

1 TOWN OF GOSHEN

2 -----X

3 PUBLIC HEARING IN RE:

4 MERLIN ENTERTAINMENTS GROUP/LEGOLAND NEW YORK

5 -----X

6 222 Scotchtown Road

7 Goshen, New York

8

9 December 19, 2016

10 7:29 p.m.

11

12

13 PUBLIC HEARING in the above-referenced

14 matter taken before Sadie L. Herbert, a

15 Registered Professional Reporter and Notary

16 Public of the States of New York and New Jersey.

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2

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5 PHIL DROPKIN, Deputy Chairman

6 JOHN LUPINSKI

7 KRISTOPHER BAKER

8 GIOVANNI PIRRAGLIA

9 REYNELL ANDREWS

10 DAVID GAWRONSKI

11 DAVE CRAWFORD, Alternate

12

13 TOWN OF GOSHEN TOWN BOARD:

14 DOUGLAS BLOOMFIELD, Supervisor

15 KENNETH NEWBOLD

16 GEORGE LYONS

17 MELISSA GALLO

18 JOHN VANDERMOLEN

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13

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## 1 ----- I N D E X -----

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9	EXHIBIT	DESCRIPTION	FOR I.D.
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12 (NO EXHIBITS MARKED)

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## OPENING REMARKS

19:29:50 2 MR. BLOOMFIELD: I'd like to do the  
19:29:53 3 Pledge of Allegiance to the flag, the  
19:29:55 4 flag is back over on your left-hand  
19:29:56 5 side.

19:30:17 6 (Whereupon, the Pledge of  
19:30:19 7 Allegiance was recited.)

19:30:19 8 MR. BLOOMFIELD: By the way, I'd  
19:30:21 9 like to thank everybody for coming  
19:30:23 10 tonight, on a cold night, I'd like to  
19:30:24 11 also thank you all for coming last --  
19:30:24 12 and the ones who came last Thursday  
19:30:26 13 night for the meeting. I have a great  
19:30:27 14 deal of pride in you all on both sides  
19:30:30 15 of the ledger, and this is democracy at  
19:30:33 16 its best, so hopefully we'll come out  
19:30:36 17 with a better quality product than  
19:30:39 18 where we're starting tonight.

19:30:43 19 So -- okay. The emergency exits, I  
19:30:45 20 guess, are straight out that door and  
19:30:47 21 out that door (indicating) and I don't  
19:30:51 22 know where the restrooms are, but if  
19:30:53 23 you go out that door, you can ask  
19:30:55 24 someone, maybe they know where they're  
19:30:58 25 at.

19:30:58 1

OPENING REMARKS

19:30:58 2

So tonight is the Town Board, we

19:31:01 3

have what we call, it's a combined work

19:31:03 4

session and Town Board meeting tonight,

19:31:06 5

we're going to be doing that, to do

19:31:08 6

other business, other than LEGOLAND.

19:31:10 7

And we have six -- five items that we

19:31:13 8

have to accomplish tonight and so we

19:31:16 9

have the room until 11 o'clock, but we

19:31:21 10

want to stop, if we're not finished

19:31:23 11

with the public hearing, at 10:30 so

19:31:26 12

the Town can accomplish the things that

19:31:28 13

we need to accomplish by year-end.

19:31:31 14

So with that, I'm going to turn it

19:31:34 15

over to Lee, and he will chair the

19:31:36 16

meeting.

19:31:37 17

CHAIRMAN BERGUS: Thank you. As

19:31:42 18

our supervisor said, welcome to

19:31:44 19

everybody, this is a continuation of

19:31:46 20

the public hearing that we started on

19:31:48 21

Thursday, the 17th, for -- the 15th,

19:31:54 22

I'm sorry, for the LEGOLAND project.

19:31:57 23

It's a joint public hearing, and I'm

19:31:59 24

just going to give a quick summary of

19:32:01 25

what the public hearing entails, the









19:35:02 1  
19:35:05 2  
19:35:07 3  
19:35:09 4  
19:35:11 5  
19:35:13 6  
19:35:17 7  
19:35:20 8  
19:35:23 9  
19:35:25 10  
19:35:29 11  
19:35:31 12  
19:35:34 13  
19:35:36 14  
19:35:39 15  
19:35:43 16  
19:35:46 17  
19:35:48 18  
19:35:51 19  
19:35:53 20  
19:35:55 21  
19:35:55 22  
19:35:57 23  
19:35:59 24  
19:36:01 25

OPENING REMARKS

15th. Anybody who has had the opportunity to speak on the 15th and is in the public record as having spoken on that day, will not be speaking tonight. Anybody else that has not had the opportunity to speak, we welcome your comments. Anybody who has spoken or has additional comments to share with the Board and our consultants and the Town Board, we will gladly accept those, as I stated, in writing. Any time up through the close of business on January 10th.

Just for -- again, for the benefit of everybody in the room, we do have a smaller crowd than we had at the previous initial portion of this public hearing, if you will extend the courtesy to the speakers, regardless of what their position is on the project, everybody would appreciate that, up here, as well as in the audience.

So at this point, I would ask that anyone who wishes to speak, if you

19:36:01 1 PUBLIC HEARING

19:36:04 2 would line up behind the two mics at

19:36:08 3 each aisle, and as we did before, I'll

19:36:11 4 alternate from left to right, back and

19:36:14 5 forth, so everybody that has not spoken

19:36:17 6 has a chance to speak. And as we did

19:36:23 7 state at the last meeting, if you do

19:36:26 8 not speak for your full four minutes,

19:36:29 9 you can't will them to your neighbor,

19:36:31 10 share them with anyone, give them away,

19:36:33 11 and if you speak for one minute, that's

19:36:35 12 your turn, if you speak for four

19:36:37 13 minutes, that's your turn. Okay? So,

19:36:44 14 pretty well evenly matched up on both

19:36:47 15 sides and everybody standing up has not

19:36:49 16 yet spoken; is that correct?

17 (Interjections from audience.)

19:36:53 18 CHAIRMAN BERGUS: So in that case,

19:36:55 19 what we'll ask you to do before you

19:36:57 20 start speaking is provide for the

19:37:00 21 record your name and your address and

19:37:02 22 then go on and make your case, please.

19:37:05 23 MEMBER OF THE PUBLIC: My name is

19:37:07 24 Barry Goldberg, I reside in the village

19:37:10 25 of Goshen with my daughter, Debbie

19:37:10 1 PUBLIC HEARING

19:37:14 2 Morrow[ph], son-in-law, Bernie, and

19:37:16 3 grandchildren, Addie and Joseph, all of

19:37:17 4 whom have long been heavily invested in

19:37:19 5 the school, community and civic

19:37:21 6 affairs, I'm here as a friend of this

19:37:24 7 Town Board and Planning Board, not as

19:37:25 8 an enemy, I'm also here as a

19:37:28 9 card-carrying and tired CSEA member and

19:37:33 10 president for many years of the CSEA

19:37:35 11 unit in the School District in

19:37:36 12 Rockland, so I'm certainly not here as

19:37:38 13 an enemy of any unions, rather I am

19:37:41 14 here tonight to briefly restate some

19:37:42 15 points made last Thursday night, which

19:37:43 16 I respectfully submit, this Planning

19:37:46 17 Board and Town Board would do well to

19:37:49 18 seriously consider. Here, then, are

19:37:51 19 just a few of the issues required by

19:37:54 20 SEQRA and case law, which have not been

19:37:57 21 properly addressed specifically.

19:37:58 22 The arbitrary and capricious action

19:38:01 23 of this Town Board in overturning the

19:38:03 24 Master Plan of 2009, which explicitly

19:38:04 25 sought to protect the rural nature of

19:38:04 1 PUBLIC HEARING  
19:38:05 2 Goshen and preserve its environmentally  
19:38:09 3 sensitive ecosystem, the arbitrary and  
19:38:12 4 capricious nature of the approval of  
19:38:15 5 LEGOLAND, just four months after  
19:38:19 6 rejecting Kiryas Joel's application,  
7 despite LEGOLAND presenting myriad more  
19:38:22 8 substantial issues than KJ. Indeed,  
19:38:24 9 the Town Board would be wise to  
19:38:27 10 consider the prospect of a major and  
19:38:28 11 potentially successful lawsuit from KJ  
19:38:31 12 and/or its proposed developer on  
19:38:34 13 religious grounds.

19:38:36 14 The failure of this DEIS to address  
19:38:39 15 numerous SEQRA required quality of life  
19:38:40 16 issues, both during construction and  
19:38:42 17 beyond. The failure of this DEIS to  
19:38:45 18 address the totality of the 523 acres,  
19:38:49 19 especially since Merlin officials have  
19:38:51 20 clearly stated that they intend to  
19:38:54 21 build out well beyond the initial  
19:38:56 22 142 acres, case law documents the  
19:38:59 23 requirement that this be addressed  
19:39:01 24 holistically.

19:39:03 25 The failure of this DEIS to address

19:39:03 1

## PUBLIC HEARING

19:39:06 2

vastly higher particulate levels

19:39:10 3

resulting from an expected quantity of

19:39:11 4

increase in vehicular traffic, not to

19:39:13 5

mention for many months of blasting,

19:39:16 6

bulldozing, trucking and other

19:39:18 7

construction-related activities.

19:39:19 8

The failure of this DEIS to provide

19:39:23 9

empirical data or analysis to support

19:39:24 10

the unsubstantiated claim that the

19:39:28 11

village's well-documented drought

19:39:31 12

conditions will not be a barrier to

19:39:31 13

supplying water to upwards of 20,000

19:39:33 14

visitors a day and two million visitors

19:39:37 15

a year. The failure of this DEIS to

19:39:40 16

provide empirical evidence that any

19:39:44 17

newly-drilled well entirely in an

19:39:45 18

aquifer, rather than tapping into an

19:39:46 19

already overutilized aquifer. The

19:39:49 20

failure of this DEIS to address all the

19:39:53 21

biodiversity related to Otter Creek,

19:39:56 22

despite acknowledging that it must be

19:39:58 23

preserved.

19:39:58 24

The failure of this DEIS to address

19:40:01 25

the severe impact of the locational

19:40:01 1 PUBLIC HEARING

19:40:02 2 depreciation, documented to be

19:40:05 3 20 percent and more.

19:40:06 4 The failure of this DEIS to

19:40:10 5 identify the CPV natural gas plant in

19:40:13 6 Wawayanda as an impacting project, and

19:40:15 7 to provide plans to mitigate

19:40:17 8 environmental damage, precisely because

19:40:19 9 LEGOLAND plans to obtain power from

19:40:22 10 this very source.

19:40:23 11 There is much more this DEIS fails

19:40:26 12 to adequately address, as required by

19:40:28 13 SEQRA, including, but not limited to,

19:40:30 14 the significant issues of noise

19:40:32 15 pollution and vehicular overload, as

19:40:34 16 well as numerous inaccurate

19:40:37 17 representations within this DEIS with

19:40:39 18 regard to topographical elevations,

19:40:41 19 retaining walls, watersheds and

19:40:46 20 flooding on Harriman Avenue. These are

19:40:47 21 important legal issues which this Town

19:40:49 22 Board and Town Planning Board would be

19:40:51 23 wise to seriously consider and to

19:40:53 24 demand that Merlin substantively

19:40:56 25 address before granting approval.



19:40:56 1 PUBLIC HEARING

19:41:00 2 Thank you.

19:41:01 3 (Applause.)

19:41:01 4 CHAIRMAN BERGUS: Thank you.

19:41:02 5 On this side.

19:41:03 6 MEMBER OF THE PUBLIC: Good

19:41:03 7 evening, Melissa McCoy, I am

19:41:07 8 representing as a member of the Orange

19:41:10 9 County Chamber of Commerce, and also

19:41:11 10 specifically speaking as chief

19:41:13 11 advancement officer for Abilities

12 First.

19:41:18 13 NIMBY is very well-known to many,

19:41:20 14 Not In My Backyard, and while I'm not

19:41:22 15 going to speak to address the technical

19:41:24 16 aspects that you are going to address

19:41:25 17 today, I really am here to be the voice

19:41:27 18 for those with disabilities that cannot

19:41:30 19 speak for themselves, I think it's

19:41:31 20 something that maybe all of you at your

19:41:33 21 table think about, all of you in the

19:41:36 22 audience that may be an individual with

19:41:38 23 a disability, a family member has a

19:41:41 24 disability, I think it is exceptional

19:41:43 25 that we have the opportunity for an

19:41:43 1

## PUBLIC HEARING

19:41:45 2

organization to come into our town who

19:41:47 3

has made it a high priority within

19:41:50 4

their history to recognize individuals,

19:41:52 5

employ them, make accommodations for

19:41:55 6

them, accommodate for children that

19:41:57 7

live in our communities.

19:41:57 8

Abilities First enriches the lives

19:42:00 9

of children and adults throughout the

19:42:02 10

Hudson Valley, we serve over 1500

19:42:05 11

individuals daily. In New York City,

19:42:07 12

there's over 120,000 people with

19:42:09 13

disabilities, at least half of those

19:42:12 14

individuals are interested in being

19:42:14 15

employed and having meaningful work and

19:42:16 16

things to do in their day, just as all

19:42:18 17

of you are trying to do today. I think

19:42:21 18

we deserve to represent those

19:42:23 19

organizations, represent those people

19:42:24 20

and be the voice for them, to have

19:42:26 21

opportunity to allow an organization to

19:42:29 22

come into our communities and be an

19:42:32 23

example to the rest of our businesses,

19:42:34 24

who are not reflective of those

19:42:36 25

environments where people should be at

19:42:36 1

PUBLIC HEARING

19:42:38 2

a variety of individuals, with a

19:42:40 3

variety of abilities, and I'd ask you

19:42:42 4

to consider that in your decision.

19:42:44 5

CHAIRMAN BERGUS: Thank you.

19:42:46 6

(Applause.)

19:42:50 7

MEMBER OF THE PUBLIC: Hi, my name

19:42:51 8

is Neal Gabriel, I live on Southgate in

19:42:55 9

the town of Goshen, I'm not here to

19:42:57 10

speak about the technicalities that

19:42:58 11

other people before have, or will

19:43:01 12

after, more qualified than I. I'm

19:43:03 13

speaking from my heart as a homeowner.

19:43:04 14

My wife and I moved here 31 years

19:43:07 15

ago to this rural area, bought a piece

19:43:10 16

of land, built a home for our family,

19:43:13 17

we moved from a rural area, not from

19:43:16 18

the City or a crowded suburb in the

19:43:18 19

City. This project, to me, is going to

19:43:21 20

take away that quality of life that we

19:43:23 21

moved here for and care so deeply

19:43:25 22

about. I'm not opposed to the whole

19:43:29 23

idea of bringing business in, for

19:43:31 24

example, I think Amy's is a good idea,

19:43:34 25

a good business and in the right

19:43:34 1

## PUBLIC HEARING

19:43:36 2

location within Orange County.

19:43:39 3

I also have some very good

19:43:42 4

neighbors, none of which have asked me

19:43:44 5

to support and help them pay their

19:43:46 6

taxes or they've never asked permission

19:43:49 7

to come in and clear cut my woods on my

19:43:52 8

property. That, I find very

19:43:54 9

interesting with what we have going on

19:43:56 10

here. I do have several concerns about

19:43:59 11

the project.

19:44:00 12

First of all, why is it being

19:44:02 13

fast-tracked? I heard -- in one of the

19:44:04 14

previous meetings, the Planning Board

19:44:07 15

indicated that they just heard about

19:44:08 16

this in June, in six months, we're

19:44:11 17

going to approve? Amy's Kitchen took

19:44:15 18

several years, so when I -- when I

19:44:17 19

listen to this, the first thing that

19:44:19 20

pops into my mind is, hmm, have they

19:44:23 21

already made their mind up and are we

19:44:25 22

just going through a game and the

19:44:27 23

semantics and motions, so that

19:44:30 24

everything is done according to the

19:44:32 25

legal rules? If this has been approved

19:44:32 1

## PUBLIC HEARING

19:44:35 2

already and you're not willing to

19:44:36 3

listen to us, shame on you. I don't

19:44:38 4

know that that's the case, but such a

19:44:41 5

fast-track, just makes me personally a

19:44:43 6

little suspicious of some of the

19:44:45 7

issues.

19:44:46 8

The other things I have great

19:44:48 9

concerns over is the traffic, everybody

19:44:50 10

has spoken about the traffic, I think

19:44:53 11

that will be a nightmare. I'm now

19:44:54 12

retired, but I used to spend hours and

19:44:56 13

hours commuting on Route 17, I can't

19:44:59 14

imagine what the people in the future

19:45:02 15

that still commute are going to have to

19:45:04 16

live through.

19:45:05 17

We talked about Merlin wanting to

19:45:07 18

be a good neighbor, yet I understand,

19:45:09 19

if I read correctly in the paper or

19:45:11 20

listen in these meetings, they're not

19:45:14 21

willing to pay for the flyover, at some

19:45:17 22

\$90 million, is the number I've heard.

19:45:19 23

I find that interesting that a good

19:45:22 24

neighbor doesn't want to pay for

19:45:24 25

something that benefits them and it's

19:45:24 1

PUBLIC HEARING

19:45:26 2

for their benefit solely. I also am

19:45:28 3

concerned that where I live is more

19:45:30 4

towards the Florida side off Reservoir

19:45:31 5

Road that there also will be a lot of

19:45:34 6

traffic coming up that way, individuals

19:45:36 7

spoke in the last meeting regarding

19:45:36 8

traffic coming in from Warwick.

19:45:38 9

Anybody who commutes from Northern

19:45:41 10

New Jersey or New York, knows that on a

19:45:43 11

crazy traffic day, you come up through

19:45:46 12

Warwick. We're going to need a traffic

19:45:49 13

light, perhaps, there on 17A and

19:45:52 14

Reservoir Road. Who's going to pay for

19:45:53 15

that?

19:45:54 16

I know the answer; the taxpayers,

19:45:57 17

us.

19:45:57 18

The other thing that concerns me is

19:45:57 19

the pollution from all the cars. That

19:45:59 20

and the daily fireworks that they are

19:46:02 21

going to have, more pollution.

19:46:04 22

The noise from the cars and from

19:46:06 23

the fireworks and the activity in the

19:46:09 24

park. I'm a little skeptical when they

19:46:12 25

say, we won't hear anything, it's very

19:46:12 1

PUBLIC HEARING

19:46:14 2

quiet, I would need to hear that

19:46:15 3

myself, before I can believe it.

19:46:17 4

I'm also very concerned about the

19:46:22 5

impact on the environment. Everyone

19:46:25 6

talks about the environment sensitive

19:46:27 7

area there that they want to develop.

19:46:29 8

I don't know why we overlook that, we

19:46:32 9

should leave the zoning the same as it

19:46:34 10

is now, don't change it. That way, the

19:46:37 11

land is protected, it's a large lot,

19:46:40 12

residential development, no high

19:46:41 13

density, no amusement park. I just

19:46:43 14

don't understand that.

19:46:44 15

I also don't understand why a

19:46:46 16

company -- I spent 43 years working for

19:46:48 17

a corporation, why a company, any

19:46:50 18

corporation would buy four times the

19:46:53 19

land --

19:46:54 20

CHAIRMAN BERGUS: Thank you.

19:46:55 21

MEMBER OF THE PUBLIC: Thank you.

19:46:57 22

(Applause.)

19:46:57 23

CHAIRMAN BERGUS: Over here,

19:46:58 24

please.

19:46:59 25

MEMBER OF THE PUBLIC: Good

19:46:59 1

## PUBLIC HEARING

19:47:00 2

evening, my name is Barbara Martinez,

19:47:03 3

I'm the director of communications for

19:47:05 4

the Orange County Chamber of Commerce,

19:47:07 5

and I am here on behalf of the Greater

19:47:09 6

Winter Haven Chamber of Commerce in

19:47:11 7

Florida, this letter is coming

19:47:13 8

from[sic] Chairman Lee Bergus.

