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June 13, 2016

**BY HAND DELIVERY**

Planning Board  
Town of Goshen  
41 Webster Avenue  
Goshen, New York 10924

Re: LEGOLAND New York – Initial Planning Board Application

Dear Chairman Bergus and Planning Board Members:

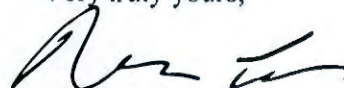
It is my privilege to submit this application on behalf of Merlin Entertainments plc for the construction of a +/-153 acre LEGOLAND New York park and hotel and related amenities. The park, to be built in two phases, will include rides and attractions, an aquarium, theaters, restaurants, a hotel and various back of house facilities including offices and staff areas as well as associated parking and drainage facilities. Site access will be from Harriman Drive. We seek to obtain municipal water and sewer services from the Village of Goshen.

The project would require a zoning amendment from the Town Board to create a commercial recreation overlay district. A petition for that zoning amendment will be submitted separately to the Town Board for their consideration.

From the Planning Board, the project would require special permit, site plan and subdivision approvals. Merlin Entertainments proposes to undertake a thorough environmental review and requests that the Planning Board serve as SEQRA lead agency so that a Draft Environmental Impact Statement (DEIS) can be prepared. We enclose a completed Part I Environmental Assessment Form for the Planning Board's consideration, as well as a proposed draft scope for the DEIS.

I also enclose my firm's checks representing the site plan application fee of \$41,775 and \$25,000 for the initial escrow deposit. We request to be placed on the next available Planning Board agenda for the review of the application. If you have any questions or comments, please feel free to contact me. Thank you.

Very truly yours,



DOMINIC CORDISCO