APPENDIX A

SEQR DOCUMENTS

TOWN OF GOSHEN PLANNING BOARD
STATE ENVIRONMENTAL QUALITY REVIEW
NOTICE OF INTENT TO BECOME LEAD AGENCY

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The Planning Board of the Town of Goshen hereby indicates its intent to declare itself Lead Agency for the proposed LEGOLAND New York application for site plan and special permit approval further described below located in the Town of Goshen, Orange County. If within 30 calendar days from the date of mailing this notification no Involved Agency submits a written objection to the Town of Goshen Planning Board, said board shall act as Lead Agency and shall follow the provisions of 6NYCRR Part 617.

The applicant intends to prepare and submit a Draft Environmental Impact Statement in order to evaluate the effects of a site plan, special permit and minor subdivision application as described further below and as such, a draft scope is also included in this package.

Name of Action: LEGOLAND New York

Date of Action: June 16, 2016

SEQR Status: Type 1

Description of Action: Merlin Entertainments, as project sponsor, proposes to construct a theme park and resort on approximately 153 acres of a 523 acre site consisting of 13 total parcels located off Harriman Drive in the Town of Goshen. The park will include rides and attractions, an aquarium, theaters, restaurants, a hotel and various back of the house facilities including offices and staff areas as well as associated parking and drainage facilities. The Project Sponsor proposes to seek public water and sewer services from the Village of Goshen.

Location: The project site is located off Harriman Drive, extending east to Arcadia Road and south to Conklingtown Road.

Contact Person: Lee Bergus, Chairman
Town of Goshen Planning Board
41 Webster Ave.
Goshen, NY 10924
(845) 294-6250

Agency Circulation: This notice is being sent to the following involved agencies along with Part 1 of the Environmental Assessment Form.

NYS Department of Environmental Conservation
Division of Environmental Permits – Region 3
625 Broadway
Albany, New York 12233-1010

NYS Department of Environmental Conservation
21 South Putt Corners Road
New Paltz, New York 12561

New York State Department of Transportation, Region 8
4 Burnett Boulevard
Poughkeepsie, New York 12601
Contact: Todd Westhuis, PE, Regional Director

Empire State Development Corporation
Mid-Hudson Regional Office
33 Airport Center Drive, Suite 201
New Windsor, New York 12553
Contact: Meghan Taylor, Mid-Hudson Regional Director

Orange County Department of Health, Division of Environmental Permits
1887 County Building
124 Main Street
Goshen, New York 10924
Contact: Edwin Sims, PE, Acting Director

Orange County Industrial Development Agency
4 Crotty Lane
New Windsor, New York 12553
Contact: Robert Armistead, Chairman

Town of Goshen Town Board
41 Webster Ave
Goshen, New York 10924
Contact: Douglas Bloomfield, Supervisor

Town of Goshen Highway Department
41 Webster Ave
Goshen, New York 10924
Contact: Broderick Knoell, Superintendent

Village of Goshen
276 Main Street
Goshen, New York 10924
Contact: Kyle Roddey, Mayor

State Environmental Quality Review Act

POSITIVE DECLARATION

Notice of Intent to Prepare a Draft Environmental Impact Statement
and Lead Agency Determination of Significance

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law. The Planning Board of the Town of Goshen has determined that the proposed action described below may have a significant impact on the environment and that a Draft Environmental Impact Statement will be prepared. The Planning Board hereby adopts a Positive Declaration in order to investigate and evaluate the potential environmental impacts of this Proposed Action. Scoping will be conducted.

Name of Action: LEGOLAND New York

Lead Agency: Planning Board of the Town of Goshen, Orange County

Date: June 16, 2016, Affirmed July 21, 2016

SEQR Status: Type 1

Location: The project site is located off Harriman Drive, extending east to Arcadia Road and south to Conklingtown Road.

Description of Action: Merlin Entertainments, as the project sponsor, proposes to construct a commercial recreation facility on approximately 153 acres of a 524-acre site consisting of 13 total parcels located off 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 hotel and various back of the house facilities, including offices and staff areas, as well as associated parking and drainage facilities. The Project Sponsor proposes to seek municipal water and sewer services.