19:47:15 9

As a chamber of commerce executive

19:47:18 10

and resident of the community that has

19:47:20 11

benefitted tremendously from the

19:47:24 12

investments made by Merlin

19:47:24 13

Entertainments, I'm writing to

19:47:26 14

encourage you to move forward with the

19:47:28 15

development of LEGOLAND New York.

19:47:30 16

Merlin Entertainment Group chose to

19:47:31 17

come to Winter Haven, Florida during

19:47:34 18

one of the worst economic recessions

19:47:36 19

our country has had. The residents of

19:47:38 20

Winter Haven and surrounding area had

19:47:39 21

their questions as the residents of the

19:47:40 22

village and town of Goshen do.

19:47:43 23

Who is Merlin as an organization?

19:47:45 24

What will they do to the beloved

19:47:47 25

picturesque and historic cypress



19:47:47 1 PUBLIC HEARING

19:47:49 2 gardens and botanical gardens that were

19:47:52 3 on the property? What kind of traffic

19:47:55 4 would the park bring to the area?

19:47:57 5 Would they be good corporate,

19:47:59 6 environmental, and community citizens?

19:48:02 7 Would they really create jobs? Are

19:48:05 8 they here for the long haul?

19:48:08 9 Who Merlin was as an organization

19:48:10 10 became readily apparent very early on

19:48:11 11 in the process. Merlin was a company

19:48:12 12 that wanted to work collaboratively

19:48:16 13 with the community around it. They

19:48:16 14 quickly formed productive working

19:48:17 15 relationships with County and city

19:48:18 16 officials to guarantee the best

19:48:20 17 outcomes for both the community and

19:48:22 18 their business. They held numerous

19:48:25 19 community events, both widely open to

19:48:28 20 the public and held specifically with

19:48:28 21 the residents that raised concerns due

19:48:31 22 to their proximity to the park. They

19:48:34 23 modified their plans when needed to

19:48:36 24 address concerns. And they also

19:48:38 25 contracted with local companies to

19:48:38 1

## PUBLIC HEARING

19:48:39 2

construct the LEGOLAND Florida, which

19:48:41 3

brought numerous jobs throughout its

19:48:44 4

development, in addition to the

19:48:45 5

thousand year-round and seasonal jobs

19:48:49 6

the park's operation brought.

19:48:51 7

By now, I'm sure you have seen the

19:48:54 8

five-year economic impact numbers, but

19:48:55 9

one billion dollars is a conservative

10

estimate in my opinion. Since opening

19:48:59 11

the park, their investment has expanded

19:49:02 12

beyond park and accommodation

19:49:04 13

operations to include corporate Merlin

19:49:06 14

positions in North American

19:49:08 15

headquarters and call center in

19:49:10 16

downtown Winter Haven in a model

19:49:11 17

building, Merlin Magic Making center in

19:49:14 18

our neighboring town of Lake Wales,

19:49:18 19

these have brought close to 200 more

19:49:20 20

jobs, many filled by area young

19:49:23 21

professionals.

19:49:24 22

On top of creating jobs and their

19:49:27 23

economic impact, Merlin Entertainment

19:49:30 24

leadership has been actively engaged in

19:49:32 25

all lives of the community. The

19:49:32 1 PUBLIC HEARING

19:49:33 2 general manager of the park has served

19:49:34 3 as the chamber's board of directors

19:49:34 4 since he was hired during preopening.

19:49:37 5 He also serves on several economic

19:49:40 6 development organizations and Polk

19:49:43 7 Vision, a countywide nonprofit

19:49:46 8 organization trying to put a solution

19:49:46 9 in place for the community's greatest

19:49:49 10 needs. He works within our public

19:49:51 11 school system and each year, the park

19:49:53 12 welcomes every second grader in Polk

19:49:58 13 County through its gates.

19:49:59 14 The directors of the park serve on

19:50:00 15 the boards of the hospital and other

19:50:01 16 nonprofits in the community. They

19:50:03 17 participate in community focused events

19:50:06 18 and are ever present in important

19:50:08 19 discussions about the community, not

19:50:09 20 solely for the benefit of the park, but

19:50:11 21 for the community at large because they

19:50:14 22 live here, too, and want to see this

19:50:15 23 community thrive. As I work with

19:50:18 24 many corporations in my role, I can say

19:50:20 25 that the leadership at LEGOLAND is

19:50:20 1

PUBLIC HEARING

19:50:22 2

amongst the most accessible and

19:50:24 3

engaged.

19:50:24 4

LEGOLAND Florida has also been

19:50:26 5

stewards of one of Winter Havens' most

19:50:29 6

historic and beloved attractions, the

19:50:31 7

Cypress Gardens botanical gardens.

19:50:33 8

This property is included in the

19:50:35 9

LEGOLAND Florida footprint and they

19:50:37 10

have meticulously cared for and

19:50:40 11

restored this beautiful sanctuary.

19:50:41 12

They have also restored Florida pool,

19:50:42 13

which was built for the Esther Williams

19:50:46 14

movie, Easy to Love.

19:50:47 15

When my predecessor was petitioning

19:50:50 16

to add the gardens to the national

19:50:55 17

registry of historic places, LEGOLAND

19:50:55 18

lent their support. They understand

19:50:57 19

the community's attachment to its

19:50:59 20

history and its natural beauty and have

19:51:02 21

taken intentional steps --

19:51:04 22

CHAIRMAN BERGUS: Thank you, just

19:51:05 23

for clarification, if I heard it right,

19:51:09 24

you indicated that I drove down there.

19:51:10 25

MEMBER OF THE PUBLIC: No, I did

19:51:10 1 PUBLIC HEARING

19:51:11 2 not. I said I'm just reading on behalf

19:51:13 3 of Lee Bergus, chairman of --

19:51:16 4 CHAIRMAN BERGUS: It's addressed to

19:51:18 5 me and the Board, not written by me.

19:51:20 6 MEMBER OF THE PUBLIC: Yes.

19:51:21 7 CHAIRMAN BERGUS: I just want to

19:51:22 8 make sure I understand that. Thank

9 you.

19:51:26 10 (Applause.)

19:51:26 11 CHAIRMAN BERGUS: Sir.

19:51:27 12 MEMBER OF THE PUBLIC: Frank

19:51:29 13 Guerrero, resident of the town of

19:51:31 14 Goshen, Ridgeview Terrace, 24 years,

19:51:32 15 approximately, 30 years in the county.

19:51:33 16 I'd like to speak about the new

19:51:35 17 proposed local Law Number 6, changing

19:51:38 18 the Town of Goshen's comprehensive

19:51:41 19 Plan. Number 1, regarding buffer

19:51:43 20 zones, the Master Plan states that

19:51:45 21 buffers are required when development

19:51:47 22 is adjacent to a residential community

19:51:50 23 to the greatest extent possible. We

19:51:53 24 are seeing LEGOLAND buffer shrink from

19:51:57 25 2000 feet in their EAF to not a

19:51:57 1

## PUBLIC HEARING

19:52:00 2

thousand feet in their latest proposal.

19:52:04 3

If you want to make a constructive

19:52:06 4

change to the Master Plan, make that

19:52:08 5

buffer zone a definitive amount, one

19:52:10 6

that has to be adhered to by this and

19:52:12 7

any Applicant, not one that can be

19:52:15 8

changed with the wind, depending on who

19:52:18 9

the applicant is. This would be

19:52:20 10

representing your constituent property

19:52:24 11

owners and not this huge foreign

19:52:25 12

corporation.

19:52:25 13

Two, currently, the Town of Goshen

19:52:30 14

Comprehensive Plan states, and the area

19:52:30 15

in question is where LEGOLAND is to be

19:52:33 16

built, this area has a steeper gradient

19:52:36 17

and also contains substantial wetlands

19:52:39 18

and is, therefore, better suited for

19:52:40 19

low density residential development.

19:52:43 20

The change you want to make adds for a

19:52:46 21

commercial tourism recreational

19:52:49 22

facility, that are designed to

19:52:51 23

accommodate, to a reasonable extent,

19:52:53 24

the natural contours of the land and

19:52:56 25

the protection of the wetland areas.

19:52:56 1

## PUBLIC HEARING

19:52:59 2

How is it you can equate low density

19:53:02 3

residential housing with the -- to be

19:53:05 4

the biggest LEGOLAND amusement park in

19:53:07 5

the United States? You have worded it

19:53:10 6

so that both require the same zoning.

19:53:18 7

You are changing the name to

19:53:20 8

recreational facility in order to skirt

19:53:22 9

the intent of our Master Plan, which

19:53:23 10

states many times that its aim is to

19:53:26 11

keep Goshen's rural and -- rural and

19:53:27 12

specifically forbids amusement parks,

19:53:31 13

the mitigation standard is to a

19:53:33 14

reasonable extent. Why don't you just

19:53:35 15

say whatever Merlin feels like doing,

19:53:38 16

let them, because that's what the words

19:53:41 17

seem to mean. Why are you giving this

19:53:43 18

corporation free reign to destroy this

19:53:47 19

sensitive area? Why are you not

19:53:50 20

standing up to them and protecting the

19:53:52 21

residents of Goshen? You represent us.

19:53:54 22

Three, as far as the DEIS, upon

19:53:58 23

review, many residents have valid

19:54:00 24

questions and concerns, in order to

19:54:02 25

take the hard look required by SEQRA,

19:54:02 1 PUBLIC HEARING

19:54:05 2 experts other than those employed by

19:54:07 3 the Applicant are necessary. While the

19:54:10 4 Town has their own experts, some

19:54:12 5 officials have clearly signaled their

19:54:14 6 support for this project. Supervisor

19:54:17 7 Bloomfield has stated on the record

19:54:19 8 that he's for it and attended the

19:54:21 9 opening of the LEGOLAND storefront this

19:54:23 10 past Saturday to, in his own words,

19:54:26 11 gather information.

19:54:27 12 For a decision of this magnitude,

19:54:30 13 which will forever change the nature of

19:54:33 14 Goshen, we need all the facts you can

19:54:36 15 get. Resident organizations have hired

19:54:38 16 experts to have -- and have been

19:54:39 17 examining the DEIS in great detail. We

19:54:42 18 request, after the time for written

19:54:44 19 comments has passed, the Planning Board

19:54:48 20 meet with these experts to gather from

19:54:50 21 them any facts that might have been

19:54:54 22 overlooked. Is this information less

19:54:57 23 important because it doesn't come from

19:55:01 24 Merlin Enterprises? The facts they can

19:55:03 25 provide will be a much greater help in



19:55:03 1 PUBLIC HEARING

19:55:05 2 determining whether this DEIS is

19:55:08 3 sufficient than attending the opening

19:55:11 4 of a storefront that is solely to

19:55:14 5 promote LEGOLAND.

6 (Applause.)

19:55:14 7 MEMBER OF THE PUBLIC: I'm sure you

19:55:15 8 are aware that in this town, there is a

19:55:18 9 perception that Merlin has been given

19:55:20 10 extreme favorable treatment, let's put

19:55:24 11 that perception to rest, in the

19:55:25 12 interest of our community and --

19:55:27 13 CHAIRMAN BERGUS: Thank you.

19:55:28 14 MEMBER OF THE PUBLIC: Thank you.

19:55:29 15 CHAIRMAN BERGUS: Thank you.

19:55:30 16 (Applause.)

19:55:31 17 CHAIRMAN BERGUS: Sir.

19:55:33 18 MEMBER OF THE PUBLIC: Good

19:55:34 19 evening. Good evening, my name is

19:55:37 20 Dennis Barnett, I'm from

19:55:41 21 Washingtonville. I wanted to begin by,

19:55:44 22 first of all, thanking you for giving

19:55:45 23 us an opportunity to speak, also my

19:55:47 24 thank you for the work you do. You

19:55:49 25 know the work is hard and the pay is

19:55:49 1

PUBLIC HEARING

19:55:53 2

great, but seriously, we thank you for

19:55:56 3

the work you do.

19:55:58 4

You have been charged with

19:56:01 5

responsibility for preserving the

19:56:03 6

quality of life for this town, as well

19:56:07 7

as pursuing economic opportunities for

19:56:10 8

stability and vitality of the town. As

19:56:13 9

I speak to folks who are against this

19:56:16 10

project, their concerns seem to be

19:56:20 11

centered more around the issue of

19:56:22 12

quality of life. But true quality of

19:56:31 13

life cannot be occurring without

19:56:34 14

economic stability or economic

19:56:36 15

vitality. As I listen more and more to

19:56:38 16

what's being said, I find that this

19:56:40 17

issue is really about the quality of

19:56:42 18

life and economic development.

19:56:47 19

I'll admit to you, when I first

19:56:49 20

learned of this project, I had doubts

19:56:52 21

and concerns. My doubts were about

19:56:57 22

water and traffic. Again, two of the

19:56:59 23

things falling under the issue of

19:57:02 24

quality of life.

19:57:04 25

But as I listened more and more to

19:57:04 1 PUBLIC HEARING

19:57:07 2 what's being said by both sides, I find

19:57:12 3 that I don't hear anything really bad

19:57:17 4 about LEGOLAND the company, and I

19:57:19 5 learned even more that this company has

19:57:21 6 a real sensitivity for preserving the

19:57:24 7 quality of life for the communities in

19:57:26 8 which they are involved with, as well

19:57:28 9 as bringing along economic development

19:57:31 10 for those companies and those

19:57:34 11 communities as well. So I stepped back

19:57:38 12 and I said to myself, wait a minute, we

19:57:40 13 have two entities here, the Town and

19:57:42 14 this company with a like mindness of

19:57:46 15 thought around the quality of life and

19:57:49 16 economic development. Wow. Unique

19:57:54 17 situation.

19:57:54 18 I am strongly supporting this

19:57:58 19 project, not because of what has been

19:58:03 20 said today, but primarily, because of

19:58:06 21 the like mindedness of both of these

19:58:08 22 entities around quality of life and

19:58:09 23 economic development, an occurrence

19:58:11 24 that normally does not happen, maybe

19:58:13 25 once a lifetime, maybe never again.

19:58:13 1

## PUBLIC HEARING

19:58:16 2

These two like-minded entities can sit

19:58:19 3

at the table and look for an

19:58:21 4

opportunity to create a win, win, win,

19:58:24 5

a win for the town, a win for the

19:58:27 6

company and a win for the town and

19:58:29 7

company combined. I am confident of

19:58:36 8

the ability of this town, the Board and

19:58:38 9

the Planning Board to do their very

19:58:40 10

best to preserve the quality of life

19:58:43 11

for this community, as well as pursue

19:58:45 12

economic opportunities for stability

19:58:47 13

and vitality. And we trust you to do

19:58:53 14

that.

19:58:54 15

So we wish you success, we wish you

19:58:59 16

God speed, as you make it happen, for

19:59:01 17

the town of Goshen, County of Orange

19:59:03 18

and New York state.

19:59:05 19

Thank you.

19:59:07 20

(Applause.)

19:59:09 21

CHAIRMAN BERGUS: Thank you.

19:59:17 22

MEMBER OF THE PUBLIC: Erica Reed,

19:59:21 23

Goshen.

24

CHAIRMAN BERGUS: Can you move the

25

mic down.

## 1 PUBLIC HEARING

2 MEMBER OF THE PUBLIC: Erica Reed,  
19:59:21 3 Goshen.

19:59:21 4 CHAIRMAN BERGUS: Thank you.

19:59:22 5 MEMBER OF THE PUBLIC: Good  
19:59:23 6 evening, as a resident of Goshen for  
19:59:26 7 over 40 years, I want to speak about  
19:59:28 8 the negative impact that the theme park  
19:59:31 9 would have on the character of this  
19:59:34 10 community, along with the quality of  
19:59:36 11 life that I don't think LEGOLAND has in  
19:59:38 12 the best interest of this town or  
19:59:41 13 county.

19:59:42 14 According to the DEIS, this factor  
19:59:45 15 of analyzing the character of the  
19:59:48 16 community should be analyzed along with  
19:59:50 17 many others, Goshen has a historic  
19:59:53 18 rural charm that most people love and  
19:59:56 19 appreciate. When you put a massive  
19:59:58 20 theme park into that picture,  
21 everything changes. All of a sudden,  
20:00:00 22 Goshen will look like Paramus, New  
20:00:03 23 Jersey or Nanuet in Rockland County.  
20:00:06 24 Yes, I mention those places  
20:00:08 25 specifically, because LEGOLAND is

20:00:08 1 PUBLIC HEARING

20:00:10 2 supposed to spur on additional business

20:00:12 3 opportunities so eventually, 17, 17M

20:00:14 4 and 17A can very well look like 59 in

20:00:18 5 Spring Valley, with transit buses and

20:00:20 6 other means to commute.

20:00:22 7 So Board Members, I would ask, will

20:00:25 8 the character of this community change?

20:00:27 9 I believe we all know the answer.

20:00:29 10 In addition to the tremendous

20:00:30 11 traffic problems that will change this

20:00:32 12 town, there is also the real

20:00:34 13 possibility of affordable housing being

20:00:36 14 constructed for many of LEGOLAND's

20:00:39 15 employees, as well as county residents.

20:00:42 16 Of course, all people are entitled to

20:00:44 17 housing, but if you have a community

20:00:46 18 already pressured for water, why add

20:00:49 19 additional strain if it's avoidable.

20:00:52 20 Yes, the character of this community

20:00:54 21 will change.

20:00:54 22 And our children, on any given day,

20:00:57 23 you will see kids out and about riding

20:01:00 24 their bikes or skateboards, playing

20:01:04 25 basketball at Erie Street or getting

20:01:04 1 PUBLIC HEARING

20:01:06 2 ice cream down in the village. For our

20:01:07 3 middle school kids, this is freedom, to

20:01:09 4 not have your parents right by your

20:01:11 5 side 24/7. Why do so many parents

20:01:12 6 allow their kids out? Because of the

20:01:14 7 character of this community. Parents

20:01:16 8 and kids feel safe. The people in

20:01:20 9 Goshen generally know each other. If

20:01:22 10 LEGOLAND comes, you will now have a

20:01:26 11 serious influx of strangers out and

20:01:29 12 about when they leave the theme park.

20:01:31 13 Is Goshen going to put any surveillance

20:01:35 14 cameras into the town to help people

20:01:37 15 feel safe and secure, and if cameras

20:01:38 16 are installed, who is a paying for

20:01:41 17 them?

20:01:42 18 The points I've addressed are but a

20:01:44 19 few, but I think we all realize that

20:01:47 20 the character of this town will change

20:01:50 21 if LEGOLAND is permitted to be built,

20:01:50 22 and it's change that's not for the

20:01:51 23 better.

20:01:52 24 Thank you.

20:01:52 25 CHAIRMAN BERGUS: Thank you.

20:01:52 1 PUBLIC HEARING

20:01:54 2 (Applause.)

20:01:57 3 MEMBER OF THE PUBLIC: Good

20:01:58 4 evening, Howard Mills, 9 Darlene Drive,

20:02:01 5 Goshen.

20:02:02 6 First, I'd like to thank the Board

20:02:04 7 for extending this the public hearing,

8 I think it speaks of the very

9 thoughtful manner in which you're

20:02:07 10 considering the impact of the project.

20:02:07 11 I'm very strongly in support of this

20:02:10 12 project, I think it has wonderful

20:02:13 13 benefits for our community, I won't get

20:02:16 14 into all the technical aspects of the

20:02:18 15 DEIS, other than to say that I'm very

20:02:21 16 confident that this Board and the State

20:02:23 17 of New York can mitigate the impacts of

20:02:24 18 this project.

