, staging areas and a dust control plan shall be included. All details concerning what onsite and offsite improvements are necessary prior to the operation of the facilities, including highways, access roads, water and sewer facilities. This section will also describe methods of recycling waste and natural materials on-site during construction and the building process, and other "green" building techniques employed, so as to minimize the carbon footprint to the extent economically and technologically feasible.

IV. Unavoidable Adverse Environmental Impacts

This section will identify and summarize those adverse environmental impacts that can be expected to occur with or without mitigation measures, and the probability of such impacts. This section shall include a summary of the Proposed Project impacts in terms of the loss of environmental resources, and should address the anticipated topographical impacts in terms of acres disturbed.

V. Alternatives

- A. No Action Alternative**
- B. Build Out of the Site under existing zoning**
- C. Alternative emergency ingress/egress locations**
- D. Green/Sustainable Alternative**
- E. Alternative Municipal Water and Sewer Service**

VI. Project Impacts on Energy Use and Solid Waste Management

This chapter will summarize the Proposed Project and its environmental impacts in terms of the use of energy and the management of solid waste produced by the Proposed Project. It will identify the energy sources to be used, anticipated levels of consumption and ways to reduce energy consumption. The discussion shall include the potential of using solar energy, Leadership in Energy and Environmental Design (LEED) standards and Envision standards (during and after construction), alternative fuel vehicles (i.e. non-petroleum fuels) within the facility and whether natural gas will be used. It will also identify the anticipated levels of solid waste to be generated, proposed depository of such waste, truck trips to remove such waste from the property, and ways to reduce solid waste and/or increase recycling or repurposing.

VII. Irreversible and Irrecoverable Commitment Of Resources

This chapter will summarize the Proposed Project and its impacts in terms of the loss of environmental resources, both in the immediate future and in the long term.

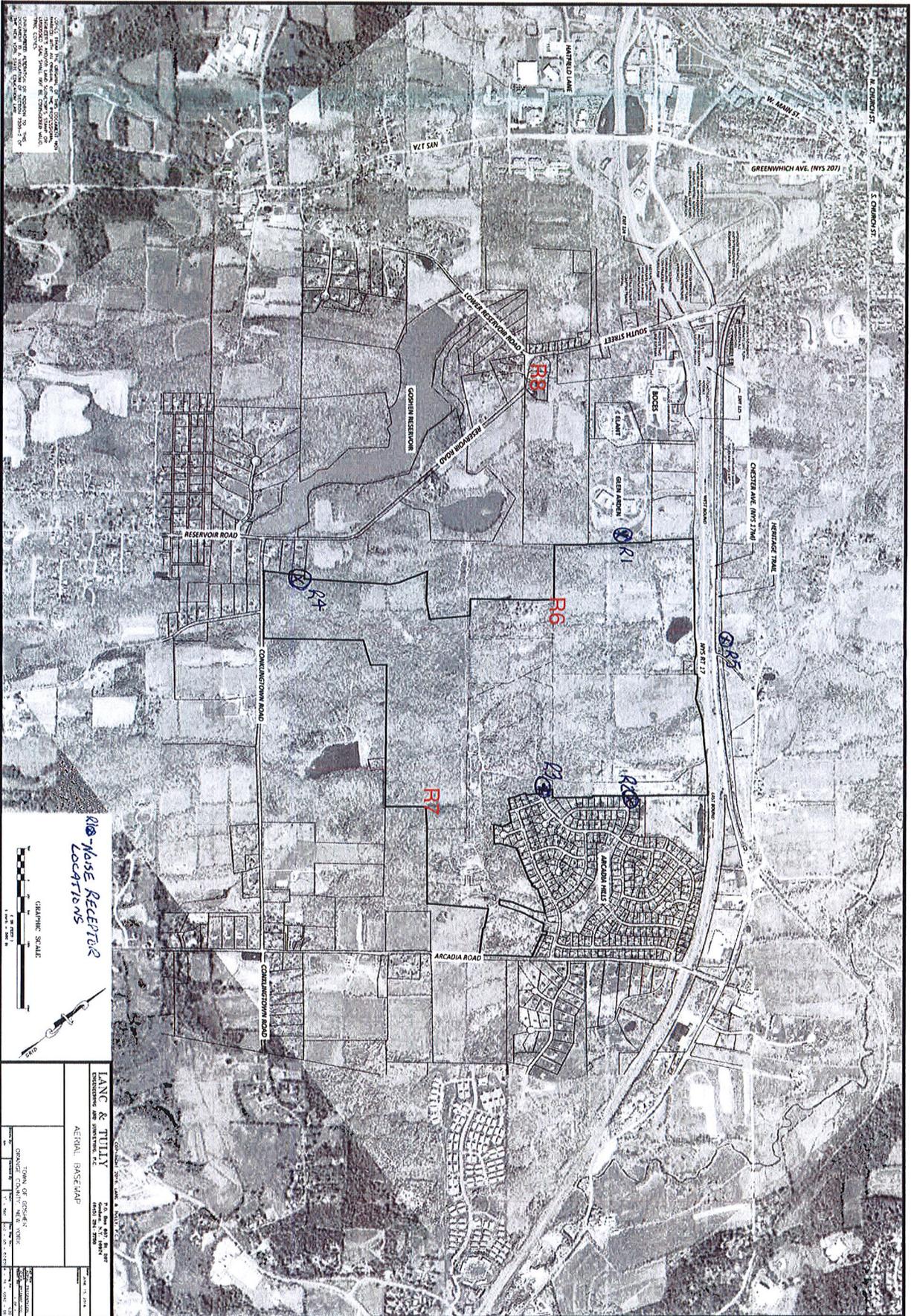
VIII. Growth Inducing Impacts

This chapter will discuss whether there is a growth inducing impact as a consequence of the approval and construction of the Proposed Project, as well as Introductory Local Law Nos. 5 and 6 of 2016, the sale of the Town properties to the Project Sponsor, the construction of a new Village of Goshen well in the Town of Wallkill, and the extension of water and sewer services to the Project Site, including in terms of residential and commercial growth.

Technical Appendices (unless full report is in DEIS text)

1. SEQRA Documentation: EAF, Determination of Significance, DEIS Scope and Agency Correspondence;
2. SWPPP and supporting data;
3. Wetland Delineation Map and all other technical reports;
4. Site Plan (Full size);
5. Any Subsurface Exploration Report(s);
6. Natural Resources Report(s), including vegetation, habitat and wildlife studies;

7. Water System Data & Supporting Technical Reports;
8. Traffic Report, including accident reports/data;
9. Noise Report;
10. Wastewater Collection & Supporting Technical Reports
11. Environmental Site Assessment: Phase I and II (if required)
12. Archaeological Survey: Phases 1A and 1B (if required);
13. Fiscal data sheets; and
14. Resumes of professionals submitting reports.



Handwritten: **Site-Use Receptor Locations**

GRAPHIC SCALE
 1" = 100' 0"
 1" = 200' 0"
 1" = 300' 0"
 1" = 400' 0"
 1" = 500' 0"

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AERIAL BASEMAP

TOWN OF GOSHEN
 GOSHEN COUNTY, NORTH CAROLINA

DATE: 08/20/2024
 SCALE: AS SHOWN
 SHEET: 1 OF 1

View Shed Analysis