Reasons Supporting this Determination: Potential environmental impacts associated with the proposed action are identified in the Full Environmental Assessment Form. These impacts, which may be reasonably expected to result from the Project, have been compared to the criteria for determining significance identified in 6 N.Y.C.R.R. § 617.7(c)(1) and in accordance with 6 N.Y.C.R.R. § 617.7(c)(2) and (3). The Planning Board finds that the Proposed Action may result in one or more significant impact on the environment, and an Environmental Impact Statement ("EIS") will be prepared to address, at a minimum, the following elements of the Proposed Action, which may result in potential impacts:

1. The proposed Action may result in increased erosion due to physical disturbance and vegetation removal at the project site.

2. The proposed Action will create a demand for water on land where public water is currently not available.

3. The development may result in development in a designated floodway.

4. The proposed action may result in development within a 100-year floodplain.

5. The proposed Action may result in development within a 500-year floodplain.

6. The proposed Action requires conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat.

7. The proposed Action may be visible from an officially designated federal, state, or local scenic or aesthetic resource.

8. The proposed Action may be visible from publically accessible vantage points both seasonally and year round. Activities in which viewers are engaged in while viewing the proposed Action include both routine travel by residents and recreation activities.

9. The proposed Action will increase traffic and may exceed the capacity of the existing road network

10. The proposed Action may result in the construction of paved parking for more than 500 cars.

11. The proposed Action may alter the present pattern of movement of people or goods.

12. The proposed Action may utilize more than 2,500 MWhrs of electricity per year.

13. The proposed Action may result in the heating and cooling of more than 100,000 square feet of building area once completed.

14. The proposed Action may result in noise above present ambient levels and may exceed levels established by local regulation.

15. The proposed Action may create demand for additional community services.

For Further Information:

Contact Person: Lee Bergus, Chairman
Town of Goshen Planning Board
41 Webster Avenue
Goshen, New York 10924
(845) 294-6250

A copy of this Notice is being sent to the following Involved and Interested Agencies:

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625 Broadway
Albany, New York 12233-1010

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Contact: Todd Westhuis, PE, Regional Director

Empire State Development Corporation
Mid-Hudson Regional Office
33 Airport Center Drive, Suite 201
New Windsor, New York 12553
Contact: Meghan Taylor, Mid-Hudson Regional Director

Orange County Department of Health, Division of Environmental Permits
1887 County Building
124 Main Street
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41 Webster Avenue
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Contact: Douglas Bloomfield, Supervisor

Town of Goshen Highway Department
41 Webster Avenue
Goshen, New York 10924
Contact: Broderick Knoell, Superintendent

Village of Goshen
276 Main Street
Goshen, New York 10924
Contact: Kyle Roddey, Mayor

Interested Agency Circulation: This notice is being sent to the following interested agencies:

U.S. Army Corps of Engineers
26 Federal Plaza
Jacob Javits Building
New York, New York 10278

NYS Department of Agriculture & Markets
10B Airline Drive
Albany, New York 12235

New York State Office of Parks, Recreation and Historic Preservation
Post Office Box 189, Peebles Island
Waterford, New York 12188

Orange County Department of Planning
1887 County Building
124 Main Street
Goshen, New York 10924

Town of Goshen Environmental Review Board
41 Webster Avenue
Goshen, New York 10924

Goshen Fire Department
P.O. Box 946
Goshen, New York 10924
Contact: Elmer Budd, Chief

Town of Goshen Police Department
44 Police Drive
P.O. Box 217
Goshen, New York 10924

Village of Goshen Police Department
1 Grand Street
Goshen, New York 10924

Goshen Volunteer Ambulance Corp.
P.O. Box 695
Goshen, New York 10924

Town of Chester
1786 Kings Highway
Chester, New York 10918

Village of Chester
47 Main Street
Chester, New York 10918

Orange County Department of Public Works
2455-2459 Route 17M
P.O. Box 509
Goshen, New York 10924

Environmental Notice Bulletin – via email
enb@gw.dec.state.ny.us

The ENB SEQRA Notice Publication Form - *Please check all that apply*

Reset Form

Deadline: Notices must be received by **6 p.m. Wednesday** to appear in the following Wednesday's ENB

____ Negative Declaration - Type I

____ Conditioned Negative Declaration

____ Draft Negative Declaration

✓ Positive Declaration
✓ with Public Scoping Session

____ Draft EIS
____ with Public Hearing
____ Generic
____ Supplemental

____ Final EIS
____ Generic
____ Supplemental

DEC Region # 3 County: Orange Lead Agency: Town of Goshen Planning Board

Project Title: LEGOLAND New York

Brief Project Description: The action involves . . .
Merlin Entertainments, as the project sponsor, proposes to construct a commercial recreation facility on approximately 153 acres of a 524-acre site consisting of 13 total parcels located off 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 hotel and various back of the house facilities, including offices and staff areas, as well as associated parking and drainage facilities. The Project Sponsor proposes to seek municipal water and sewer services.