20:02:24 19 I would like to make one point that

20:02:25 20 I feel very strongly about, and that is

20:02:26 21 that the Orange County economic

20:02:29 22 development strategy specifically talks

20:02:31 23 about the importance of tourism to the

20:02:33 24 future of Orange County's economic

20:02:35 25 development and the possibility for



20:02:35 1 PUBLIC HEARING

20:02:38 2 economic opportunity for the people of

20:02:39 3 Orange County. I simply cannot imagine

20:02:42 4 a more positive, beneficial tourism

20:02:45 5 project for this county than LEGOLAND

20:02:47 6 New York. My fear is that if, for

20:02:50 7 whatever reason, this project were to

20:02:52 8 be rejected, that it would do

20:02:55 9 irreparable damage to Orange County's

20:02:59 10 reputation and ability to attract

20:03:01 11 future jobs and future economic

20:03:03 12 development, so I think that we need to

20:03:04 13 think about LEGOLAND, not just in the

20:03:06 14 context of LEGOLAND and its benefits

20:03:10 15 itself, but what it says about the

20:03:11 16 future of economic development in

20:03:14 17 Orange County.

20:03:14 18 Thank you very much.

20:03:15 19 (Applause.)

20:03:16 20 CHAIRMAN BERGUS: Thank you.

20:03:18 21 MEMBER OF THE PUBLIC: My name is

20:03:19 22 Donna Wolfson, I live on Lower

23 Reservoir Road in Goshen.

20:03:23 24 After attending the last Board

20:03:25 25 meeting, I would like to respond to

20:03:25 1

PUBLIC HEARING

20:03:27 2

some of the comments made by others

20:03:28 3

that pertains to the DEIS and the

20:03:31 4

project in general.

20:03:32 5

On Thursday, someone said, we don't

20:03:35 6

want to be the town where cars just

20:03:38 7

pass by and not stop. Well, we

20:03:40 8

certainly don't want to be the town

20:03:42 9

where thousands of people and thousands

20:03:44 10

of cars descend upon us daily, seven

20:03:47 11

days a week, seven months a year,

20:03:50 12

causing traffic jams and pollution on

20:03:52 13

their way in and out. I guess if all

20:03:55 14

you care about is business and not the

20:03:57 15

other aspects of this town, such as the

20:04:00 16

quality of life of the residents here,

20:04:03 17

maybe that's how you would feel. But

20:04:05 18

for those of us who actually live here,

20:04:08 19

this is a major problem.

20:04:11 20

Another person stated, when a

20:04:13 21

project is being put forth, there's

20:04:16 22

always a few people who get in the way,

20:04:18 23

they should just step aside and be

20:04:21 24

sacrificed for the common good. I

20:04:25 25

resent those who think that it

20:04:25 1 PUBLIC HEARING

20:04:26 2 shouldn't be a personal issue when you

20:04:28 3 are talking about people's lives and

20:04:31 4 homes, and there are many of us who

20:04:33 5 feel this way, not just a few. Common

20:04:37 6 decency, let alone common sense, should

20:04:41 7 guide the Board in being fair to all of

20:04:44 8 its citizens, regardless of the

20:04:46 9 perceived common good. You can't --

20:04:51 10 you can move LEGOLAND to another site

20:04:53 11 in Orange County or New York state, but

20:04:56 12 we can't move our homes to another

20:04:58 13 place.

20:04:58 14 Other people talked about the great

20:05:00 15 job opportunities that LEGOLAND would

20:05:02 16 provide.

20:05:03 17 First of all, we have low

20:05:06 18 unemployment in this area.

20:05:07 19 Secondly, I have serious doubts

20:05:09 20 about the value of reasonable low

20:05:14 21 paying jobs and we lack affordable

20:05:17 22 housing to accommodate the hired

20:05:19 23 workers.

20:05:20 24 Another theme I heard in -- with

20:05:23 25 regard to union workers was jobs, jobs,

20:05:23 1

PUBLIC HEARING

20:05:27 2

jobs.

20:05:27 3

If you want to give these folks

20:05:29 4

construction jobs, then build it

20:05:32 5

somewhere else in the county or the

20:05:34 6

state, not in the bedroom community of

20:05:38 7

Goshen and on this fragile land site.

20:05:41 8

Another person said, this property

20:05:43 9

is going to become something else

20:05:46 10

sooner or later, so why not do it now

20:05:49 11

and develop LEGOLAND? I would respond

20:05:51 12

that neither a mega theme park, nor a

20:05:55 13

high density housing project is

20:05:57 14

appropriate for the location selected.

20:05:59 15

There indeed may be a good use for it

20:06:03 16

in the future, perhaps a business or a

20:06:06 17

park that better conforms to the site

20:06:09 18

on a scale that doesn't swallow up its

20:06:12 19

surroundings.

20:06:12 20

I heard someone else say, a Master

20:06:14 21

Plan is written to be changed. I agree

20:06:17 22

that nothing lasts forever, but this

20:06:18 23

last Master Plan specifically forbade

20:06:20 24

amusement parks and the zoning change

20:06:22 25

that would be required makes a mockery

20:06:22 1

PUBLIC HEARING

20:06:24 2

of the intent of the recent plan. We

20:06:27 3

all know that this Board defended the

20:06:32 4

Master Plan as recently as this past

20:06:33 5

April. What happened that you are

20:06:35 6

trashing it now?

20:06:36 7

I also heard someone say that the

20:06:40 8

anti-LEGOLAND group opposes everything

20:06:42 9

that represents change in the

20:06:45 10

community. My response to him and the

20:06:46 11

job creators out there is, I am not

20:06:49 12

antijob or antigrowth, I'm not an

20:06:53 13

agitator, and I have never opposed any

20:06:55 14

other cause in the 35 years that I've

20:06:58 15

lived here. This proposed project is

20:07:01 16

so intrusive and polarizing to the

20:07:04 17

citizens of Goshen that I feel I must

20:07:07 18

take a strong stand.

20:07:09 19

Now, regarding the DEIS, some

20:07:13 20

people praised it and said it was the

20:07:16 21

most thorough and complete DEIS they

20:07:17 22

have seen, even as a layperson, I feel

20:07:19 23

that I must have been reading a very

20:07:21 24

different document.

20:07:22 25

CHAIRMAN BERGUS: Thank you, thank

20:07:22 1 PUBLIC HEARING

20:07:24 2 you very much.

20:07:24 3 (Applause.)

20:07:27 4 CHAIRMAN BERGUS: Please.

20:07:28 5 MEMBER OF THE PUBLIC: My name is

20:07:30 6 Renee Bulla, my address is 361 Museum

20:07:36 7 Village Road, Monroe, New York, I am

20:07:37 8 here on behalf of the Orange County

20:07:41 9 Chamber Board, as I am a board member

20:07:43 10 on the board, I also have lived in the

20:07:44 11 community for over 20 years and work in

20:07:46 12 the advertising and marketing arena.

20:07:49 13 On that note, I think it's

20:07:52 14 important to understand that my

20:07:53 15 personal feeling is that, first of all,

20:07:57 16 a brand is the promise that a company

20:07:59 17 makes to an individual, a market, a

20:08:02 18 community, and I feel that the

20:08:05 19 LEGO/Merlin LEGOLAND brand promise is a

20:08:07 20 solid one.

20:08:10 21 I believe and trust in the brand,

20:08:13 22 for me and my family. And I do feel

20:08:18 23 that any concerns that are legitimate

20:08:20 24 that we need to address will be

20:08:22 25 addressed by this professional company

20:08:22 1

PUBLIC HEARING

20:08:24 2

and its brand expertise.

20:08:26 3

I feel that the values of this

20:08:35 4

business growing in our community,

5

aligned with my personal and family

20:08:37 6

belief that a wholesome support and

20:08:38 7

preservation of a child's imagination,

20:08:41 8

in a society that's moving way too much

20:08:44 9

and way too fast towards more screen

20:08:48 10

time. I have four children that have

20:08:50 11

grown up in my home over the course of

20:08:51 12

living in this community, and I want

20:08:52 13

them to stay here and work in this

20:08:55 14

community and not move away because

20:08:57 15

there's nothing for them and their

20:08:58 16

families that are growing. I already

20:09:00 17

have one child that has moved to

20:09:03 18

California for bigger and better

20:09:05 19

things, in his opinion, and that --

20:09:07 20

that family has a grandchild of mine,

20:09:10 21

so having a place besides coming to

20:09:13 22

visit me for my grandchild to attend,

20:09:17 23

that would be exciting for me.

20:09:21 24

And, you know, not to mention the

20:09:24 25

economic development portion of this,

20:09:24 1

PUBLIC HEARING

20:09:25 2

but other people have touched on that.

20:09:28 3

Basically, I support the business

20:09:30 4

growth of LEGOLAND's contribution in

20:09:32 5

our community, this is the county seat,

20:09:35 6

this is something that I feel as a

20:09:37 7

county resident that I'd be proud to

20:09:40 8

have here, and I know that it would

20:09:42 9

contribute to helping keep our children

20:09:44 10

here, keeping our communities growing

20:09:46 11

in a way that is wholesome and good for

20:09:48 12

the rest of us. Thank you.

20:09:51 13

(Applause.)

20:09:51 14

CHAIRMAN BERGUS: Thank you very

20:09:52 15

much.

20:09:56 16

Sir.

20:09:57 17

MEMBER OF THE PUBLIC: Peter

20:09:58 18

Fitzpatrick, I live at 9 Cherrywood

20:10:01 19

Drive in Arcadia Hills, Goshen. I'm

20:10:04 20

going to speak a little bit from the

20:10:07 21

heart, because this property is in my

20:10:09 22

backyard.

20:10:10 23

So I attended all these meetings, I

20:10:12 24

know it's zoned residential. I spoke

20:10:16 25

at that point before at the fire



20:10:16 1 PUBLIC HEARING

20:10:16 2 center. You know, I'm a little

20:10:18 3 floored, though, because I'm watching

20:10:20 4 our community -- it's a public process,

20:10:23 5 I get it, but I'm a resident here, and

20:10:25 6 I've raised my children here, and I've

20:10:28 7 lived here for 17 years and I received

20:10:28 8 a certified letter to participate in my

20:10:31 9 community government, and I couldn't

20:10:34 10 even speak and I watched our community

20:10:36 11 be overrun by unions that couldn't even

20:10:40 12 be controlled, I'm pro union, I'm pro

20:10:43 13 growth, I hate to say it, nobody moves

20:10:46 14 to Goshen for jobs. We chose as a

20:10:49 15 community multiple years ago with the

20:10:53 16 Salesian project to have open space,

20:10:54 17 that's what we chose, we chose to be

20:10:57 18 that quiet sleepy community. I did not

20:11:00 19 choose to have a LEGOLAND in my

20:11:03 20 backyard. LEGOLAND is great. My kids

20:11:06 21 played with LEGOLAND products, my

20:11:09 22 grandchildren will too. But not there,

20:11:11 23 if you have ever walked that land,

20:11:14 24 because I have, it's beautiful, and

20:11:15 25 there's the Otter Creek there, and just

20:11:15 1

PUBLIC HEARING

20:11:18 2

everything about it. So for a

20:11:20 3

commercial entity to want to come into

20:11:22 4

a subdivision, by the way, that's been

20:11:24 5

treated like a stepchild to Goshen for

20:11:27 6

many years, now all of a sudden, we're

20:11:30 7

front and center, I don't like it and

20:11:33 8

neither do the people where I live.

20:11:35 9

So I'm all for pro growth and

20:11:37 10

everything, they can pick a better

20:11:41 11

spot, Orange County commerce speaks a

20:11:43 12

lot, they're here, pick places like

20:11:47 13

Nepera Chemicals that's a cleanup site

20:11:48 14

right off the Thruway. There is places

20:11:51 15

in this community with vast land off 84

20:11:54 16

where we could really do the right

20:11:56 17

thing. That is not the right thing,

20:11:58 18

and in Goshen, it's not the right

20:12:01 19

thing. It's historic, the charm, Great

20:12:05 20

American Weekend, that's going to be

20:12:08 21

gone, I don't want to go to Great

20:12:10 22

American Weekend with 10,000 other

20:12:12 23

people from the City or California,

20:12:14 24

that's not why I moved here.

20:12:16 25

So that's how I feel, and that's

20:12:16 1 PUBLIC HEARING

20:12:18 2 how the residents of Arcadia Hills, who

20:12:21 3 are your neighbors -- like it or not,

20:12:23 4 we're neighbors, so I'm just baffled at

20:12:27 5 this whole thing, this whole process.

20:12:30 6 And we chose as a community for

20:12:32 7 open space, and we used tax dollars,

20:12:35 8 with joint venture of the Village for

20:12:39 9 Salesian property, we need to keep that

20:12:41 10 in mind, we chose this setting. We

20:12:44 11 should not change that Master Plan.

20:12:46 12 Thank you.

20:12:47 13 (Applause.)

20:12:48 14 CHAIRMAN BERGUS: Thank you.

20:12:53 15 Sir.

20:12:54 16 (Applause.)

20:12:56 17 CHAIRMAN BERGUS: Next speaker.

20:12:57 18 MEMBER OF THE PUBLIC: Yes, good

20:12:59 19 evening, my name is Ralph Martucci, I

20:13:03 20 reside in the town of Wawayanda, and I

20:13:05 21 am currently the chairman of the board

20:13:07 22 of the Orange County Chamber of

23 Commerce.

20:13:09 24 (Interjections from audience.)

20:13:09 25 CHAIRMAN BERGUS: Let him speak.

20:13:09 1 PUBLIC HEARING

20:13:11 2 Respect, please.

20:13:13 3 MEMBER OF THE PUBLIC: I'm not

20:13:15 4 going to speak in detail about the

20:13:17 5 economic benefits and the job

20:13:19 6 creations, which are enormous to Orange

20:13:22 7 County, but I'd like to address two

20:13:24 8 quality of life issues.

20:13:25 9 The first being the educational

20:13:27 10 benefits of this project, all right,

20:13:29 11 LEGOLAND will offer year-round

20:13:32 12 educational opportunities to students

20:13:35 13 throughout all the school districts in

20:13:37 14 Orange County in STEM education, STEM

20:13:41 15 education is science, technology,

20:13:42 16 engineering and math, which is a

20:13:45 17 critical, critical need in this country

20:13:48 18 and that is a great program. Another

20:13:51 19 educational benefit that they will

20:13:53 20 bring is that they will partner with

20:13:57 21 all our local schools throughout Orange

20:13:59 22 County and our colleges to employ

20:14:02 23 students who have interest in careers

20:14:04 24 such as hospitality, business,

20:14:06 25 mechanical engineering, just to name a

20:14:06 1  
20:14:08 2  
20:14:11 3  
20:14:14 4  
20:14:16 5  
20:14:18 6  
20:14:21 7  
20:14:23 8  
20:14:27 9  
20:14:29 10  
20:14:32 11  
20:14:34 12  
20:14:37 13  
20:14:41 14  
20:14:44 15  
20:14:47 16  
20:14:50 17  
20:14:52 18  
20:14:56 19  
20:14:58 20  
20:15:01 21  
20:15:05 22  
20:15:07 23  
20:15:10 24  
20:15:13 25

PUBLIC HEARING

few, that's critical, again, for our youth to not only work on their future careers, but also give them the opportunity, hands-on abilities to -- to realize these career opportunities.

The second quality of life issue I would like to discuss is the fantastic corporate citizenship of this organization. LEGOLAND will provide support to not -- to our community institutions, our not-for-profit institutions throughout Orange County. They have a terrific, terrific program, it's called Merlin's Magic Wand, where they will provide to seriously ill, disadvantaged or disabled children and their families a fun day filled with various LEGOLAND attractions at their facility. And I am a long-time board member of Access: Supports for Living, formerly Occupations, Inc., and this is a fantastic program that a lot of our clients would benefit from.

So I also have a letter here from

20:15:13 1 PUBLIC HEARING

20:15:16 2 another fellow board member to the

20:15:18 3 Goshen Planning Board, his name is Bob

20:15:21 4 deFelice, who's the general manager of

20:15:25 5 Fox Radio, and I'll just paraphrase a

20:15:28 6 few things, but he is saying in his

20:15:30 7 letter, we are in favor of the proposed

20:15:33 8 LEGOLAND New York project in Goshen.

20:15:35 9 In reviewing the concerns by the

20:15:38 10 opponents of the project, as well as

20:15:39 11 the benefits enumerated by LEGOLAND,

20:15:42 12 the LEGOLAND project to us just makes

20:15:44 13 sense. Clearly, it makes sense from an

20:15:46 14 economic standpoint, both in terms of

20:15:49 15 new tourism dollars generated from

20:15:53 16 inside the county, that would have left

20:15:55 17 to be spent elsewhere, and new tourism

20:15:58 18 dollars coming in from outside Orange

20:16:00 19 County. These tourism dollars wouldn't

20:16:02 20 be coming to us at all without projects

20:16:05 21 such as LEGOLAND to attract them. This

20:16:08 22 project also makes sense in terms of

20:16:10 23 the new diverse jobs it will create.

24 We all know that job creation is vital,

20:16:13 25 it creates sustainable economic growth

20:16:13 1 PUBLIC HEARING

20:16:15 2 in our region, and as other communities

20:16:17 3 have learned over the years, to name a

20:16:20 4 few, Poughkeepsie, IBM Rochester and

20:16:24 5 Kodak, diversity in job creation is of

20:16:28 6 paramount importance. We are in favor

20:16:30 7 of this project for many other reasons,

20:16:32 8 too many to enumerate here. So for the

20:16:35 9 sake of time, I will leave you with

20:16:38 10 just one more reason, I'm looking

20:16:40 11 forward to someday being able to bring

20:16:41 12 my grandkids to LEGOLAND. It will be

20:16:43 13 for me a more affordable trip than a

20:16:44 14 trek to Disneyland. I'll drive over,

20:16:47 15 park quietly, pay all the necessary

20:16:52 16 admissions with glee and gladly stop on

20:16:54 17 the way home at one of my favorite

20:16:55 18 Goshen restaurants to treat the whole

20:16:58 19 family to dinner afterwards.

20:17:01 20 Thank you.

20:17:03 21 (Applause.)

20:17:03 22 CHAIRMAN BERGUS: Thank you very

20:17:05 23 much.

20:17:05 24 Sir.

20:17:08 25 MEMBER OF THE PUBLIC: My name is

20:17:08 1 PUBLIC HEARING

20:17:09 2 Steve Gross, I'm the principle of

3 Hudson Highlands Environmental

20:17:11 4 Consulting, I'm representing the

20:17:12 5 Concerned Citizens for the Hudson

20:17:13 6 Valley. My task was to do a

20:17:15 7 professional review of this impact

20:17:17 8 statement and also look at the

20:17:19 9 suitability of this property for this

20:17:20 10 project.

20:17:21 11 Overall, I have to tell you, the

20:17:23 12 DEIS is missing huge blocks of

20:17:28 13 information, such as capacity of the

20:17:29 14 new proposed well, traffic impact on

20:17:32 15 the New York State Thruway and the

20:17:34 16 Harriman tolls, an assessment of the

20:17:36 17 historic value of the houses being

20:17:38 18 demolished and the fact that the impact

20:17:41 19 of developing 140 acres of the

20:17:43 20 522 acres being rezoned and more.

