

TOWN OF GOSHEN
ENVIRONMENTAL REVIEW BOARD
November 8, 2016

The regular meeting of the Environmental Review Board of the Town of Goshen was called to order at 6:30 p.m. on Wednesday, November 8, 2016 at Town Hall.

Present: Neal Halloran, Building Inspector
 Marty Holmes
 Carol Laskos
 Diane Lupinski
 John Lupinski
 Cynthia Hand
 Tom Burnham
 Kris Baker
 Lou Adamis

Merlin Entertainments Group/LEGOLAND New York – 11-1-45, 46, 47, 49.2, 58, 62 - 69 & 15-1-59: Application for site plan, special permit and subdivision for a commercial recreational facility on 523 +/- acres (total holdings) along Harriman Drive, Arcadia Road and Conklingtown Road in the RU and HR Districts with AQ-3, Scenic Road, Floodplain & Ponding and Stream Corridor & Reservoir Overlay Districts.

Building Inspector Halloran made a photo presentation to the ERB members discussing his recent visit to Legoland Florida the past weekend. He showed the board photos of the park and parking areas and discussed the differences between the sites.

It was noted that the Florida Legoland park took over space that was originally built for Cypress Gardens, therefore some attractions were left over and Legoland kept them, but they will not be featured in the New York park.

The presentation showed a Google Earth view of the park and parking lots. It demonstrated the queue into the park from the main highway. The Florida park has a toll booth at the entrance to the parking areas. New York is proposing to have the toll booth at the exit. The theory to this is to get customers into the park quickly and off the highway and local roads, yet slow down the volume exiting onto the highway at the park's close.

Photographs of the hotel demonstrated what the proposed building may look like, taking into consideration that the visible side of the New York hotel will be the back of house, therefore in neutral colors such as "Go Away Green" that blend with the natural landscape.

The presentation also showed photos of the security checkpoint, entrance, pathways and attractions that can be expected. An access road exists that surrounds the park so that park employees can quickly move around to areas as needed. There is also an infirmary with medical carts to get to injured patrons.

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Of concern to the ERB members is traffic and the traffic flow into the park. It was discussed how customers will be directed off Rt. 17 westbound to use Exit 124. Two dedicated right-turn lanes would be constructed. Two lanes follow up the connector road to the light at South Street. An addition lane would be put in the South Street bridge to turn left onto Harriman Drive. Exit 125 will likely be deconstructed.

Lou Adamis is concerned with tractor trailer truck traffic for use to supply the park with its necessary consumables daily. He is worried the bridge was not constructed to meet so much volume and weight as it will now demand. He is also concerned that large rigs will take up two lanes to make the several turns properly, thereby backing up traffic onto the highway. The bridge weight restriction should be assessed.

It was discussed that there is some concern regarding the crosswalks and sidewalks from the parking area into the entrance. It was noted this is a heightened area for accidents to occur.

Another major concern of the ERB is the water consumption necessary to run the park. At this time water is still being proposed to come from the Village of Goshen via a well in Walkill that the Village owns. Testing still needs to be completed.

The ERB members requested that a site walk be made available to them. Mr. Halloran stated he would set that up.

A revised scope is expected in the coming weeks.

Adjournment

The meeting was adjourned at 8:30 p.m.

Respectfully submitted by Tanya McPhee