Written comments on the draft Scoping Document will be received by the Town of Goshen Building Department (41 Webster Ave., Goshen, New York) until August 1, 2016.

Project Location (include street address/municipality): Harriman Drive, Goshen, New York

Contact Person: Lee Bergus, Chairman

Address: Town Hall, 41 Webster Avenue City: Goshen State: NY Zip: 10924

Phone: 845-294-6250 Fax: ____ E-mail: ____

For Draft Negative Declaration / Draft EIS: Public Comment Period ends: ____ / ____ / ____

For Public Hearing or Scoping Session: Date: 7 / 21 / 16 Time: 7 : 00pm am/pm

Location: CJ Hooker Middle School, 41 Lincoln Avenue, Goshen, New York 10924

A hard copy of the DEIS/FEIS is available at the following locations:

The online version of the DEIS/FEIS is available at the following publically accessible web site:

For Conditioned Negative Declaration: In summary, conditions include:

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part 1is accurate and complete.

A. Project and Sponsor Information.

Name of Action or Project: LEGOLAND NEW YORK		
Project Location (describe, and attach a general location map): South of Harriman Drive, East of Arcadia Road, West of Reservior Road		
Brief Description of Proposed Action (include purpose or need): The proposed Action includes a petition for a zone change for a Resort Overlay District for the construction of a +/-153 acre Amusement Park and Resort and the consolidation of thirteen existing tax parcels totaling approximately 524 acres. The park will include rides and attractions, an aquarium, theaters, restaurants, a hotel and various back of the house facilities including offices and staff areas as well as associated parking and drainage facilities. Main access for the proposed Action will be from Harriman Drive. The Project Sponsor proposes to seek public water and sewer services from the Village of Goshen.		
Name of Applicant/Sponsor: Merlin Entertainments Group US Holdings	Telephone: 760-786-0053 E-Mail: n/a	
Address: 3201 Lionshead Avenue		
City/PO: Carlsbad	State: CA	Zip Code: 92010
Project Contact (if not same as sponsor; give name and title/role): Dominic Cordisco, Esq., Drake Loeb, PLLC, Attorney for the applicant	Telephone: 845-561-0550 E-Mail: dcordisco@drakeloeb.com	
Address: 555 Hudson Valley Avenue, Suite 100		
City/PO: New Windsor	State: NY	Zip Code:
Property Owner (if not same as sponsor): see attached list	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, or Village Board of Trustees ☑Yes☐No	adoption of zoning overlay	6/1/16
b. City, Town or Village Planning Board or Commission ☑Yes☐No	Site plan approval	6/1/16
c. City Council, Town or Village Zoning Board of Appeals ☐Yes☑No		
d. Other local agencies ☑Yes☐No	Town Highway- road opening/ improvements Village of Goshen - Water and sewer services	
e. County agencies ☑Yes☐No	DOH - Water System OCIDA - Funding	TBD
f. Regional agencies ☐Yes☑No		
g. State agencies ☑Yes☐No	DOT state road improvements DEC SPDES ESDC - Funding Source	TBD
h. Federal agencies ☑Yes☐No	ACOE	TBD

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☑Yes☐No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑Yes☐No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐Yes☑No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐Yes☑No

If Yes, identify the plan(s):

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes☑No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
HR, HM, RU

b. Is the use permitted or allowed by a special or conditional use permit? ☐ Yes ☑ No

c. Is a zoning change requested as part of the proposed action? ☑ Yes ☐ No
If Yes,
i. What is the proposed new zoning for the site? Resort Overlay District

C.4. Existing community services.

a. In what school district is the project site located? Goshen Central School District

b. What police or other public protection forces serve the project site?
Town of Goshen Police Department, NYS Police

c. Which fire protection and emergency medical services serve the project site?
Goshen Fire District and GOVAC

d. What parks serve the project site?
Town/ Village joint recreation includes: Bruen Park, Erie St Park, Church Park, Ganley Park, Lions Park, Craigville Park and Salesian Park.