20:17:46 21 Beyond that, the DEIS also makes

20:17:49 22 critical information difficult to find

20:17:51 23 and provides all statements. And to

20:17:54 24 illustrate this, I'm going to focus on

20:17:57 25 just one figure in the DEIS. And I bet



20:17:57 1 PUBLIC HEARING

20:18:00 2 you will hear things that you do not

20:18:02 3 already know. This is Figure 3-6,

20:18:07 4 which illustrates the proposed cuts and

20:18:12 5 build to the project. This is a very

20:18:13 6 hilly property, and just like it says

20:18:15 7 in Isaiah, the valleys will be raised

20:18:18 8 up and the mountains made low in order

20:18:21 9 to make this property suitable for a

20:18:24 10 theme park. On this graphic, the dark

20:18:27 11 orange indicates cuts up to 50 feet and

20:18:30 12 the dark blue indicates hills up to

20:18:33 13 90 feet. The impact statement is based

20:18:35 14 on the proposed grade plans,

20:18:38 15 approximately 196,187 cubic yards of

20:18:40 16 fill will be required to be brought to

20:18:42 17 the site, this is not true. When you

20:18:46 18 look at this table that's on this

20:18:49 19 graphic, that provides detailed

20:18:53 20 information on cuts and fills, it does

20:18:56 21 not focus on the impact itself, again,

20:18:56 22 this is difficult. But when you add

20:18:58 23 this up, the cuts add up to more than

20:19:02 24 1,620,000 cubic yards and the fills add

20:19:05 25 up to more than 2,151,000 cubic yards.

20:19:05 1

## PUBLIC HEARING

20:19:09 2

That yields a net fill of more than

20:19:12 3

531,000 cubic yards, that is more than

20:19:15 4

two and a half times as much as

20:19:18 5

reported in the impact statement.

20:19:20 6

Using a 16-cubic yard truck, that

20:19:24 7

would be 33,199 truckloads of fill,

20:19:29 8

impact statement states that natural --

20:19:31 9

the site's natural variation of the

20:19:35 10

ponding up to the site, as a

20:19:37 11

development will sit lower than the

20:19:39 12

surrounding land, this is also not

20:19:41 13

true.

20:19:42 14

Now, these contours are not labeled

20:19:44 15

on the developed portion of the site,

20:19:46 16

so again, it make it is very difficult

20:19:48 17

to discern, but if you look at this

20:19:50 18

corner of the parking lot, that sits at

20:19:54 19

elevation 522, on 90 feet of fill, you

20:19:57 20

can see the dark blue colors indicating

20:20:01 21

the fill, that sits 100 feet higher

20:20:04 22

than the houses over here on Redwood

20:20:09 23

Drive, it's not lower, it's 100 feet

20:20:11 24

higher and then it grades up from there

20:20:12 25

all the way up to 584 feet, so it's

20:20:12 1

PUBLIC HEARING

20:20:14 2

sitting as much as 162 feet higher than

20:20:16 3

these neighboring houses.

20:20:18 4

The impact statement also states

20:20:21 5

and it talks about buffers that are a

20:20:23 6

thousand feet, 1200 feet. Mr. Royal

20:20:26 7

himself, at the first presentation,

20:20:29 8

said up to 2000 feet adjacent to

20:20:31 9

residences, 1000 elsewhere, none of

20:20:33 10

those numbers are true, this distance

20:20:37 11

from here to these houses is 900 feet,

12

so none of the numbers are correct.

20:20:41 13

And the impact statement talks

20:20:42 14

about the hotel, it will be built into

20:20:44 15

the naturally sloping topography so

20:20:49 16

that if it's two stories from the front

20:20:50 17

and four stories from the rear

20:20:52 18

elevation, that's not true. When you

20:20:54 19

look at this, you'll see the hotel

20:20:56 20

sitting here, again, on the dark blue,

20:20:56 21

it's sitting at an elevation of 522 on

20:20:59 22

fill over natural elevation of 458,

20:21:02 23

this would be held back by a retaining

20:21:05 24

wall, not a natural source, this is

20:21:07 25

part of the impact statement.

20:21:07 1 PUBLIC HEARING

20:21:08 2 CHAIRMAN BERGUS: Thank you, thank

20:21:09 3 you very much. Thank you.

20:21:14 4 (Applause.)

20:21:15 5 CHAIRMAN BERGUS: Thank you.

20:21:16 6 Next speaker.

20:21:21 7 (Applause.)

20:21:21 8 CHAIRMAN BERGUS: Next speaker,

20:21:23 9 please.

20:21:23 10 MEMBER OF THE PUBLIC: Good

20:21:24 11 evening, my name is Linda Muller, I

20:21:28 12 reside at 5 Primrose Court in Cornwall,

20:21:30 13 New York, I'm an Orange County girl,

20:21:32 14 grew up in Blooming Grove, went to

20:21:34 15 Washingtonville High School, went to

20:21:34 16 SUNY Orange, back then we called it

20:21:37 17 OCC, raised my family and live here.

20:21:39 18 I'm also the chair elect for the

20:21:43 19 chamber of commerce, a very proud

20:21:46 20 position that I hold to be able to

20:21:48 21 advance business opportunities here in

20:21:49 22 our community. I am the president/CEO

20:21:55 23 of Cornerstone Family Healthcare, an

20:21:56 24 organization that manages the

20:21:58 25 healthcare of more than 25,000 Orange

20:21:58 1

## PUBLIC HEARING

20:22:01 2

County residents, almost 10,000 of them

20:22:03 3

are children, and I'm also the

20:22:05 4

grandmother to six very beautiful

20:22:07 5

children, so on those three things, I'd

20:22:10 6

like to speak.

20:22:10 7

First, I'd like to thank you again

20:22:13 8

for giving us an opportunity, not only

20:22:14 9

for the people who live in Goshen, but

20:22:14 10

people throughout Orange County, which

20:22:17 11

will be impacted by this project. I

20:22:19 12

bring a message from my grandchildren,

20:22:22 13

they said, when you go, Nono, make sure

20:22:24 14

you ask them to make sure that you'll

20:22:27 15

be able to buy a season's pass, so that

20:22:29 16

they can come, and that comes from

20:22:30 17

Samantha who's 10; Alexandra who's 7;

20:22:35 18

Lorelei who's 7; Maxim who's 5; Conner

20:22:38 19

is 4; and Evelyn, who really doesn't

20:22:42 20

speak very much because she's only

20:22:44 21

22 months.

20:22:44 22

I also speak on behalf of my

20:22:46 23

organization. I have heard many times

20:22:49 24

Merlin speak about their commitment to

20:22:51 25

children. This isn't -- this isn't a

20:22:51 1 PUBLIC HEARING

20:22:54 2 huge theme park, this isn't like going

20:22:57 3 to New Jersey where a park opens early

20:23:00 4 in the morning and stays late at night

20:23:03 5 that attracts a population, where I

20:23:06 6 would not want to bring my

20:23:07 7 grandchildren. I want to bring them

20:23:09 8 someplace that's safe, I want to know

20:23:13 9 that the kids who come to my office,

20:23:14 10 who get their care from Newburgh and

20:23:16 11 from Goshen and from Highland Falls and

20:23:19 12 from Washingtonville or Blooming Grove

20:23:22 13 have a place that is safe, and I

14 believe that will come from LEGOLAND is

20:23:24 15 that. I employ 400 people right here

20:23:27 16 in Orange County. The economic

20:23:30 17 drivers, I know, have been spoken

20:23:32 18 about, there are a whole lot more smart

20:23:34 19 people who can talk about the specific

20:23:36 20 issues of topography, I do have a civil

20:23:39 21 engineer, my daughter is a PA, I left

20:23:42 22 her home to take care of her kids and

20:23:45 23 not be here.

20:23:45 24 But this is a project that I feel

20:23:48 25 compelled to come out and speak, as a

20:23:48 1 PUBLIC HEARING

20:23:50 2 great business opportunity and economic

20:23:53 3 engine for Orange County, for a place

20:23:54 4 where my employees and my 25,000 people

20:23:57 5 can come, and we have some, I believe,

20:23:59 6 some assurances that no one will be

20:24:01 7 denied entrance into the park, because

20:24:04 8 I have some of the poorest kids in

20:24:06 9 Orange County coming to my healthcare

20:24:09 10 center and I ask you as a Nono to my

20:24:12 11 six grandchildren to think about what a

20:24:14 12 wonderful opportunity it will be for

20:24:16 13 them. I've been here a long, long

20:24:19 14 time, more than I'd like to tell you

20:24:21 15 the years I've been here, I grew up in

20:24:22 16 the town where there were more cows

20:24:25 17 than there were people and that is

20:24:27 18 change. Change is inevitable. Plan it

20:24:29 19 well, which is, I think, what you're

20:24:31 20 doing. Hear both sides of the story,

20:24:33 21 which I believe that you're doing. And

20:24:35 22 do the best job, not only for the

20:24:37 23 individuals who live in Goshen, but

20:24:39 24 understand the ramifications that it

20:24:41 25 has for all of Orange County.

20:24:41 1

PUBLIC HEARING

20:24:43 2

I appreciate your time that you've

20:24:46 3

allowed us to be here, I wish you God

20:24:49 4

speed as you continue to think about

20:24:51 5

this, and I'd like you to remember that

20:24:53 6

I'm just one Nono bringing a message

20:24:57 7

from six really great kids, who say,

20:24:59 8

let us go to LEGOLAND, Nono, because I

20:25:02 9

know you'll buy us a season's pass.

20:25:05 10

Thank you.

20:25:05 11

(Applause.)

20:25:06 12

CHAIRMAN BERGUS: Thank you.

20:25:07 13

MEMBER OF THE PUBLIC: Hi, my name

20:25:10 14

is Jessica Gocke, I reside at 349 Sarah

20:25:13 15

Wells Trail in Goshen, I grew up in

20:25:14 16

Goshen about 40 years ago, I'm a real

20:25:16 17

estate broker and I've had an office in

20:25:19 18

Goshen for a decade. I want to address

20:25:19 19

the issue of wetlands, specifically the

20:25:20 20

quality of wetland information in the

20:25:22 21

DEIS or a lack thereof.

20:25:25 22

The DEIS represents that the

20:25:28 23

project will impact .075 acres of

20:25:30 24

wetlands, that's not even a tenth of an

20:25:33 25

acre and, therefore, falls under the .1



20:25:33 1 PUBLIC HEARING

20:25:40 2 acre disturbance threshold and no

20:25:40 3 individual permit, nor compensatory

20:25:44 4 wetland mitigation will be required.

20:25:45 5 Although not identified in the DEIS's

20:25:49 6 statement, the Federal National Permit,

20:25:50 7 Number 18, NWP 18, but under NWP 18,

20:25:52 8 like all NWPs, it is subject to an

20:25:55 9 extensive list of conditions, one of

20:25:58 10 these is that the contemplated action

20:26:00 11 requiring a wetland disturbance does

20:26:02 12 not disturb any sites that are listed

20:26:04 13 or eligible for the National Register

20:26:06 14 of Historic Places, but the impact

20:26:09 15 statement does confirm the presence of

20:26:11 16 at least one National Register of

20:26:13 17 Historic Places, an archaeological site

20:26:16 18 that will be destroyed by the proposed

20:26:17 19 action. So the conditions for the NWP

20:26:21 20 18 are not met, any disturbance in

20:26:23 21 federal wetlands will therefore be

20:26:24 22 subject to the Army Corps of Engineers'

20:26:27 23 review, the Army Corps of Engineers

20:26:28 24 needs to be listed as an involved

20:26:28 25 agency.

20:26:28 1

## PUBLIC HEARING

20:26:29 2

20:26:33 3

20:26:36 4

20:26:37 5

20:26:41 6

20:26:41 7

20:26:45 8

20:26:47 9

20:26:49 10

20:26:51 11

20:26:53 12

20:26:55 13

20:26:57 14

20:27:01 15

20:27:04 16

20:27:05 17

20:27:08 18

20:27:10 19

20:27:11 20

20:27:13 21

20:27:16 22

20:27:18 23

20:27:22 24

20:27:23 25

But beyond this, it seems that far more than a tenth of wetlands are being disturbed, anyway. A 2006 wetland survey for the hamlet of Goshen, previously proposed on this property, depicts all the same wetlands shown in the LEGOLAND DEIS, but also three additional wetlands that are mysteriously absent from the LEGOLAND plans. Two of these wetlands are shown in the footprint of the LEGOLAND park. And one is shown within the footprint of the parking lot. Wetlands don't just disappear on their own, it's rather curious and suspicious that the wetlands that had been shown for another development proposal, happened to disappear precisely within the area of development proposed for LEGOLAND.

Unfortunately, the DEIS fails to either provide agency approved wetland mapping or an Army Corps development report, as is customary, for review that would support the wetland mapping

20:27:23 1 PUBLIC HEARING

20:27:25 2 they have depicted, but reading further

20:27:27 3 into the DEIS, it appears as if the

20:27:29 4 authors, perhaps, really did know about

20:27:31 5 these wetlands after all and their

20:27:34 6 destruction had been accounted for in

20:27:37 7 an earlier draft. On Page 43 of the

20:27:39 8 DEIS, the existing conditions

20:27:42 9 description described the existence of

20:27:43 10 116.72 acres of wetlands, whereas

20:27:46 11 potential impacts, described on

20:27:49 12 Page 54, identified a post-development

20:27:51 13 condition of 115 acres of wetlands,

20:27:54 14 that would equate to a wetland

20:27:56 15 disturbance of 1.72 acres, greatly

20:27:59 16 above the .075 acre otherwise claimed.

20:28:04 17 The acreage represented by the three

20:28:06 18 mystery wetlands, could very well

20:28:09 19 account for this discrepancy.

20:28:10 20 So was there a conscious decision

21 to delete the wetlands from the site

20:28:12 22 plan, was it the Applicant's purposeful

20:28:15 23 intent to make the wetland's impact

20:28:17 24 come just under a tenth of an acre

20:28:20 25 threshold to avoid the Army Corps'

20:28:20 1

PUBLIC HEARING

20:28:21 2

review? Did they forget to correct

20:28:24 3

this calculation and cover up the true

20:28:25 4

wetland impact, whether another

20:28:28 5

explanation might be, therefore, the

20:28:30 6

1.75 reduction in our wetland in the

20:28:32 7

post-development condition? Why does

20:28:35 8

Merlin not at least provide a copy of

20:28:37 9

the wetlands delineation report as part

20:28:38 10

of the DEIS? Perhaps it shows the

20:28:41 11

absence of these three wetlands after

20:28:44 12

all.

20:28:45 13

Whatever is going on, it is clear

20:28:46 14

that the DEIS has conflicting

20:28:49 15

information and even false information,

20:28:51 16

and without any supporting

20:28:52 17

documentation, such as verified Army

20:28:53 18

Corps or New York State Department of

20:28:57 19

Environmental Conservation, wetlands

20:28:58 20

delineation maps or wetland delineation

20:29:03 21

reports, it is impossible for anyone

20:29:04 22

either in the public or the lead agency

20:29:06 23

to truly figure out the truth.

20:29:09 24

With so much missing and --

20:29:13 25

CHAIRMAN BERGUS: Thank you.

20:29:13 1 PUBLIC HEARING

20:29:14 2 MEMBER OF THE PUBLIC: --

3 unverified information, I do not

20:29:14 4 understand how you can proceed with

20:29:16 5 this SEQRA review.

6 CHAIRMAN BERGUS: Thank you very

20:29:18 7 much.

20:29:18 8 (Applause.)

20:29:18 9 CHAIRMAN BERGUS: Our next speaker.

20:29:20 10 MEMBER OF THE PUBLIC: Good evening

20:29:21 11 everyone, thank you for the opportunity

20:29:23 12 to speak, my name is Jamie Zajac[ph],

20:29:26 13 I'm a resident of Goshen on 218

20:29:30 14 Greenwich Ave. After graduating from

20:29:32 15 RPI in Upstate New York a few years

20:29:34 16 ago, with a degree in civil

20:29:36 17 engineering, I decided I wanted to

20:29:37 18 launch my career in New York, instead

20:29:40 19 of going back to my home state, New

20:29:43 20 Hampshire.

20:29:43 21 When I received an offer from a

20:29:45 22 local engineering firm in Orange

20:29:47 23 County, I did a lot of research as to

20:29:50 24 where I wanted to live, Goshen was my

20:29:52 25 choice and it's been very good for me.

20:29:52 1

## PUBLIC HEARING

20:29:52 2

As a Millennial looking forward toward

20:29:54 3

the future, I'm extremely excited about

20:29:58 4

LEGOLAND having an interest in our

20:29:59 5

town. The opportunities are limitless,

20:30:01 6

in my opinion, as so many ancillary

20:30:05 7

companies will get work for decades to

20:30:07 8

come.

20:30:07 9

In addition, jobs will be

20:30:09 10

plentiful, and my hope, of course, is

20:30:11 11

that more Millennials and young

20:30:14 12

professionals will flock to Goshen and

20:30:17 13

Orange County and a new generation of

20:30:19 14

leaders will pick up where you all left

20:30:22 15

off.

20:30:22 16

Also, one last thing, as a former

20:30:25 17

athlete, who understands what athletic

20:30:29 18

programs and extracurricular programs

20:30:31 19

cost to schools, I can't help to think

20:30:33 20

of how fortunate our local school

20:30:36 21

district would be to have LEGOLAND

20:30:38 22

here. Their taxes will be paid year

20:30:40 23

after year for decades to come.

20:30:44 24

(Laughter.)

20:30:44 25

CHAIRMAN BERGUS: Let him speak,

20:30:44 1

PUBLIC HEARING

20:30:46 2

please.

20:30:47 3

MEMBER OF THE PUBLIC: Their taxes

20:30:49 4

will be paid year after year for

20:30:51 5

decades to come. This is an exciting

20:30:54 6

project for me as a young professional,

20:30:55 7

someone who could possibly grow up,

20:30:56 8

raise a family in Goshen, and I hope

20:30:58 9

you do everything you can to ensure

20:31:01 10

that LEGOLAND comes.

20:31:05 11

Thank you.

20:31:05 12

CHAIRMAN BERGUS: Thank you.

20:31:07 13

(Applause.)

20:31:08 14

CHAIRMAN BERGUS: Let me just

20:31:09 15

remind everybody of our rules. Respect

20:31:13 16

for speakers on both sides of the

20:31:17 17

aisle, it works both ways. When

20:31:20 18

somebody is speaking, let them speak.

20:31:22 19

When they're done, we'll move on to the

20:31:25 20

next speaker and we'll get to hear

20:31:27 21

everything that everybody wishes to

20:31:29 22

share with us.

20:31:30 23

Sir.

20:31:30 24

MEMBER OF THE PUBLIC: Thank you,

20:31:31 25

being from the union and a member of

20:31:31 1 PUBLIC HEARING

20:31:33 2 the chamber of commerce, your timing

20:31:35 3 was perfect.

20:31:36 4 Good evening, my name is Todd

20:31:39 5 Diorio and I actually live in Marlboro,

20:31:41 6 New York, and my office is in Newburgh,

20:31:44 7 New York, I am president of the Hudson

20:31:45 8 Valley Building and Construction Trades

20:31:47 9 Council, and a business manager for

20:31:47 10 laborer's Local 17. The Hudson Valley

11 Building and Construction Trades

20:31:50 12 Council is the umbrella organization

20:31:52 13 representing over 28 trade locals and

20:31:55 14 10,000 members. With the construction

20:31:57 15 boom in the Hudson Valley, we have

20:31:59 16 handled over 1,000 new members,

20:31:59 17 including hundreds of new apprentices,

20:32:02 18 many from Orange County and many who

20:32:04 19 reside in Goshen. Many of the larger

20:32:05 20 projects we are currently working on in

20:32:06 21 the Hudson Valley include Montreign

20:32:09 22 Casino, Woodbury Commons, the Orange

20:32:11 23 County Government Center, Vera

20:32:13 24 Lifestyles, CPV and several projects in

20:32:16 25 West Point to a name a few. These



20:32:16 1 PUBLIC HEARING

20:32:16 2 members I represent aren't your

20:32:18 3 enemies, many are your neighbors,

20:32:19 4 they're up early in the morning,

20:32:21 5 they're sometimes required to work late

20:32:23 6 into the evening or in some cases,

20:32:26 7 start work at odd hours of the night.

20:32:27 8 They're required to work in not so

20:32:30 9 ideal conditions like today, a windy

20:32:31 10 day or freezing, or in the summer when

20:32:33 11 it's hot and dusty. These are your

20:32:34 12 neighbors who build your schools, your

20:32:36 13 hospitals, your roads, your bridges,

20:32:37 14 upgrade your drinking water, clean up

20:32:39 15 your hazardous waste, lead or asbestos,

20:32:41 16 build your restaurants, your movie

20:32:44 17 theaters or your entertainment

20:32:45 18 destinations, like the proposed

20:32:47 19 LEGOLAND park we're here to talk about

20:32:49 20 today. Our livelihoods and ability to

20:32:51 21 afford to live and raise families in

20:32:53 22 Orange County rely on projects like

20:32:55 23 LEGOLAND.

20:32:56 24 Lately, we face an antiproject

20:32:58 25 group every time a sizable project is

20:32:58 1 PUBLIC HEARING

20:33:01 2 proposed in New York, in the Hudson

20:33:01 3 Valley. The Millennium Pipeline, the

20:33:07 4 Minisink compressor station, that is --

20:33:07 5 they have the right to come out. We

20:33:09 6 hear the chants of no pipelines, no

20:33:12 7 fossil fuels, and then somebody opposed

20:33:14 8 to solar farm or wind farm, the chants

9 and signs come out, save our land,

20:33:16 10 solar kills and wind kills. Opposed

20:33:19 11 and save our neighborhood groups comes

20:33:21 12 out, the anticasinio groups. The Orange

13 County Government Center controversy,

20:33:27 14 tear it down, renovate it, build it,

20:33:27 15 rent it, lease it. Go to a town board

20:33:29 16 and there's a neighborhood group that

20:33:32 17 lives next to 84 complaining of traffic

20:33:34 18 noise. Many don't want growth, but

20:33:36 19 they also don't want their taxes to

20:33:38 20 rise. They want their children to stay

20:33:39 21 local with a decent job.

20:33:40 22 Any ideas out there on how not to

20:33:42 23 grow and bring in business and still

20:33:43 24 lower taxes would be a great platform

20:33:46 25 to run for political office on. These

20:33:46 1 PUBLIC HEARING

20:33:48 2 are just some examples of what goes on.

20:33:49 3 Luckily, we have a process that

20:33:52 4 sorts through all of this. We have

20:33:53 5 town boards, planning boards, zoning

20:33:56 6 boards, DEIS, EIS, traffic studies,

20:34:00 7 public hearings like tonight, in many

20:34:02 8 cases, pitting neighbors against

20:34:03 9 neighbors, brothers against sisters,

20:34:03 10 politicians against politicians, smart

20:34:06 11 growth against antigrowth supporters,

20:34:08 12 this should not be the case. The

20:34:11 13 process sometimes takes too long for

20:34:13 14 those who support the project or the

20:34:15 15 developers or sometimes too quick for

20:34:18 16 the antis and those who are against.

20:34:19 17 These public hearings usually result in

20:34:20 18 compromise, traffic issues are

20:34:23 19 addressed, a project may be scaled

20:34:24 20 down, a larger buffer, in many cases,

20:34:27 21 we, the building trades, are the anti

20:34:29 22 group. If there's no commitment to

20:34:32 23 local labor, local contractors, are

20:34:34 24 sometimes in the anti position. We

20:34:36 25 have been on the opposite side of the

20:34:36 1

## PUBLIC HEARING

20:34:38 2

fence on many occasions, the anti

20:34:40 3

groups help force the developer's hand

20:34:43 4

in committing to local labor in many

20:34:46 5

cases of the PLA.

20:34:46 6

On behalf of the building trades,

20:34:48 7

we thank you for that.

20:34:49 8

Fortunately, for the building

20:34:52 9

trades, Merlin Entertainment was

20:34:52 10

committed to local union labor day one,

20:34:53 11

even before the anti-LEGOLAND groups

20:34:55 12

came out, this project would create 800

20:34:58 13

plus good paying union construction

20:34:59 14

jobs with benefits and many permanent

20:35:02 15

jobs once open. The ripple effect from

20:35:05 16

this project, I can't even begin to

20:35:06 17

calculate, it will add to much needed

20:35:07 18

tax revenue, even with the tax breaks

20:35:11 19

it's estimated to receive.

20:35:12 20

We need to stand behind this Board,

20:35:14 21

behind this world-class company like

20:35:18 22

Merlin Entertainment, it's a

20:35:19 23

\$500 million investment, Goshen alone

20:35:22 24

is set to receive a \$1.3 million host

20:35:25 25

fee, a commitment to 800 union jobs on

20:35:25 1 PUBLIC HEARING

20:35:29 2 average yearly salaries of 75,000 plus

30:35:29 3 benefits, spin-off and economic growth.

20:35:31 4 CHAIRMAN BERGUS: Thank you, thank

20:35:33 5 you very much.

20:35:33 6 (Applause.)

20:35:41 7 CHAIRMAN BERGUS: Next speaker.

20:35:42 8 MEMBER OF THE PUBLIC: Good

20:35:42 9 evening, I'm Eric Maldonado, I'm here

20:35:47 10 on behalf of the board of directors of

20:35:48 11 the Orange County Chamber of Commerce,

20:35:51 12 I'm also the chairman of the Inspire

20:35:53 13 Foundation right here in Goshen, I'm

20:35:54 14 just a local business owner, my partner

20:35:58 15 and I have a few Verizon Wireless

20:36:01 16 stores in the area, but I'm here

20:36:02 17 because all three have a big

20:36:04 18 connection, it's a commitment to the

20:36:05 19 community and a commitment to the

20:36:06 20 individuals and children with

20:36:08 21 disabilities, which are two strong

20:36:10 22 points of why we support LEGOLAND, the

20:36:13 23 things that they do for these children

20:36:15 24 are amazing and this is what I would

20:36:15 25 like to see.

20:36:15 1

## PUBLIC HEARING

20:36:16 2

Now, being a new dad, I have a

20:36:18 3

healthy one-and-a-half year old, which

20:36:20 4

is great, and I'd like to bring him to

20:36:22 5

LEGOLAND and I'd like to keep him here

20:36:24 6

in Orange County as well, because for

20:36:25 7

me, when I came to Orange County, I had

20:36:27 8

the opportunity to go anywhere, but I

20:36:29 9

decided to establish the businesses

20:36:31 10

right here in Orange County, so I want

20:36:33 11

to show my son that the potential is

20:36:35 12

right here at home. This is home.

20:36:37 13

Community is home and the commitment

20:36:39 14

which LEGOLAND provides, that's

20:36:41 15

something that's going to stay with him

20:36:43 16

and it's going to stay with the future

20:36:44 17

generation here in Orange County.

20:36:46 18

Thank you.

20:36:46 19

(Applause.)

20:36:47 20

CHAIRMAN BERGUS: Thank you very

20:36:48 21

much.

20:36:52 22

Next speaker.

20:36:55 23

MEMBER OF THE PUBLIC: I'm Keith

20:36:56 24

Roddey, village of Goshen, and I do

20:36:58 25

support LEGOLAND coming to Goshen, I

20:36:58 1 PUBLIC HEARING

20:37:00 2 support them because the LEGOLAND

20:37:02 3 group, the Planning Board, and others

20:37:05 4 have challenged them. Merlin,

20:37:07 5 questioning how they'll deal with

20:37:09 6 traffic and water and the environment,

20:37:11 7 how they'll protect and ensure we have

20:37:15 8 enough resources, how they'll fit

20:37:17 9 within our community and all of these

20:37:18 10 steps taking Merlin to task in such

20:37:20 11 fine detail, that surely, no other

20:37:23 12 company has had to do who hoped to set

20:37:26 13 up shop here in Goshen. And now what

20:37:29 14 we have is an incredibly thorough

20:37:33 15 vetting, all of which is detailed in

20:37:35 16 the thousand of pages of texts and

20:37:36 17 charts and numbers in their draft

20:37:37 18 environmental impact statement. Thanks

20:37:40 19 to the no LEGOLAND group and others and

20:37:42 20 questions and issues have been raised,

20:37:45 21 the answers provided, planned, involved

20:37:49 22 here and additional money will be spent

20:37:50 23 all to ensure LEGOLAND is a perfect fit

20:37:54 24 for Goshen, that they will be a

20:37:57 25 welcomed addition to our community.

20:37:57 1

PUBLIC HEARING

20:37:59 2

I urge all Board members to ensure

20:38:02 3

everything is done to bring this once

20:38:04 4

in a lifetime opportunity to Goshen, to

20:38:07 5

make LEGOLAND a reality.

20:38:10 6

Thank you.

20:38:12 7

CHAIRMAN BERGUS: Thank you very

20:38:13 8

much.

20:38:14 9

(Applause.)

20:38:14 10

CHAIRMAN BERGUS: Next speaker.

20:38:15 11

MEMBER OF THE PUBLIC: Good

20:38:17 12

evening, my name is Grace Caporale, I

20:38:19 13

reside at 122 Sherwood Drive,

20:38:22 14

Middletown, New York. I'm here tonight

20:38:24 15

as a member of the board of directors

20:38:26 16

on behalf of the Orange County Chamber

20:38:29 17

of Commerce. As a small business owner

20:38:32 18

of the Harness Advisers of Goshen, for

20:38:33 19

the past five years, which is a

20:38:35 20

comprehensive financial services firm,

20:38:38 21

we are proud to serve within this

20:38:40 22

historic and local community, myself

20:38:42 23

and my associates are incredibly

20:38:45 24

excited for the potential launch of

20:38:47 25

LEGOLAND.



20:38:47 1

## PUBLIC HEARING

20:38:48 2

As a business owner, I do welcome

20:38:51 3

the opportunity to partner with the

20:38:53 4

leadership of LEGOLAND and we look

20:38:55 5

forward to being a local resource to

20:38:57 6

the many employees that LEGOLAND would

20:38:59 7

potentially employ, as well as their

20:39:02 8

families and future generations. My

20:39:04 9

team and I, again, would welcome the

20:39:06 10

opportunity to provide planning

20:39:06 11

workplace education to LEGOLAND and

20:39:09 12

their employees for many, many years to

20:39:11 13

come. As we all know, financial

20:39:13 14

stability and strength in our community

20:39:16 15

is extremely crucial and important.

20:39:18 16

Finally, as the cochair of the

20:39:23 17

Young Professionals Committee within

20:39:23 18

the Orange County Chamber, it's very

20:39:26 19

important to mention that the

20:39:28 20

educational and financial well-being of

20:39:30 21

our youth is the future of our

20:39:33 22

community. It is critical for our

20:39:35 23

young people to have this opportunity

20:39:37 24

with LEGOLAND to grow independently,

20:39:38 25

and for young adults to raise their

20:39:38 1 PUBLIC HEARING

20:39:40 2 children within this amazing community,

20:39:42 3 so to provide this incredible

20:39:44 4 educational and financial opportunity

20:39:45 5 would be amazing.

20:39:46 6 Personally, as a life-long resident

20:39:48 7 of Orange County and as a future

20:39:50 8 parent, my husband and I would be

20:39:52 9 incredibly excited to welcome the

20:39:56 10 opportunity to bring our children to an

20:39:57 11 educational, exciting and safe land

20:39:59 12 right in our backyard, so we welcome

20:40:01 13 LEGOLAND.

20:40:04 14 CHAIRMAN BERGUS: Thank you.

20:40:05 15 (Applause.)

20:40:05 16 CHAIRMAN BERGUS: Next speaker.

20:40:09 17 MEMBER OF THE PUBLIC: Hi, I'm Jean

20:40:11 18 Line[ph], Goshen, New York, my comments

20:40:13 19 are from the DEIS report regarding

20:40:15 20 public safety.

20:40:16 21 You have dedicated over 5,000 pages

20:40:19 22 to the study of traffic, but only four

20:40:21 23 page to police, fire and EMS. In the

20:40:24 24 report, the public safety study is

20:40:27 25 scant at best. Mutual aid that our

20:40:27 1 PUBLIC HEARING

20:40:30 2 county depends on are made up of

20:40:34 3 volunteers, most are employed and work

20:40:37 4 during operating hours of this park.

20:40:39 5 Why hasn't there been a comparison of

20:40:43 6 the rollcall for volunteers of EMS

20:40:45 7 required during summer weekends and

20:40:46 8 operating hours of LEGOLAND? What is

20:40:49 9 LEGOLAND's maximum capacity? We need

20:40:51 10 to know this number.

20:40:54 11 On Friday, we heard from our

20:40:56 12 legislator, Jim O'Donnell, on public

20:41:01 13 safety with his comments on how we have

20:41:03 14 to prepare for the worst and we have to

20:41:05 15 make this facility accessible for

20:41:07 16 emergency service personnel.

20:41:10 17 Mr. O'Donnell, being a former police

20:41:12 18 chief of the MTA and created a

20:41:15 19 terrorism task force to help the NYPD

20:41:18 20 and the FBI coordinate together with

20:41:20 21 the MTA, his knowledge and experience

20:41:22 22 was golden. I was impressed with this

20:41:24 23 legislator on his own time traveled to

20:41:27 24 Carlsbad, California to see LEGOLAND.

20:41:29 25 He was quoted by the Chronicle about

20:41:29 1 PUBLIC HEARING

20:41:32 2 the safety of LEGOLAND, and I will

20:41:34 3 quote him, I was not impressed with the

20:41:36 4 safety measures I observed in

20:41:37 5 California and I was not impressed with

20:41:40 6 what I heard at the Planning Board

20:41:42 7 meeting regarding the plan of emergency

20:41:44 8 entrance and exit off of Arcadia Road.

20:41:47 9 The road must be four lanes, capable of

20:41:49 10 handling an emergency, it cannot be a

20:41:53 11 gravel road.

20:41:54 12 I also would like to thank the

20:41:57 13 village of Goshen police chief, James

14 Black, he drafted a letter on June 9th

20:41:59 15 of this year to the mayor and the

20:42:01 16 Village Board making comments on the

20:42:02 17 proposed LEGOLAND to the town of

20:42:05 18 Goshen. Unfortunately, this letter was

20:42:06 19 not included in the DEIS, perhaps it

20:42:09 20 was an oversight. Within this letter,

20:42:13 21 the chief of the village makes comments

20:42:15 22 of the new LEGOLAND, quoting from his

20:42:16 23 letter, It is in my opinion that

20:42:18 24 LEGOLAND theme park would inflict

20:42:21 25 Woodbury Commons as the highest ranking

20:42:21 1 PUBLIC HEARING

20:42:24 2 terrorism target in Orange County. In

20:42:26 3 the last three paragraphs of the

20:42:28 4 chief's letter, he makes note of the

20:42:32 5 necessity to hire four full-time police

20:42:33 6 officers, two additional police cars

20:42:35 7 and four additional tax years assessed.

20:42:39 8 His rough estimate of the impact cost

20:42:43 9 to his department is \$818,000.

20:42:48 10 Unfortunately, with the study you are

20:42:50 11 all relying on calls to service of the

20:42:53 12 Florida park's location to form an

20:42:56 13 opinion on the impact of our police,

20:42:58 14 fire and EMS. Your study says there

20:43:02 15 will be no impact and no major issues

20:43:05 16 and no problems.

20:43:06 17 In July, I requested a mock drill

20:43:09 18 of up to 25 victims to test the system

20:43:13 19 for issues, got nowhere. I'm sure that

20:43:16 20 if you ask the powers that be the

20:43:19 21 locations of the Sandy Hook Elementary

20:43:23 22 School, 27 killed; the Pulse nightclub,

20:43:25 23 49 killed; Happy Land social club, 87

20:43:29 24 killed; the Aurora theater, 12 killed;

20:43:32 25 Bastille Day fireworks, 84 killed; and

20:43:32 1 PUBLIC HEARING

20:43:35 2 today in Berlin, the Christmas Village,

20:43:38 3 nine killed at this time. If you ask

20:43:40 4 the powers that be prior, you would

20:43:42 5 have gotten the same, no issues, no

20:43:45 6 problems.

20:43:45 7 CHAIRMAN BERGUS: Thank you.

20:43:46 8 (Applause.)

20:43:47 9 CHAIRMAN BERGUS: Next speaker.

20:43:49 10 MEMBER OF THE PUBLIC: Good

20:43:55 11 evening, everyone, I appreciate the

20:43:57 12 ability to be able to talk to --

20:43:59 13 CHAIRMAN BERGUS: Your name?

20:44:00 14 MEMBER OF THE PUBLIC: My name is

20:44:02 15 Mandy Ives, I reside at 60 Glen Drive

20:44:06 16 in Goshen.

20:44:07 17 I am speaking tonight, I'm really

20:44:09 18 wearing two hats, I've lived in the

20:44:10 19 United States for almost 30 years, I'm

20:44:13 20 originally from the UK, 90 percent of

20:44:15 21 that time has been in Orange County. I

20:44:17 22 have no affiliation to LEGOLAND, other

20:44:19 23 than I visited their Winter Park in the

20:44:23 24 UK approximately four years ago with my

20:44:25 25 family and had a wonderful experience.

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## PUBLIC HEARING

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I stated I am a resident of Goshen, my family recently purchased a home in Goshen knowing and supporting this project and knowing that it was on the table. I want to address one of the speakers from last week, who talked about LEGOLAND dividing the community, putting people against people, it's not LEGOLAND that's doing that, it's the people themselves. Everyone needs to come together as a community and need to consider the whole community and not just the individual needs.

Economic growth, taxes, jobs have all been previously mentioned. There are huge benefits for LEGOLAND, they are not the enemy. They're a huge, successful organization, if you care to take and do some research on the Web, they come up as the top 15 employer in the United Kingdom of large companies, they take care of their employees, they're very much in tune with the environment and the ability to sustain

20:45:24 1 PUBLIC HEARING

20:45:27 2 a comfortable living.

20:45:29 3 With regard to traffic, I think we

20:45:35 4 need to account of this, but let's look

20:45:35 5 at this from a business perspective.

20:45:37 6 It's in LEGOLAND's best interest not to

20:45:40 7 have cars piled up on any highways.

20:45:43 8 They want the people that come to

20:45:45 9 LEGOLAND to have the best experience.

20:45:47 10 If they're stuck in traffic, they're

20:45:49 11 not coming back. If they're also stuck

20:45:50 12 in traffic, they're not in the park

20:45:53 13 enjoying themselves or possibly

20:45:54 14 spending more money.

20:45:55 15 They're a huge company, they're

20:45:57 16 opening LEGOLANDs worldwide, if you

20:45:59 17 care to look, Japan, China, Dubai has

20:46:03 18 just opened. It is a huge privilege

20:46:05 19 and an honor to know that they want to

20:46:07 20 come to Goshen.

20:46:08 21 The other hat that I'm wearing is

20:46:10 22 I'm an educator and the owner and

20:46:13 23 director of one of the largest

20:46:15 24 privately owned daycares in the county.

20:46:17 25 I've owned and run this business for



20:46:17 1 PUBLIC HEARING

20:46:19 2 22 years that I started from scratch in

20:46:22 3 my house with 12 children.

20:46:23 4 There is a huge educational

20:46:25 5 opportunity, the older children and

20:46:27 6 school age children have been

20:46:29 7 addressed, but I want to address the

20:46:31 8 younger community, from our toddlers

20:46:33 9 through our kindergartners. We have a

20:46:35 10 wonderful facility for field trips, for

20:46:38 11 educational programs on our doorstep.