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? commercial recreation

b. a. Total acreage of the site of the proposed action? 523.67 acres
b. Total acreage to be physically disturbed? +/- 153 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 523.67 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will proposed action be constructed in multiple phases? ☑ Yes ☐ No
i. If No, anticipated period of construction: _____ months
ii. If Yes:
- Total number of phases anticipated 2
- Anticipated commencement date of phase 1 (including demolition) _____ month 2017 year
- Anticipated completion date of final phase _____ month 2018 year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases:
Hotel to be constructed as Phase 1B of the overall build out

f. Does the project include new residential uses? ☐Yes ☑No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				
At completion of all phases				

g. Does the proposed action include new non-residential construction (including expansions)? ☑Yes ☐No

If Yes,

i. Total number of structures +/- 80

ii. Dimensions (in feet) of largest proposed structure: 65 height; 100 width; and 600 length

iii. Approximate extent of building space to be heated or cooled: 650,000 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☑Yes ☐No

If Yes,

i. Purpose of the impoundment: stormwater management

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☑Other specify: stormwater

iii. If other than water, identify the type of impounded/contained liquids and their source.

iv. Approximate size of the proposed impoundment. Volume: TBD million gallons; surface area: TBD acres

v. Dimensions of the proposed dam or impounding structure: n/a height; n/a length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): earth / concrete

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐Yes ☑No

If Yes:

i. What is the purpose of the excavation or dredging?

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards):
- Over what duration of time?

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

iv. Will there be onsite dewatering or processing of excavated materials? ☐Yes ☐No

If yes, describe.

v. What is the total area to be dredged or excavated? acres

vi. What is the maximum area to be worked at any one time? acres

vii. What would be the maximum depth of excavation or dredging? feet

viii. Will the excavation require blasting? ☐Yes ☐No

ix. Summarize site reclamation goals and plan:

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☑Yes ☐No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): Disturbance of Federal wetlands. Refer to map

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:
Minor wetland disturbance may be necessary for roads or grading. Total area TBD

iii. Will proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☑ No
If Yes, describe:

iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation? ☑ Yes ☐ No
If Yes:

- acres of aquatic vegetation proposed to be removed: TBD
- expected acreage of aquatic vegetation remaining after project completion: TBD
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): grading or roads
- proposed method of plant removal: excavation
- if chemical/herbicide treatment will be used, specify product(s): none

v. Describe any proposed reclamation/mitigation following disturbance:
SWPPP with temporary and permanent mitigations will be prepared for the project.

c. Will the proposed action use, or create a new demand for water? ☑ Yes ☐ No
If Yes:

i. Total anticipated water usage/demand per day: 236,000 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☑ Yes ☐ No
If Yes:

- Name of district or service area: Village of Goshen
- Does the existing public water supply have capacity to serve the proposal? ☑ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☑ No
- Is expansion of the district needed? ☑ Yes ☐ No
- Do existing lines serve the project site? ☐ Yes ☑ No

iii. Will line extension within an existing district be necessary to supply the project? ☑ Yes ☐ No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project:
new mains are proposed to Village of Goshen public water system to the east of the site
- Source(s) of supply for the district: Prospect and Greenhill Reserviors and CRV wells.

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☑ No
If, Yes:

- Applicant/sponsor for new district:
- Date application submitted or anticipated:
- Proposed source(s) of supply for new district:

v. If a public water supply will not be used, describe plans to provide water supply for the project:

vi. If water supply will be from wells (public or private), maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☑ Yes ☐ No
If Yes:

i. Total anticipated liquid waste generation per day: TBD gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each):
sanitary

iii. Will the proposed action use any existing public wastewater treatment facilities? ☑ Yes ☐ No
If Yes:

- Name of wastewater treatment plant to be used: Village of Goshen WWTP
- Name of district: Village of Goshen
- Does the existing wastewater treatment plant have capacity to serve the project? ☑ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☑ No
- Is expansion of the district needed? ☑ Yes ☐ No

- Do existing sewer lines serve the project site? ☑Yes ☐No
- Will line extension within an existing district be necessary to serve the project? ☑Yes ☐No

  If Yes:
  - Describe extensions or capacity expansions proposed to serve this project: _____

  Sewer force main currently in Harriman Drive

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐Yes ☑No

If Yes:
- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans):

_____

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☑Yes ☐No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or 76.5 acres (impervious surface)

_____ Square feet or 524 acres (parcel size)

ii. Describe types of new point sources. parking areas, roads and buildings

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

combination of several treatment options. A full SWPPP will be prepared

- If to surface waters, identify receiving water bodies or wetlands: _____

  TBD
- Will stormwater runoff flow to adjacent properties? ☐Yes ☑No

iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☑Yes ☐No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☑Yes ☐No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

construction vehicles/ equipment and delivery vehicles

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

possible construction equipment

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

_____

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐Yes ☑No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐Yes ☐No

ii. In addition to emissions as calculated in the application, the project will generate:
- _____ Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____ Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____ Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☑No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☑No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☑Yes ☐No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☑Weekend ☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of semi-trailer truck trips/day: n/a

iii. Parking spaces: Existing 0 Proposed +/- 5,000 Net increase/decrease +5,000

iv. Does the proposed action include any shared use parking? ☐Yes ☑No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

The project is likely to require improvements to Harriman Drive and several other intersections within the immediate vicinity of the project site. A full traffic impact study will be prepared.