20:46:42 12 As it is right now, the closest

20:46:44 13 aquariums for us to visit are in

20:46:46 14 Brooklyn, New York or Norwalk,

20:46:49 15 Connecticut. I've routinely taken my

20:46:52 16 preschool children, daycare children to

20:46:53 17 Norwalk, but it's costly due to busing

20:46:56 18 and it's a very long drive for those

20:46:58 19 little guys, never mind the fact that

20:47:01 20 families nowadays with two working

20:47:05 21 families[sic] -- with two working

20:47:07 22 parents, children spend a lot of time

20:47:09 23 in daycare facilities. Given that

20:47:12 24 there would be an immediate park for

20:47:16 25 families to attend with close access on

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PUBLIC HEARING

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the weekends, when family time is

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precious, will be a huge benefit to all

20:47:25 4

the families in our area.

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It is also my understanding that

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there is free admission to all

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educational facilities and schools

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within the county, therefore, it would

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make it very affordable and easy for me

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to be able to bring my daycare children

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on a regular basis for all the programs

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that LEGOLAND has to offer.

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I urge the Board to deeply consider

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this project for the benefit of the

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whole community, not just Goshen, but

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the surrounding area, the whole of

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families, family life, and not just the

20:47:55 18

few individuals that do feel --

20:47:58 19

CHAIRMAN BERGUS: Thank you, thank

20:47:59 20

you very much.

20:48:00 21

Next speaker.

20:48:00 22

(Applause.)

20:48:05 23

MEMBER OF THE PUBLIC: Good

20:48:06 24

evening, my name is Larissa Louis. I

20:48:09 25

am born and raised in Orange County. I

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## PUBLIC HEARING

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am the economic development leader for the Orange County Partnership. In my role, I interact with the heads of many of the largest employers in Orange County. As most of you know, the healthcare industry is the fastest growing industry in our region. The chief executives of Orange Regional Medical Center, Crystal Run Health and St. Lukes Cornwall Hospital serve on the Orange County Partnership board of directors and are tremendous supporters of the LEGOLAND project.

Speaking on behalf of these three healthcare giants, who recognize the positive economic impacts of LEGOLAND's investment, it is critical to note that it is LEGOLAND's charitable giving philosophy that separates this project from all others in our pipeline.

Just a few examples of the charitable giving efforts of LEGOLAND parks are as follows: As mentioned before, through Merlin's Magic Wand

20:48:56 1 PUBLIC HEARING

20:49:01 2 children's charity, seriously ill,

20:49:02 3 disadvantaged or disabled children and

20:49:03 4 their families are provided with a

20:49:06 5 fun-filled day out to any Merlin

20:49:07 6 attraction of their choosing. Since

20:49:09 7 2012, Merlin's Magic Wand has donated

20:49:13 8 over 40,000 tickets to children and

20:49:16 9 families in the U.S. Every year,

20:49:17 10 LEGOLAND New York will offer a unique

20:49:19 11 fundraising opportunity by hosting a

20:49:20 12 community day by donating tickets to

20:49:23 13 the park to community organizations in

20:49:25 14 Orange County. This effort has raised

20:49:27 15 almost over \$900,000 in cash donations

20:49:30 16 to community organizations to date, in

20:49:32 17 California alone. We can certainly

20:49:34 18 expect the same here in New York.

20:49:36 19 Also, LEGOLAND continues to support

20:49:40 20 local communities surrounding their

20:49:42 21 current U.S. locations in various ways,

20:49:44 22 such as remodeling therapy rooms and

20:49:47 23 waiting rooms in hospitals with

20:49:48 24 interactive displays and LEGO models.

20:49:51 25 We ask that you support this project,

20:49:51 1 PUBLIC HEARING

20:49:53 2 not only on its merits of job creation,

20:49:55 3 tax ratables and economic multipliers,

20:49:58 4 but also for their unmatched charitable

20:50:00 5 giving to support our youth. Thank

6 you.

20:50:03 7 CHAIRMAN BERGUS: Thank you.

20:50:03 8 (Applause.)

20:50:05 9 CHAIRMAN BERGUS: Thank you.

20:50:07 10 Next speaker.

20:50:08 11 MEMBER OF THE PUBLIC: Good

20:50:09 12 evening, my name is Irene Vecchi, I

20:50:12 13 live at 339 Main Street in the village

20:50:15 14 of Goshen, I've been a homeowner in

20:50:17 15 Goshen more than 16 years, I have an

20:50:20 16 11-year-old daughter, who accompanied

20:50:22 17 me here tonight. I am a business owner

20:50:26 18 of a small business in the village of

20:50:27 19 Goshen, and I'm also the executive of a

20:50:30 20 large international travel company.

20:50:32 21 The travel industry in the United

20:50:35 22 States represents approximately

20:50:37 23 \$1.6 trillion annually in spending and

20:50:39 24 generates 7.6 million jobs. New York

20:50:43 25 City alone hosts 60 million annual

20:50:43 1 PUBLIC HEARING

20:50:45 2 visitors, which is only 60 miles away,

20:50:46 3 \$40 billion annually, and I don't feel

20:50:49 4 Goshen or Orange County gets its fair

20:50:52 5 share of that \$40 billion.

20:50:55 6 I want us to have our fair share.

20:50:58 7 When my husband and I opened our very

20:51:00 8 small business in Goshen six months

20:51:03 9 ago, we had three part-time jobs

20:51:05 10 available and we had over a hundred

20:51:07 11 applicants and I thought, wow, this

20:51:09 12 town needs jobs to give young people,

20:51:12 13 summer jobs to high school students, we

20:51:14 14 open in July, and kids came every day,

20:51:15 15 do you have a job for me, do you have a

20:51:17 16 job for me, do you have a job for me?

20:51:18 17 I said, no, we only had three jobs and

20:51:20 18 we filled them the first day. So I

20:51:22 19 want to just say very quickly to this

20:51:26 20 Board, I implore you, don't squander

20:51:29 21 this opportunity, it's a once in a

20:51:31 22 lifetime opportunity, and I don't want

20:51:33 23 to see us waste it, so please approve

20:51:36 24 this project.

20:51:36 25 Thank you very much.

20:51:36 1 PUBLIC HEARING

20:51:37 2 CHAIRMAN BERGUS: Thank you very

20:51:38 3 much.

4 (Applause.)

20:51:39 5 CHAIRMAN BERGUS: Next speaker.

20:51:40 6 MEMBER OF THE PUBLIC: My name is

20:51:41 7 Susan Rothenberger from Goshen. There

20:51:45 8 are two critical issues that must be

20:51:47 9 addressed before a developer can turn

20:51:49 10 over one shovel full of dirt, they are

20:51:52 11 zoning and water.

20:51:53 12 When Merlin was shown the 523-acre

20:51:56 13 property by the OC Partnership, you

20:51:58 14 know Goshen prohibited amusement parks,

20:52:02 15 spot zoning does not allow, and it

20:52:04 16 appears that is what Laws 5 and 6 are

20:52:07 17 proposing. Water is not available and

20:52:10 18 we have had a history of droughts. In

20:52:13 19 2002, Goshen hires Schoor DePalma to

20 20 conduct the water study. The title of

20:52:20 21 their report was "Town-wide Potable

20:52:22 22 Water Planning Study," the summary of

20:52:23 23 their report was, most wells serving

20:52:25 24 the town are drawing water from bedrock

20:52:28 25 aquifers. Other wells located in their

20:52:28 1 PUBLIC HEARING

20:52:32 2 town draw water from overburdened

20:52:32 3 aquifers, along the Wallkill River.

20:52:35 4 Also, the Arcadia Hills water system

20:52:38 5 should be investigated. Testing the

20:52:40 6 aquifer should be performed to identify

20:52:43 7 hydrogeological capacity for existing

20:52:46 8 wells. This analysis should include an

20:52:50 9 evaluation and estimate the same deal.

20:52:54 10 LEGOLAND proposes giving Arcadia Hills

20:52:55 11 two wells for their water supply, yet

20:52:58 12 the wells have not had recent

20:53:00 13 hydrogeological studies on them,

20:53:02 14 instead, relying on 1999 data. Current

20:53:06 15 testing must be done to guarantee that

20:53:10 16 Arcadia Hills will have sufficient

20:53:11 17 water.

20:53:12 18 The new CRV well being drilled has

20:53:15 19 not been tested for gallons per day.

20:53:17 20 It is only 200 feet from the other two

20:53:19 21 wells and all three wells are drawing

20:53:22 22 from the same aquifer. In addition,

20:53:25 23 the two wells are pumping

20:53:27 24 alternatively.

20:53:28 25 The Village has permanently signed



20:53:28 1 PUBLIC HEARING

20:53:31 2 an agreement for \$900,000 without

20:53:33 3 knowing if those wells will produce

20:53:36 4 enough water. There will be grave

20:53:39 5 consequences from LEGOLAND and the

20:53:41 6 residents if there is no water. Farr

20:53:46 7 Engineering studied the water needs of

20:53:48 8 LEGOLAND as stated, currently, there is

20:53:51 9 adequate water supply; however, when

20:53:54 10 factoring in future full village

20:53:57 11 build-out, additional water sources

20:54:00 12 will be needed. The development was

20:54:01 13 denied zoning change and told there was

20:54:04 14 no water in April 2016.

20:54:06 15 These are the statements you made

20:54:08 16 at that time. Councilman Lyons was

20:54:13 17 told by Attorney Golden, it is the role

20:54:16 18 of each Board member as a legislative

20:54:17 19 body to act in the town's best

20:54:20 20 interest. Attorney Golden, he noted

20:54:23 21 the roads within the -- leading to the

20:54:25 22 subdivision are not suitable for the

20:54:27 23 anticipated amount of traffic.

20:54:29 24 Supervisor Bloomfield, one of the

20:54:31 25 things about Goshen is the historic

20:54:31 1 PUBLIC HEARING

20:54:34 2 charm and beauty of our community.

20:54:37 3 Bringing in more traffic is a detriment

20:54:40 4 to the quality of life. Water has

20:54:41 5 always been an issue, we don't have an

20:54:43 6 overabundance of water.

20:54:45 7 Councilwoman Gallo is concerned

20:54:48 8 with the availability of water to 300

20:54:50 9 plus units, she has experienced water

20:54:53 10 issues in her development and is aware

20:54:56 11 of water issues in another development.

20:54:58 12 Supervisor Bloomfield noted that

20:55:00 13 the general consent of the Board

20:55:02 14 members is not to change the zoning.

20:55:04 15 Passing revised Law 5 and 6

20:55:06 16 specifically written for LEGOLAND is

20:55:09 17 spot zoning. Every builder you have

20:55:12 18 denied a zoning change to build will be

20:55:15 19 in your office crooning for a zoning

20:55:19 20 change and permits to build.

20:55:19 21 Kiryas Joel has already stated in a

20:55:24 22 newspaper article they intend to sue

20:55:25 23 Goshen if they change the zoning. They

20:55:28 24 are suing Orange County and the Village

20:55:32 25 and Town of Chester, because they

20:55:32 1 PUBLIC HEARING

20:55:33 2 changed the zoning for the Camp

20:55:34 3 LaGuardia property.

20:55:36 4 So I ask you, what happened in a

20:55:38 5 few months to cause all of you to do a

20:55:40 6 100 percent flip-flop on the

20:55:46 7 Comprehensive Plan?

20:55:46 8 CHAIRMAN BERGUS: Thank you, thank

20:55:47 9 you.

20:55:47 10 (Applause.)

20:55:47 11 CHAIRMAN BERGUS: Next speaker,

20:55:49 12 please.

20:55:49 13 MEMBER OF THE PUBLIC: Good

20:55:50 14 evening, my name is Carol Cullen, I

20:55:52 15 want to say season's greetings to the

20:55:54 16 panel, thank you for letting us come

20:55:57 17 out today to voice our opinions on

20:55:59 18 these subjects, I want to say that I

20:56:01 19 live up that way about three miles and

20:56:04 20 I work down that way about three miles

20:56:07 21 on Main Street, I play here in Goshen,

20:56:09 22 I eat in Goshen, I volunteer in Goshen,

20:56:12 23 I shop in Goshen, I am a Goshen person.

20:56:16 24 I'm interested in the economic

20:56:18 25 development of Goshen, and it is my

20:56:18 1 PUBLIC HEARING

20:56:22 2 understanding that the taxes that will

20:56:24 3 be paid by Merlin corporation will

20:56:26 4 be -- will generate approximately

20:56:29 5 \$421 million over the next 30 years.

20:56:33 6 And I expect this Board to do their

20:56:36 7 job, that they've done so well so far,

20:56:39 8 in making sure that that happens for

20:56:41 9 the town of Goshen. We need this and I

20:56:43 10 implore you to take care to do the job

20:56:46 11 at hand.

20:56:47 12 Thank you.

20:56:48 13 (Applause.)

20:56:48 14 CHAIRMAN BERGUS: Thank you.

20:56:50 15 Next speaker.

20:56:51 16 MEMBER OF THE PUBLIC: Hello, Tom

20:56:54 17 Denning from Wawayanda, New York.

20:56:57 18 I spent the day reading and I came

20:56:59 19 across an article from the Lower Hudson

20:57:01 20 paper, where Haverstraw had turned down

20:57:06 21 this project last November and the

20:57:08 22 supervisor said, we don't want to

20:57:10 23 divide the community, it was obvious

20:57:13 24 from the meetings, people were very

20:57:15 25 upset. We've always been -- we've

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PUBLIC HEARING

always had their support and they've always asked us to look out for their concerns, we're going to pass on this offer.

It also talked about, we want to have a growth -- economic growth, but we want to do it in a way that makes sense with our community.

I drive past Goshen every day and I see the spire on the St. Paul's church and it's one of the best views in the county, and I'm trying to picture what that would look like with a roller coaster next to it.

The water is my biggest concern in this project.

We've had many droughts, but with climate change on the rise, there will be much worse droughts coming. So whatever statistics you're looking up, you have to look into the future, which is impossible, none of us can do it. If you look at the Nassau website or you study anything about climate

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PUBLIC HEARING

change, you'll see that there's no way of knowing how fast it's going to hit us.

There are trees on this property that are grandfathered trees, there's a sycamore and an oak tree that are over 70 inches in diameter, they're two of the most magnificent trees in the county. There will be another 35 trees or maybe it's even 40 trees, I believe, that are almost 40 inches in diameter, these trees are helping the environment.

I've been to LEGOLAND in Windsor and my son was obsessed with LEGOs so we thought it would be a great place to go, and I don't want to say anything about educational, because there was nothing educational, except how to spend a lot of money on fast food and how to wait on a line to ride on a little plastic roller coaster thing. I'm not big on amusement parks and God bless anyone who is, and they like

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PUBLIC HEARING

spending a hundred dollars to go amuse themselves, it doesn't amuse me, that's just a personal thing. But to have the largest of ten LEGOLANDs in Goshen makes no sense and all of you know that, I'm sure.

There are many places in the county where you've said this may make sense, maybe Maybrook or, you know, Newburgh, I don't -- I don't understand how 20 intelligent people can all seem interested in this project, when it's the water, it's the traffic, it's the quality of life. If your house was right next to this project, you couldn't look at anybody here in the eye and tell them that you want this to come here.

Thank you.

(Applause.)

CHAIRMAN BERGUS: Thank you very much.

Our next speaker.

MEMBER OF THE PUBLIC: Good

21:00:07 1 PUBLIC HEARING

21:00:07 2 evening, my name is Ron Guerrera, and

21:00:10 3 I'm a business owner in Goshen. Over

21:00:12 4 the last several years, my wife and I

21:00:14 5 have made very significant investments

21:00:16 6 in Goshen in the form of the Stagecoach

21:00:19 7 Inn, taking an old property and

21:00:22 8 revitalizing it and making it beautiful

21:00:25 9 and special. And I think I've written

21:00:27 10 letters to Kyle Roddey, the mayor of

21:00:31 11 Goshen, about the need for growth in

21:00:34 12 Goshen, about the need for investment,

21:00:37 13 about the need for this beautiful place

21:00:38 14 that -- not only is it a beautiful

21:00:40 15 village, one of the reasons we bought

21:00:42 16 the inn was its potential to be

21:00:45 17 spectacular in the village, but also

21:00:48 18 the need for economic growth. This is

21:00:49 19 an area that has not been growing. The

21:00:52 20 ratables have been going up and the

21:00:54 21 population has been going down. I

21:00:56 22 think LEGO is a fantastic opportunity

21:00:59 23 for the town, for the county and for

21:01:01 24 the state to be a really substantial

21:01:04 25 growth for the entire region.



21:01:04 1

## PUBLIC HEARING

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My background is doing corporate turnarounds of very large corporations and I would view Orange County as somewhat of a turnaround and I would view an opportunity like LEGO as a massive opportunity to create a catalyst that can really accelerate the growth and benefit everyone in this county. So for that reason, I strongly support it. Thank you.

CHAIRMAN BERGUS: Thank you very much.

(Applause.)

CHAIRMAN BERGUS: Our next speaker.

MEMBER OF THE PUBLIC: Ryan Jordan from -- I just moved to Goshen within the past year. I live in the town, near Reservoir Road. I moved here earlier in the year, but I'm a lifelong resident of Orange County, Goshen was high on our list of places to move because of the small town feel and the fact that there seemed to be a dedicated effort to keep it that way.

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PUBLIC HEARING

When we moved, a local -- a local builder built our house, a local electrician did the wiring, a local plumber did the plumbing, I contracted a local company to build my patio, I believe in shopping local. We couldn't wait to raise our two kids here, but the fact that LEGOLAND has quickly entered the picture has put some doubt into that decision. There's no way anyone can believe that Goshen will remain the same should this be approved. It has been hard to watch a project of this magnitude be fast-tracked. As our Goshen representatives, you have a moral and ethical obligation to represent our residents. If you can honestly tell yourselves that there is full transparency and understanding on the current and future impact of this project, and I reiterate future, then you have not fully read the DEIS.

As you can hear from the numerous

21:03:00 1 PUBLIC HEARING

21:03:03 2 gaps stated throughout these meetings,

21:03:06 3 should this project be approved, it

21:03:08 4 would not be in line with the future we

21:03:11 5 had envisioned for our kids in this

21:03:14 6 community. I understand growth and I

21:03:17 7 welcome change, but different areas are

21:03:19 8 capable of handling different kinds of

21:03:22 9 change and Goshen is wrong for this

21:03:24 10 project.

21:03:24 11 This is an extremely drastic

21:03:27 12 change, one whose repercussions will

21:03:30 13 fall upon the residents should any

21:03:32 14 issues arise. Please do not jump to

21:03:34 15 conclusions, do the necessary due

21:03:37 16 diligence.

21:03:38 17 There was no LEGOLAND when I grew

21:03:40 18 up in this area, there is no need to

21:03:42 19 bring it here now.

21:03:43 20 Let my kids experience the

21:03:45 21 childhood we enjoyed.

21:03:47 22 Thank you.

21:03:48 23 (Applause.)

21:03:48 24 CHAIRMAN BERGUS: Thank you.

21:03:50 25 (Applause.)

21:03:50 1

PUBLIC HEARING

21:03:50 2

CHAIRMAN BERGUS: Next speaker.

21:03:52 3

MEMBER OF THE PUBLIC: Good

21:03:53 4

evening, my name is Gerson Levitas, I'm

21:03:56 5

a paid member of the Orange County

21:03:58 6

chamber, and I'm also a member of the

21:04:02 7

Goshen chamber and my business is

21:04:07 8

local, I try to help people in these

21:04:09 9

chambers, as well as Warwick and

21:04:11 10

Chester grow their own business. I

21:04:13 11

have a stake in this because I live

21:04:15 12

in -- I've lived in Orange County for

21:04:18 13

40 years, I've seen tremendous changes

21:04:22 14

from when I first moved up here, but I

21:04:26 15

know the last 15 years, it's been a

21:04:29 16

challenge because of the economic way

21:04:33 17

things have happened, including the

21:04:37 18

government building shutting down, and

21:04:40 19

businesses losing a fortune and some

21:04:43 20

closing down, and the others have been

21:04:45 21

struggling, especially in the

21:04:46 22

restaurant business.

21:04:48 23

I'm not going to read this whole

21:04:50 24

thing.

21:04:51 25

Oh, by the way, I'm a proud member

21:04:51 1

## PUBLIC HEARING

21:04:53 2

of the Young Professionals of Orange

21:04:57 3

County.

21:05:02 4

Orange County has changed a

21:05:04 5

footprint through the terrific efforts

21:05:05 6

of the Orange County Partnership, the

21:05:06 7

IBA, Goshen chamber, the Orange County

21:05:09 8

chamber and all the chambers realize

21:05:11 9

the importance of growth and all the

21:05:13 10

benefits that become available to us

21:05:15 11

when large and small organizations and

21:05:18 12

companies come here. I know that

21:05:21 13

Orange County, it's for progress, more

21:05:25 14

business, more jobs, more choices for

21:05:27 15

everyone. Here's the best part, and

21:05:29 16

it's been touched on a few times,

21:05:31 17

LEGOLAND isn't Great Adventure, it is

21:05:36 18

not an amusement park. I will have to

21:05:40 19

go to a dictionary, maybe technically

21:05:43 20

it could be, but it's not the six --

21:05:45 21

the 50-story roller coasters and the

21:05:48 22

noise and so forth.

21:05:50 23

Our county is on the map and

21:05:52 24

businesses want to get here. Our

21:05:54 25

children don't have much of a choice to

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21:06:38 19  
21:06:40 20  
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21:06:53 25

PUBLIC HEARING

find a career here, and many moved away over the last 15 years to find their fortunes elsewhere.

Farmers, their children do not want to be in the business anymore, so they -- they're not -- a lot of them are selling and they can't sustain without family members.

Now, with projects like this, they will have a choice, the children and the grandchildren will have a choice of where to work and live as they get older.

How wonderful is that?

We haven't talked much about the children, this place is incredible for children. Instead of you leading them around, they're going to lead everybody -- their parents around to where they want to go, it's very, very exciting. And I'm not saying this, my son is, you know, world traveled like many others, but please, research. It's not Great Adventure, it's a

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21:07:43 20  
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21:07:50 24  
21:07:52 25

PUBLIC HEARING

blessing for anyone. And jobs will be made there and other places that the community of -- of Orange feels that they're a good project and it goes through this process, you're going to make the right decision, we know the roads have to be fixed, they have to be a certain way, we're not foolish, we know that water has to be provided, so these are not things that we're saying, forget about it, have a one-lane road, that's not what it is.

And also, senior, that's the last thing, seniors will open up an opportunity, even at LEGOLAND for some seniors to have some positions where they can't -- where they can't currently get a position.

So thank you, good luck and God bless Orange County.

(Applause.)

CHAIRMAN BERGUS: Thank you.

(Applause.)

MEMBER OF THE PUBLIC: Good

21:07:52 1 PUBLIC HEARING

21:07:52 2 evening, my name is Joseph Gus[ph].

21:07:54 3 I'm a long life resident of Orange

21:07:57 4 County, when I first heard about

21:07:59 5 LEGOLAND coming to Goshen, I was

21:08:01 6 shocked. I have always seen Goshen as

21:08:03 7 a beautiful town and village. Why

21:08:05 8 would they want to destroy the charm of

21:08:08 9 Goshen and destroy the hundreds of

21:08:10 10 acres of land? Where would all the

21:08:11 11 species go? What about all the water

21:08:13 12 LEGOLAND is wanting to use? Has there

21:08:16 13 ever been adequate water studies

21:08:21 14 completed? I did see the front cover

21:08:22 15 of the Times-Herald Record, and a few

21:08:27 16 weeks ago, our region is in drought.

21:08:28 17 The traffic is going to be

21:08:30 18 outrageous. And do you think people

21:08:32 19 are going to jump up to work at

21:08:34 20 LEGOLAND? There are so many jobs now

21:08:37 21 that business can't fill. Not many

21:08:40 22 people are going to want to work at

21:08:44 23 LEGOLAND for close to minimum wage. I

21:08:48 24 have been concerned with these areas

21:08:51 25 becoming a prime target for attacks.



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21:09:48 22  
21:09:50 23  
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21:09:56 25

PUBLIC HEARING

Where would all of these thousands of people go if there -- if they had to evacuate? Goshen does not even have enough emergency personnel. Who would pay for all the extra services? Our government has already gave LEGOLAND millions of our tax dollars, they need to pay their fair share of taxes.

Why doesn't LEGOLAND go up to Sullivan County? Sullivan County wants them. I know Middletown doesn't need the extra traffic and this project is going to destroy Goshen. Is it worth it all for LEGOs? I say stop LEGOLAND.

(Applause.)

CHAIRMAN BERGUS: Thank you.

Next speaker.

MEMBER OF THE PUBLIC: Good evening, my name is Chris Pennings, and I'm a lifelong resident here of Orange County, born right down the road at Arden Hill. I come on a couple of fronts here today, first as an Orange County resident. Raised in Warwick,

21:09:56 1 PUBLIC HEARING

21:09:59 2 lived in Walden, final destination, I

21:10:01 3 hope, is in Pine Bush, seen good and

21:10:05 4 bad projects, thankfully more good than

21:10:08 5 bad, which most ended up finding a good

21:10:11 6 host community. Sometimes I think we

21:10:13 7 forget how some of these projects, you

21:10:16 8 don't want in your backyard, but you'll

21:10:19 9 be the first to potentially go utilize

21:10:22 10 their service or their amenities,

21:10:24 11 landfills, movie theaters, malls, strip

21:10:28 12 shopping centers, a cell tower, that

21:10:32 13 each one of your phones that are in

21:10:33 14 your pockets grab that signal, a

21:10:35 15 distribution complex or a truck stop.

21:10:38 16 We all have to, at one time or

21:10:40 17 another, accept something that isn't

21:10:42 18 exactly something we want, and, yes,

21:10:45 19 maybe, at that time, it's a decision to

21:10:47 20 decide where you want to remain. My

21:10:48 21 grandfather's first farm he bought was

21:10:50 22 in the '40s, it was in Goshen, he moved

21:10:53 23 on, many of the fields you, many of the

21:10:55 24 homes you guys, not you guys, you

21:10:58 25 wouldn't like that, but many of the

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21:11:44 15  
21:11:46 16  
21:11:48 17  
21:11:51 18  
21:11:54 19  
21:11:56 20  
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21:12:02 22  
21:12:04 23  
21:12:06 24  
21:12:09 25

PUBLIC HEARING

fields that you all have homes on were once a farm and that gets a little emotional for me, because a lot of the farmers would prefer to still be here.

I lost my -- LEGO seems to have taken tremendous time and careful consideration about this project. I've sat in on many, many public hearings of projects, I think Orange County and New York, for that matter, is very slow in its -- in its entirety to move projects along, that has put us in a very difficult situation.

On another note, I'm also a business owner, recruiting and staffing for 23 years, I've had people sit across from my desks and what job you don't think is worth having, they'll beg to differ. It's an opportunity to get a foot in a door with a Fortune company, global, worldwide organization, maybe it's not the income you were making, but I don't think you have a right to say and speak for them.

21:12:09 1

## PUBLIC HEARING

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21:13:01 19

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Right now, with things changing, we -- we do have the increase that's going to happen with minimum wage, those jobs are going to be impacted by many organizations, if we start turning them away now, when things potentially do start turning around, we'll never get the opportunity to bring them in again.

I, for your sake, wish 17 wasn't through your town, but it's one of the main arterial routes that pass by Goshen, it was put there for a destination. Many organizations, 1924, right, the road was put there, it was to be able to improve communities to progress. Businesses to be brought here and I -- like I said, we only have three main roads that go through our community and that's one of them.

From a quick standpoint of farming, my kids will be a fourth generation farmer. I will tell you, most farms would have preferred to have been

21:13:20 1

## PUBLIC HEARING

21:13:22 2

farms, but we've had to adapt and move

21:13:25 3

over to agritourism. My wife and I

21:13:27 4

opened a vineyard and a winery, my

21:13:30 5

cousins, my brothers are in Warwick,

21:13:33 6

and we much prefer them to be fields

21:13:36 7

than parking lots; however, we've had

21:13:38 8

to adapt and LEGOLAND will bring the

21:13:40 9

tourism that we need.

21:13:44 10

CHAIRMAN BERGUS: Thank you very

21:13:45 11

much.

21:13:45 12

(Applause.)

21:13:47 13

CHAIRMAN BERGUS: Next speaker.

21:13:47 14

MEMBER OF THE PUBLIC: Good

21:13:47 15

evening, my name is Alec Phillips, I

21:13:50 16

live here in Goshen, 16 years, I have

21:13:53 17

more written here, but it looks like

21:13:55 18

I'm going to be pretty redundant

21:13:57 19

because a lot of the things that I've

21:13:59 20

come to say, a lot of my neighbors that

21:14:02 21

are against LEGOLAND have already said

21:14:05 22

pretty clearly.

21:14:06 23

But let's just say, I just have a

21:14:09 24

little bit on the end of what I had

21:14:11 25

here, last night, I was in Manhattan,

21:14:11 1 PUBLIC HEARING

21:14:14 2 watching a Christmas show, after the

21:14:16 3 show, you know, I ran into somebody and

21:14:18 4 explained to him where I live, Goshen,

21:14:21 5 New York, oh, what a beautiful town.

21:14:24 6 For years, whenever I say that, what a

21:14:26 7 beautiful town, it's a great place to

21:14:29 8 live. And they're right. When I moved

21:14:31 9 here, I looked everywhere, I moved all

21:14:35 10 around the United States, around

21:14:36 11 different parts of Asia and Europe.

21:14:39 12 When I found Goshen, it was as Doug

21:14:43 13 Bloomfield said, a charm to it. I

21:14:47 14 explained that LEGOLAND is coming into

21:14:49 15 town to this person last night and they

21:14:52 16 thought I was joking. And they just

21:14:54 17 really couldn't believe that it was a

21:14:56 18 reality. And, you know, I said I --

21:15:04 19 and I really feel like it's time I'm

21:15:07 20 doing this rightly so because one of

21:15:09 21 the reasons that my friends here have

21:15:12 22 grown up, it really seems that it -- it

21:15:15 23 comes down to one of these things,

21:15:17 24 balance, but everything is about

21:15:19 25 balance, and I agree with the growth, I

21:15:19 1 PUBLIC HEARING

21:15:21 2 believe a lot of what he spoke about

21:15:23 3 just now, balance is -- is key. What

21:15:26 4 I've been seeing, had a non-bias look

21:15:30 5 at -- at things, it's just out of

21:15:35 6 place, it's just -- I believe it would

21:15:38 7 be great, yes, in a different place,

21:15:39 8 there's nothing wrong with LEGO in the

21:15:42 9 right place, the right time and place

21:15:44 10 all, you know, like -- well, place

21:15:47 11 covers a lot of -- but --I feel like

21:15:51 12 it will be almost like, you know,

21:15:54 13 Goshen has its soul, home of the

21:15:58 14 trotter track, Exit 125, Exit 125, it

21:16:01 15 will just be Exit 125, LEGOLAND and

21:16:04 16 that is what will happen, 10,000 people

21:16:07 17 a day at a minimum, every day in and

21:16:09 18 out, that's the result. And I don't

21:16:12 19 care, you know, I mean, you have to be

21:16:14 20 blind to see that that won't happen.

21:16:16 21 So it's a matter of selling the soul of

21:16:23 22 Goshen for money or -- you guys do a

21:16:25 23 great job with alternative ways to

21:16:28 24 build Goshen, we'll do fine. I think

21:16:30 25 you guys have great brains, I mean, you

21:16:30 1 PUBLIC HEARING

21:16:32 2 put it all together, this is just a

21:16:34 3 quick fix. It will come, it will go.

21:16:37 4 CHAIRMAN BERGUS: Thank you.

21:16:38 5 (Applause.)

21:16:44 6 CHAIRMAN BERGUS: Next speaker.

21:16:45 7 MEMBER OF THE PUBLIC: Hello, my

21:16:45 8 name is Derek O'Hanlon, I live at 2155

21:16:50 9 State Route 17 in Goshen, New York, and

21:16:52 10 I just wanted to talk about the

21:16:53 11 benefits that LEGOLAND would have for

21:16:55 12 the disabled.

21:16:56 13 I've been disabled my whole entire

21:16:57 14 life, and while my disability is

21:17:00 15 moderate, I have many friends whose

21:17:03 16 disabilities are severe, and in 2007,

21:17:03 17 when I went to the Special Olympics, I

21:17:06 18 met with people with my same condition

21:17:08 19 that have severe disabilities. The

21:17:10 20 fact that LEGOLAND even acknowledges

21:17:13 21 the disabled and is open to help them

21:17:15 22 is a breath of fresh air, because very

21:17:18 23 rarely are disabled people even

21:17:21 24 acknowledged and you don't hear them

21:17:24 25 acknowledged in politics, and I feel



21:17:24 1 PUBLIC HEARING

21:17:26 2 really underrepresented, it's very hard

21:17:29 3 being disabled, there are some jobs I

21:17:31 4 know I will never be able to do. And

21:17:33 5 the fact that LEGOLAND is so open to

21:17:36 6 offering jobs to the disabled and

21:17:37 7 things for the disabled to do is a

21:17:39 8 breath of fresh air for me, because for

21:17:40 9 some of these people, it's very tough.

21:17:42 10 I'm the head of my disability group at

21:17:45 11 my college in Newburgh and I've had

21:17:48 12 these people tell me that they often

21:17:50 13 feel very put down, because they'll see

21:17:52 14 people their age, and they'll have

21:17:54 15 these jobs, but they can't get these

21:17:56 16 jobs because they're disabled and they

21:17:58 17 just can't do it.

21:17:59 18 So to me, I think LEGOLAND is a

21:18:00 19 benefit to the disabled, something I

21:18:03 20 don't often get to see. Thank you.

21:18:05 21 (Applause.)

21:18:06 22 CHAIRMAN BERGUS: Thank you very

21:18:07 23 much.

21:18:09 24 (Applause.)

21:18:10 25 CHAIRMAN BERGUS: Next speaker.

21:18:10 1

PUBLIC HEARING

21:18:11 2

MEMBER OF THE PUBLIC: My name is

21:18:13 3

Ed Guido, I live in Vetri Road, Goshen,

21:18:17 4

town of Goshen.

21:18:18 5

The fact that I'm here in front of

21:18:20 6

you is just mind-boggling, I'm not a

21:18:23 7

person to come out, get involved,

21:18:24 8

although I am a ten-year member of the

21:18:27 9

Goshen Fire Department. This project

21:18:30 10

just means that much to me and my

21:18:33 11

family.

21:18:34 12

Goshen was a choice, we invested a

21:18:38 13

lot of money into our home, picked a

21:18:41 14

perfect location at that time, it was

21:18:43 15

two miles from Orange Regional

21:18:47 16

Hospital, where both my children were

21:18:49 17

born, and now we're facing this and

21:18:51 18

it -- it just doesn't fit, guys, it

21:18:54 19

really doesn't.

21:18:56 20

Phil, you look like a great guy, I

21:18:59 21

see a great personality, your company,

21:19:01 22

I'm sure, is topnotch, it's just not

21:19:04 23

the place for it.

21:19:05 24

Please, I would -- one of the first

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women who spoke spoke about the

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21:19:54 19  
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PUBLIC HEARING

children and my wife is an educator,  
she works in -- is an Orange County  
teacher and, yeah, the children, it  
would be great, you know, for the  
children to go to some place and learn  
and have field trips that are close,  
just not there. And I see a lot of  
people speak on behalf of their  
children, I love children, I'm not  
going to speak against it, but I didn't  
hear anybody speak about our seniors,  
okay.

Glen Arden and Elant are right  
there. What do they have? I've worked  
for Elant as a physical therapy  
assistant, I've watched a lot of people  
die there, take their last days, take  
their last breath, I've held hands with  
people who have died there. Is this  
what we want to put in their backyard,  
their last days? A lot of veterans,  
veterans end up there, I just don't get  
it. I get the growth, I get the  
business, I get it all, but not there.

21:20:09 1

## PUBLIC HEARING

21:20:11 2

It's just not the place for it. And

21:20:15 3

you guys are our representation. And I

21:20:17 4

know this started with the County

21:20:21 5

approaching LEGOLAND in February as per

21:20:27 6

Supervisor Bloomfield when he addressed

21:20:29 7

the IDA Board, we house our county

21:20:34 8

jail, Mid-Hudson psych center, a

21:20:36 9

children's detention center, 911

21:20:42 10

center, how much does Goshen have to

21:20:45 11

take? Why are we the kicking child of

21:20:47 12

the county? We're the county seat,

21:20:50 13

we've got the government center, if

21:20:52 14

Steve Neuhaus is so concerned about

21:20:55 15

economic growth in Goshen, it shouldn't

21:20:58 16

take five years for that government

21:21:00 17

center to be up and running, that thing

21:21:02 18

should have been up and running three

21:21:04 19

years ago, okay.

21:21:07 20

(Applause.)

21:21:07 21

MEMBER OF THE PUBLIC: Okay. So

21:21:08 22

you see the passion that our residents

21:21:10 23

are speaking of. I won't take away

21:21:12 24

from any of our Orange County

21:21:14 25

representatives, they're all here

21:21:14 1 PUBLIC HEARING

21:21:16 2 representing the people that they feel

21:21:18 3 they need to do, but we're residents,

21:21:21 4 you're here for us, and I know you will

21:21:24 5 do the right thing, it's not the right

21:21:26 6 place. Please, I beg you, don't do it.

21:21:31 7 Thank you.

21:21:32 8 CHAIRMAN BERGUS: Thank you.

21:21:32 9 (Applause.)

21:21:33 10 CHAIRMAN BERGUS: Next speaker,

21:21:35 11 please.

21:21:35 12 MEMBER OF THE PUBLIC: Good

21:21:36 13 evening, my name is Alex Kemp, I live

21:21:40 14 in Westtown, New York, a lifelong

21:21:42 15 Orange County resident, I am currently

21:21:43 16 the investor relations representative

21:21:45 17 at the Orange County Partnership. I

21:21:47 18 work directly with hundreds of local

21:21:49 19 companies in Orange County, large and

21:21:50 20 small. Virtually all of whom proudly

21:21:54 21 support LEGOLAND New York, many of them

21:21:56 22 have written you directly to express

21:21:58 23 their support. What I hear most from

21:22:00 24 these companies is their excitement

21:22:02 25 over the opportunity of getting work.

21:22:02 1 PUBLIC HEARING

21:22:04 2 When LEGOLAND is operational, they

21:22:06 3 require tremendous amounts of services,

21:22:08 4 some examples of services would be food

21:22:10 5 and beverage, utilities, landscaping,

21:22:13 6 banking, construction, security,

21:22:15 7 healthcare, staffing and a host of

21:22:17 8 other opportunities for local companies

21:22:19 9 to get work. This project provides so

21:22:22 10 much economic vitality for local

21:22:24 11 businesses and when that occurs, it

21:22:27 12 multiplies. I'm here to ask you to

21:22:30 13 approve this project and help support

21:22:32 14 our local businesses, who have always

21:22:34 15 supported us.

21:22:35 16 Thank you.

17 CHAIRMAN BERGUS: Thank you very

21:22:36 18 much.

21:22:36 19 (Applause.)

21:22:37 20 CHAIRMAN BERGUS: Next speaker,

21:22:38 21 please.