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐Yes ☑No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☑Yes ☐No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐Yes ☑No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☑Yes ☐No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

+/- 15m kWh per year

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

Orange and Rockland Electric & Gas

iii. Will the proposed action require a new, or an upgrade to, an existing substation? ☐Yes ☑No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 8:00 - 530
- Saturday: 9:00 - 5:30
- Sunday: 9:00-5:30
- Holidays: none

ii. During Operations:

- Monday - Friday: Summer 10-8 / Off season 10-6
- Saturday: 10-8
- Sunday: 10-8
- Holidays: 10-8

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☑ Yes ☐ No

If yes:

i. Provide details including sources, time of day and duration:

Noise is anticipated during both construction and park operations. A full noise analysis will be provided.

ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? ☑ Yes ☐ No

Describe: existing vegetation will be removed

n.. Will the proposed action have outdoor lighting? ☑ Yes ☐ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

information TBD

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☑ Yes ☐ No

Describe: existing vegetation will be removed

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☑ No

If Yes:

i. Product(s) to be stored

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally describe proposed storage facilities:

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☑ Yes ☐ No

If Yes:

i. Describe proposed treatment(s):

Herbicide and insecticide as needed for landscaping during installation and operation

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☑ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☑ Yes ☐ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: TBD tons per _____ (unit of time)
- Operation : TBD tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction:
- Operation:

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction:
- Operation:

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☐ Commercial ☑ Residential (suburban) ☐ Rural (non-farm)

☑ Forest ☑ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	.25	103.6	103.35
• Forested	279	182.8	-96.2
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	132.3	76	-56.3
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	5.1	5.1	0
• Wetlands (freshwater or tidal)	106.8	106.3	0.5
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: manicured lawn/ landscaping	0.25	49.9	49.65

c. Is the project site presently used by members of the community for public recreation? ☐Yes ☑No

i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☑Yes ☐No

If Yes,

i. Identify Facilities:

Arden Hill / Elant and BOCES

e. Does the project site contain an existing dam? ☐Yes ☑No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

_____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐Yes ☑No

If Yes:

i. Has the facility been formally closed? ☐Yes ☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

_____

iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐Yes ☑No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

_____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐Yes ☑ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐Yes ☐No

☐ Yes – Spills Incidents database Provide DEC ID number(s): _____

☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): _____

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐Yes ☑No

If yes, provide DEC ID number(s): _____

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

_____

v. Is the project site subject to an institutional control limiting property uses? ☐Yes☐No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐Yes☐No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? >5 feet

b. Are there bedrock outcroppings on the project site? ☐Yes☑No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____%

c. Predominant soil type(s) present on project site:

Mardin (Md)	40 %
Madelin (Ma)	40 %
Erie gravelly silt loam (Er B)	20 %

d. What is the average depth to the water table on the project site? Average: 0 - 8 feet

e. Drainage status of project site soils:
☑ Well Drained: ____% of site
☑ Moderately Well Drained: ____% of site
☑ Poorly Drained ____% of site

f. Approximate proportion of proposed action site with slopes:
☑ 0-10%: 57.5 % of site
☑ 10-15%: 23 % of site
☑ 15% or greater: 19.5 % of site

g. Are there any unique geologic features on the project site? ☐Yes☑No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☑Yes☐No

ii. Do any wetlands or other waterbodies adjoin the project site? ☑Yes☐No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☑Yes☐No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name 862-193, 862-192 Classification A, C
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Federal Waters, Federal Waters, Federal Waters,... Approximate Size NYS Wetland (in a...
- Wetland No. (if regulated by DEC) GO-41

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐Yes☑No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☑Yes☐No

j. Is the project site in the 100 year Floodplain? ☑Yes☐No

k. Is the project site in the 500 year Floodplain? ☑Yes☐No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐Yes☑No
If Yes:

i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site:
TBD

n. Does the project site contain a designated significant natural community? ☐Yes ☑No
If Yes:
i. Describe the habitat/community (composition, function, and basis for designation):
ii. Source(s) of description or evaluation:
iii. Extent of community/habitat:
- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐Yes ☑No

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐Yes ☑No

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐Yes ☑No
If yes, give a brief description of how the proposed action may affect that use:

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☑Yes ☐No
If Yes, provide county plus district name/number: ORAN002

b. Are agricultural lands consisting of highly productive soils present? ☐Yes ☑No
i. If Yes: acreage(s) on project site?
ii. Source(s) of soil rating(s):

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐Yes ☑No
If Yes:
i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature
ii. Provide brief description of landmark, including values behind designation and approximate size/extent:

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐Yes ☑No
If Yes:
i. CEA name:
ii. Basis for designation:
iii. Designating agency and date:

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places? ☐ Yes ☑ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based:

_____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☑ Yes ☐ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☑ Yes ☐ No

If Yes:

i. Identify resource: Orange County Heritage Trail

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): County Park

iii. Distance between project and resource: +/- 420 feet ~~miles.~~

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

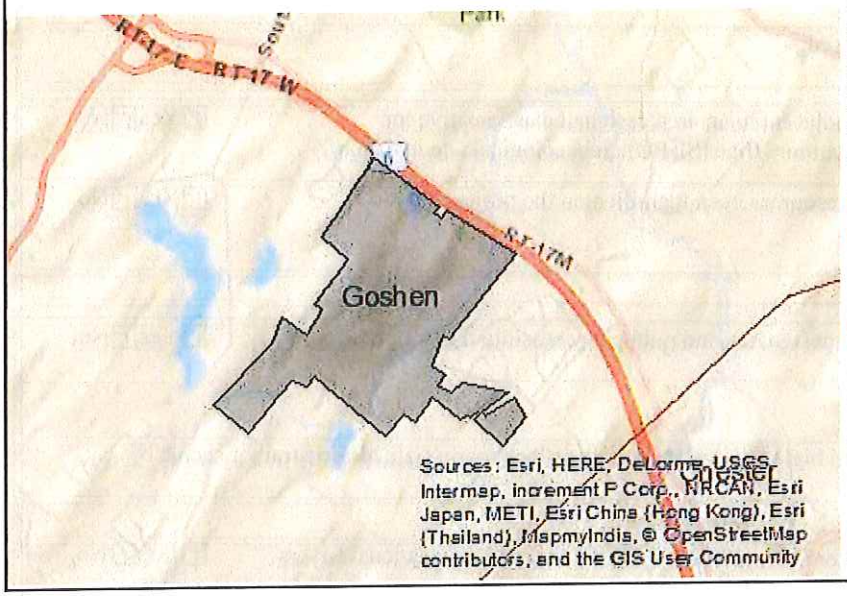
Applicant/Sponsor Name _____ Date _____

Signature _____ Title _____

PRINT FORM

EAF Mapper Summary Report

Friday, May 13, 2016 1:58 PM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	862-193, 862-192
E.2.h.iv [Surface Water Features - Stream Classification]	A, C
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters, NYS Wetland
E.2.h.iv [Surface Water Features - Wetlands Size]	NYS Wetland (in acres):119.9
E.2.h.iv [Surface Water Features - DEC Wetlands Number]	GO-41
E.2.h.v [Impaired Water Bodies]	No

E.2.i. [Floodway]	Yes
E.2.j. [100 Year Floodplain]	Yes
E.2.k. [500 Year Floodplain]	Yes
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	Yes
E.3.a. [Agricultural District]	ORAN002
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National Register of Historic Places]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

SCOPING DOCUMENT

FOR

Draft Environmental Impact Statement

Harriman Drive
Town of Goshen
Orange County, New York

Lead Agency and Contact Person:
Lee Bergus, Chairman
Town of Goshen Planning Board
Goshen Town Hall
41 Webster Ave
Goshen, NY 10924

LEGOLAND Planner:
Kristen O'Donnell, Principal Planner
Lanc and Tully Engineering
3132 Route 207
Campbell Hall, New York 10916

August 18, 2016

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 DISTRCIT 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 Wallkill, 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 the in 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 the in 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 the in 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 Irretrievable 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.

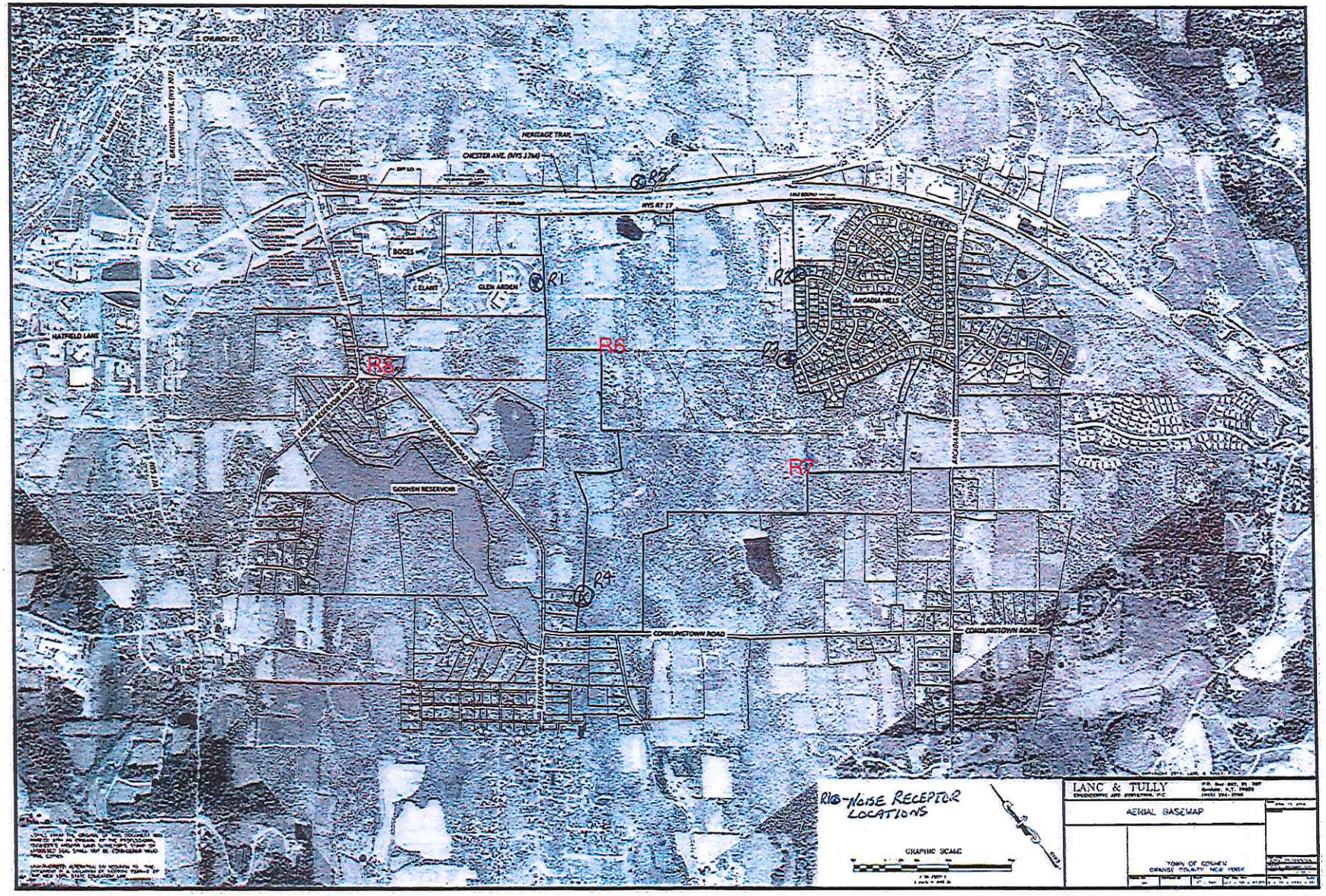
VIII. Growth Inducing Impacts

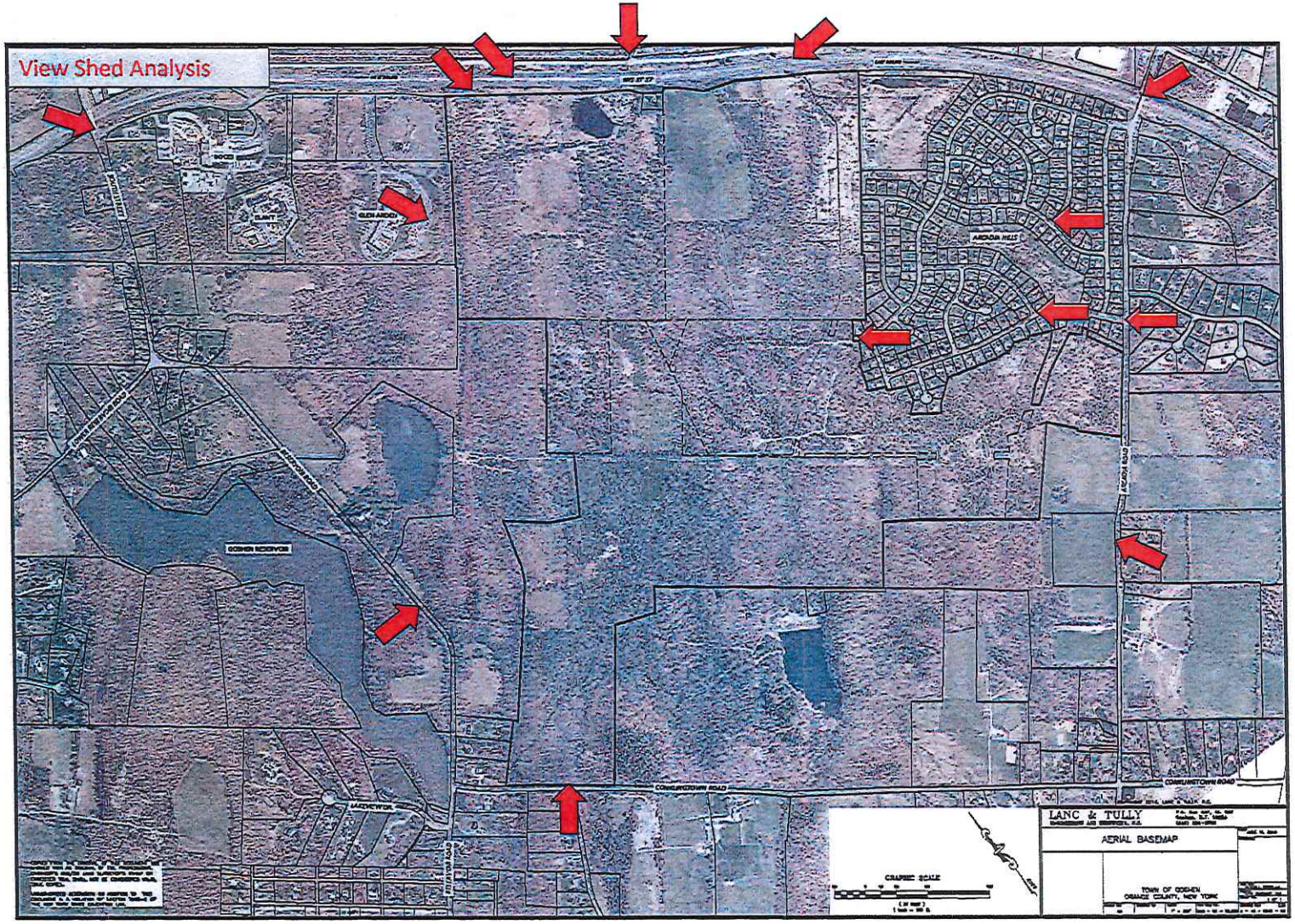
This chapter will discuss whether there is a growth inducing impact as a consequence of the approval and construction of the Proposed Project, as well as Introductory Local Law Nos. 5 and 6 of 2016, the sale of the Town properties to the Project Sponsor, the construction of a new Village of Goshen well 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.


N. CHURCH ST.
S. CHURCH ST.
GREENWOOD AVE. (NYS 300)
HERITAGE TRAIL
CHESTER AVE. (NYS 17M)
NYS RT 17
BOCES
GLEN ARDEN
ARCADIA HILLS
HATFIELD LANE
LOWER RESERVOIR ROAD
RESERVOIR ROAD
GOSHEN RESERVOIR
ARCADIA ROAD
CORNELIUSTOWN ROAD
R1
R2
R3
R4
R5
R6
R7
R8
R10-NOISE RECEPTOR LOCATIONS
GRAPHIC SCALE
LANC & TULLY
ENGINEERING AND SURVEYING, P.C.
AERIAL BASEMAP
TOWN OF GOSHEN
ORANGE COUNTY NEW YORK


View Shed Analysis
GLEN ARBOR
ARBOR HILLS
ARBOR ROAD
COSHOCTON RESERVOIR
MACHEYVOK
CORNWALLTOWN ROAD
LANC & TULLY
AERIAL BASEMAP
TOWN OF COSHEN
ORANGE COUNTY, NEW YORK
GRAPHIC SCALE