21:22:39 22 MEMBER OF THE PUBLIC: Good

21:22:42 23 evening, my name Leslie Schumacher, I'm

21:22:44 24 a 20-year resident of Orange County,

21:22:47 25 the last five years in Goshen, my

21:22:47 1  
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PUBLIC HEARING

mother is also a resident of Valley View, she's in Goshen.

I'd like to start by addressing air quality, I've had a recent health diagnosis which makes this important to me. The scope had requested a study on the cumulative impact of air quality during construction and operation of LEGOLAND, from pesticides, construction equipment, generators, trucks, buses, idling vehicles and to include operations of gas-powered rides in the park. The study has taken in consideration the ten-week projects proposed in the area, all listed in the scope and the DEIS, with the exception of the CPV plant, which should have been included.

One of the mitigation strategies offered by LEGOLAND was to impose a minimal speed limit on site for construction vehicles, but there's nothing stating who's going to monitor that and how it's going to be enforced.

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PUBLIC HEARING

Another was to monitor unnecessary idling of construction vehicles, and again, it doesn't say how it's going to be monitored, we don't know. And once the park opens, there's no way to control idling cars in and out of the park. The DEIS basically skipped over the inclusion of the Town's anticipated projects in the response, stating that to the extent information is publicly known and available to them, there would be no associated impact. I mean, that's not doing an in-depth, independent study as the scope requested, that's taking a pass, as far as I'm concerned.

So how will the construction and operation of LEGOLAND, along with all these other projects, impact our air quality? We don't know. It's not telling us.

There's nothing in the DEIS stating how many gas-powered rides versus solar-powered rides, are there 40 gas



21:24:46 1

PUBLIC HEARING

21:24:49 2

powered, two solar, vice versa, we

21:24:49 3

don't know, it's not telling us that.

21:24:51 4

According to the DEIS, based on the

21:24:54 5

national Clean Air Act, which hasn't

21:24:56 6

been amended in 26 years, the town of

21:24:57 7

Goshen's existing air quality index is

21:24:59 8

less than the national average, I was

21:25:02 9

surprised to read that in the DEIS, so

21:25:04 10

the study that was requested in the

21:25:06 11

scope is very important, but it wasn't

21:25:08 12

done.

21:25:11 13

The DEIS is woefully vague and

21:25:14 14

lacking details on the impact on the

21:25:17 15

air quality.

21:25:17 16

There's also a recent sound byte

21:25:19 17

from an interview with Phil Royal where

21:25:23 18

he stated that in five years' time,

21:25:23 19

after LEGOLAND is built, he could stand

21:25:25 20

under the church and look out on the

21:25:27 21

town and nothing will have changed.

21:25:29 22

Well, five years from now, if LEGOLAND

21:25:31 23

is built, residents of Glen Arden or

21:25:34 24

Elant or any of the neighboring

21:25:36 25

residents of Arcadia Hills bordering

21:25:36 1

PUBLIC HEARING

21:25:39 2

the perimeters are not going to be able

21:25:42 3

to say that nothing has changed for

21:25:44 4

them, and I can't think of a worse spot

21:25:47 5

to build LEGOLAND than next to two

21:25:50 6

nursing homes, it's shameful, shameful.

21:25:52 7

But I guess that that's -- they're just

21:25:55 8

seen as collateral damage in this

21:25:57 9

project.

21:25:58 10

LEGOLAND is not about community or

21:26:01 11

LEGOs or children, it's about profit

21:26:05 12

for Merlin, they are taking much, much

21:26:08 13

more than the pittance they are

21:26:09 14

offering Goshen, and it's not in my

21:26:12 15

opinion, as stated by someone in

21:26:15 16

Thursday's hearing, a gift from God, I

21:26:17 17

think it's the opposite. Anyone

21:26:19 18

involved in fast-tracking a project of

21:26:21 19

this magnitude with the indisputable

21:26:24 20

impact it will forever have on this

21:26:28 21

area should be ashamed of themselves.

21:26:32 22

CHAIRMAN BERGUS: Thank you.

21:26:34 23

(Applause.)

21:26:34 24

CHAIRMAN BERGUS: Next speaker,

21:26:35 25

please.

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21:27:32 25

PUBLIC HEARING

MEMBER OF THE PUBLIC: Good evening, I'm Debbie Gettner[ph], I live at Harrington Park.

When I first heard of LEGOLAND coming, I was very excited, in Middletown, and I see -- I've seen how Goshen's businesses have really gone downhill in the past -- especially since the County buildings closed.

My first concerns about LEGOLAND were traffic and water, just like everyone else and living in Harrington Park and raising two kids, two boys, teenagers who love to take long showers, I do have a high water bill. However, I started to think about the future and what LEGOLAND was, especially after watching some of their videos and doing some research on their website. LEGOLAND, for the most part, is going to be a destination for families, they're going to come up 17, get off the exit, go to LEGOLAND, have a great day, spend money in the park

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PUBLIC HEARING

and a lot of them are going to get back on the highway and go home and they're not going to come into the village and they're not going to come even further north. However, there will be 2 to 5 percent that will come into the village that will make it more than one day, that will spend the weekend and come into a bed and breakfast, maybe there will be more bed and breakfasts, and they will spend, you know, go down and see some decent restaurants, which we have some very good ones.

But your job is besides LEGOLAND, is to start planning for that future and not to build, uproot 59 like someone mentioned earlier, where we could have some, you know, reasonable growth, where there could be one or two good restaurants on -- off the highway, like a Cracker Barrel, which would draw people, not just because they went to LEGOLAND, but just because they're traveling and Cracker Barrels really

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PUBLIC HEARING

draw people in. Limit it to maybe one more fast-food place, but I can also see the revitalization of downtown and having it become more of like a Stowe, Vermont where there's a lot of small shops, craft shops, art galleries, small restaurants, and I really think that that's -- you know, and also, we'll end up getting a grocery store, which everyone wants. We're too close to Hannafords and Price Chopper and ShopRite coming in, but I know I go on Trader Joe's website about once every month or so and suggest Goshen for a great new store.

So I hope you will do your job, follow through with LEGOLAND and if it comes through, just keep doing your job and do some creative growth for our town and look forward to the future and we can create more of a Goshen, quaint town rather than destroy it.

Thank you.

CHAIRMAN BERGUS: Thank you very

21:29:40 1 PUBLIC HEARING

21:29:41 2 much.

21:29:42 3 (Applause.)

21:29:43 4 CHAIRMAN BERGUS: Next speaker.

21:29:43 5 MEMBER OF THE PUBLIC: Thank you,

21:29:45 6 my name is Chris Neely[ph], I'm an

21:29:49 7 Orange County resident for 16 years.

21:29:51 8 I've been reading the DEIS for

21:29:54 9 several weeks now, and many of the

21:29:57 10 appendices, and what I read is a very

21:29:59 11 deficient and inaccurate document. I

21:30:03 12 then compared it to the other DEIS

21:30:05 13 documents. The Merlin document has a

21:30:06 14 lot of errors, there's a ton of missing

21:30:10 15 data, there's missing charts, truncated

21:30:11 16 sentences and factual errors,

21:30:13 17 outrageous claims are made in this

21:30:15 18 document without any supporting

21:30:16 19 documents. It is disturbing to me that

21:30:19 20 there's very little accurate data in

21:30:22 21 the Merlin DEIS, much of the

21:30:24 22 information presented is more than five

21:30:27 23 years old and thus, unusable. The Town

21:30:30 24 of Goshen only gets one chance to get

21:30:34 25 this right and if you go ahead with it,

21:30:34 1

## PUBLIC HEARING

21:30:35 2

you are working against yourselves. I

21:30:36 3

understand that Goshen is anxious to

21:30:38 4

bring this corporation into town, but

21:30:41 5

this project is in the wrong place, and

21:30:44 6

this site in particular is definitely

21:30:46 7

the wrong place.

21:30:47 8

Furthermore, the plan itself

21:30:49 9

accentuates the physical limitations of

21:30:50 10

this site with both BOCES and Glen

21:30:52 11

Arden, there is a major negative impact

21:30:54 12

for emergency services and the

21:30:56 13

adjoining residences bear the burden of

21:31:00 14

noise, pollution, visual disturbance

21:31:03 15

and runoff. This DEIS does not address

21:31:06 16

these impacts adequately. They're

21:31:08 17

trying to fit their plan on a site that

21:31:11 18

really doesn't work for them. The

21:31:12 19

basics are so obvious to me, and yet,

21:31:15 20

this was released for public comment as

21:31:18 21

a complete document.

21:31:18 22

In reading the other environmental

21:31:20 23

impact statements, I'm struck by the

21:31:23 24

vastly different ways documents are

21:31:25 25

treated by these boards, and so often,

21:31:25 1

PUBLIC HEARING

21:31:25 2

it is the loyal taxpaying citizen who

21:31:29 3

gets the roughest treatment. It is

21:31:30 4

like you're star-struck by Merlin,

21:31:32 5

you're not looking past the bright

21:31:35 6

colors and the gobs of money. Look at

21:31:38 7

the real issues, look at their

8

promises.

21:31:39 9

In Windsor, England, traffic and

21:31:40 10

power have been their big issues.

21:31:42 11

Those issues were there before they

21:31:45 12

built and they're still there today,

21:31:46 13

there are no raves from the surrounding

21:31:50 14

communities on their presence.

21:31:50 15

Actually, there are raves, but not the

21:31:52 16

kind that Merlin wants to talk about.

21:31:55 17

Did you even talk to the businesses

21:31:57 18

they claimed experience the booming

21:31:58 19

with their presence? We did, on our

21:32:00 20

investigation, and spoke to a number of

21:32:02 21

business owners in Winter Haven, and

21:32:05 22

not a single one of them mentioned the

21:32:05 23

millions of dollars that Merlin talks

21:32:08 24

about in the DEIS. Maybe Perkins did,

21:32:10 25

but not the regular business people



21:32:10 1

## PUBLIC HEARING

21:32:11 2

that are the heart of the town.

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You owe it to the people of this area to do due diligence, and pushing this project through without lots of careful thought will have a very bad outcome for all of us. If you're intent on inflicting a part-time amusement on us, at the very least, SEQRA on all the property, not only the 140 areas that you're developing now, but a conservation easement on the wetlands, put restrictions on future development on their site and see if they stick around. There's not a single high level ratable next to an amusement park in this country.

Now, for the Comprehensive Plan, I thought, well, this is a good document, it allows the people who live here to invest in this town, a good blueprint for the future. It was well thought out and presented. So now, without all the careful input and research and community involvement that went into

21:32:58 1 PUBLIC HEARING

21:32:59 2 this plan, a big corporation comes

21:33:00 3 along, a lot of money is thrown their

21:33:03 4 way by the governor and you try to make

21:33:05 5 this project fit. Well, it doesn't

21:33:07 6 fit. There are a lot of projects that

21:33:09 7 would be great for Goshen, but it seems

21:33:11 8 like the creativity and forethought

21:33:14 9 needed to bring that here came to a

21:33:15 10 screeching halt when Merlin came

21:33:17 11 knocking on the door. Do not alter the

21:33:19 12 Comprehensive Plan in this way, do your

21:33:19 13 diligence. Look at the total 544

21:33:23 14 acres, look at the impact on the

21:33:25 15 wildlife and endangered species you

21:33:27 16 will kill, the plants you will destroy,

21:33:29 17 the ecosystem that you will ruin, the

21:33:30 18 wells that will run dry, the cancer and

21:33:33 19 the heart disease that you will

21:33:34 20 introduce into this community. The

21:33:37 21 sores are so obvious to me and yet --

21:33:39 22 I'm sorry, unlike you can even destroy

21:33:44 23 inadvertently --

21:33:46 24 CHAIRMAN BERGUS: Thank you.

21:33:51 25 Next speaker.

21:33:51 1  
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21:34:45 25

PUBLIC HEARING

(Applause.)

MEMBER OF THE PUBLIC: Good

evening, John Mirabella, Murray Avenue,  
25-year resident.

I want to speak to proposed laws  
Number 5 and 6, I guess what we're all  
here is to know what the right thing to  
do is, right, what do you do in this  
situation. Who do you listen to in  
this situation as the Board, okay. Of  
course, you have, and to my way of  
thinking when I'm trying to decide  
something like this, I'm thinking,  
well, you have offers on the table and  
people that have a unique, singular and  
maybe a one-dimensional view of this.  
Now, Merlin Entertainment, of course,  
they naturally want to build LEGOLAND,  
that's their business, of course  
they're going to pitch it, how much  
weight do I give their offers or the  
perception of what Goshen residents  
want, I give it what it's due, not  
much, really, in the end, they wouldn't

21:34:45 1

## PUBLIC HEARING

21:34:47 2

be good business people otherwise if

21:34:49 3

they didn't pitch this way.

21:34:49 4

And I'm also thinking that, I think

21:34:51 5

somebody else mentioned, that of course

21:34:53 6

there's construction jobs, but what I

21:34:55 7

can't understand is that this is just a

21:34:57 8

moot point. If LEGOLAND is not built

21:35:00 9

in Goshen and is built somewhere else,

21:35:03 10

it's not going to go anywhere, those

21:35:03 11

jobs still exist no matter what,

21:35:06 12

somebody has got to build them.

21:35:08 13

Now, I'm thinking about the Stop

21:35:10 14

LEGOLAND people, so who are these

21:35:12 15

people? I mean, I think, as a general,

21:35:15 16

maybe this is obvious, I think as a

21:35:17 17

general proposition, anybody my age, 22

21:35:20 18

and older.

19

(Laughter.)

21:35:21 20

MEMBER OF THE PUBLIC: A little

21:35:23 21

humor never hurt anybody. We've all

21:35:26 22

grown up in this time where we're so

21:35:28 23

used to change, we've grown up in the

21:35:32 24

computer age, the space age, you have

21:35:34 25

to acclimate yourself to change, you

21:35:34 1 PUBLIC HEARING

21:35:37 2 just have to, but I think this

21:35:39 3 wide-sweeping proposal goes against

21:35:42 4 everything I know of in history of any

21:35:45 5 town or city that's ever been formed,

21:35:47 6 because towns, like evolution, they do

21:35:50 7 exactly that, they start out small,

21:35:52 8 they'll build slowly, a church is

21:35:55 9 added, a strip mall, small housing,

21:35:58 10 that kind of thing. At this time in

21:36:00 11 history, I think that we're faced with

21:36:03 12 literally rewriting Goshen. Really, at

21:36:06 13 this time, it's starting from scratch,

21:36:08 14 changes that are going to occur, no

21:36:11 15 matter what anybody says, there are

21:36:13 16 just -- if somebody doesn't believe

21:36:16 17 it's going to change the town of Goshen

21:36:19 18 is just naive. Now, whether you like

21:36:21 19 that or not, again, it's a matter of

21:36:24 20 taste and that's fine, but I tried to

21:36:26 21 look at where the information is coming

21:36:28 22 from. The Stop LEGOLAND people and the

21:36:30 23 Goshen residents are the only people

21:36:32 24 you should really be listening to,

21:36:34 25 because they're interested in the

21:36:34 1 PUBLIC HEARING

21:36:36 2 where, the what, the why, the how this

21:36:38 3 is being built, they're talking about

21:36:43 4 water, environment, the traffic. The

21:36:45 5 other opinions, although they're fine

6 opinions and they may have some

21:36:47 7 validity to them, I still have to say

21:36:48 8 that they're one dimensional.

21:36:50 9 And I think I'll also point to the

21:36:52 10 fact that I did see the interview about

21:36:54 11 how Goshen in five years will still be

21:36:58 12 the same. Well, I don't know whether

21:36:59 13 that statement is more naive or

21:37:01 14 arrogant, to tell you the truth,

21:37:03 15 because that just subverts any kind of

21:37:06 16 process of law, that's what legislation

21:37:09 17 is for, to affect a community, okay, to

21:37:11 18 make it obviously, that would be like

21:37:12 19 saying, if we made murder not -- just

21:37:15 20 legal, that nothing would happen.

21:37:17 21 Well, that's nonsensical and I think

21:37:19 22 that's true of that statement. And a

21:37:21 23 lot of people have told you that, of

21:37:23 24 course they want to live here for a

21:37:25 25 reason, and again, I'm a person, you

21:37:25 1

PUBLIC HEARING

21:37:27 2

know, I drive a car, I use oil, so I

21:37:31 3

don't think I'm above society and the

21:37:34 4

way the world works, but this is such a

21:37:37 5

bad idea for so many reasons, that I

21:37:39 6

just won't even reiterate right now,

21:37:41 7

that it doesn't seem to be in our best

21:37:46 8

interest. I mean, I can't even help

21:37:49 9

thinking about Venice as a dead city,

21:37:53 10

it's become such a tourist place,

21:37:56 11

nobody is born there anymore, it's a

21:37:59 12

museum.

21:38:00 13

CHAIRMAN BERGUS: Thank you.

21:38:01 14

MEMBER OF THE PUBLIC: Thank you.

21:38:02 15

(Applause.)

21:38:02 16

CHAIRMAN BERGUS: Our next speaker.

21:38:03 17

(Applause.)

21:38:03 18

MEMBER OF THE PUBLIC: Hi, my name

21:38:08 19

is Gretchen Zierick, and I own 120

21:38:09 20

acres at 120 Conklingtown, and it's the

21:38:12 21

home to WillsWay Equestrian Center.

21:38:17 22

I'd just like to talk about our

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emotions, but I'd actually like to

21:38:18 24

address the economic impact of this

21:38:21 25

development that's been a subject for

21:38:21 1 PUBLIC HEARING

21:38:23 2 many speakers.

21:38:24 3 Goshen residents are concerned

21:38:26 4 about jobs, we all need to be concerned

21:38:29 5 about good jobs. While LEGOLAND's

21:38:31 6 presentation told us it was at 500

21:38:34 7 full-time jobs, those are divided among

21:38:36 8 technical trades, management,

21:38:39 9 administration, retail, food and

21:38:40 10 beverage. Then there are 300 part-time

21:38:42 11 jobs, 500 seasonal jobs. The big

21:38:45 12 question is, how many of those are good

21:38:47 13 jobs? Logically, I would expect that

21:38:50 14 most of the full-time, all of the part

21:38:51 15 time and all of the seasonal jobs are

21:38:54 16 of the, would you like fries with that

21:38:56 17 variety, minimum wage, unskilled.

21:38:59 18 Goshen's Comprehensive Plan calls

21:39:02 19 for developing a strong and balanced

21:39:04 20 economic base, that comes after

21:39:06 21 protecting cultural activities, rural

21:39:09 22 character, support the village center

21:39:11 23 and foster town clusters, provide a

21:39:13 24 range of housing alternatives, and

21:39:16 25 before protecting the space, ensure



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PUBLIC HEARING

development had to provide for sustainable water use and encourage appropriate resited development to protect environmental assets. These are wonderful goals, they should be used to evaluate any proposed development.

I believe that encouraging the location for more small businesses would benefit Goshen much more than the location of a large, seasonal amusement park as part of the international network of companies. According to the Small Business Administration, small businesses make up 99.7 percent of U.S. employers, small businesses are defined as those with less than 500 employees. Now, I'm a third generation running a manufacturing company, founded by my grandfather in 1919. We manufacturer electronic connectors, we employ about 65 people in New York State. Manufacturing jobs are good jobs, how do we define a good job? There's the

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PUBLIC HEARING

average wage pay, but there are also multipliers, multipliers estimate the ripple effect of an economic activity. Manufacturing jobs are good for the local economy by any measure. Let's look at wages first.

According to the bureau of labor statistics report for November of 2016, manufacturing jobs pay an average of \$20.62 an hour, leisure and hospitality, 13.01. That's a gap of nearly \$16,000 per person, per year. I think the residents of Goshen would prefer the higher wage that they could earn in manufacturing. Then there are the multipliers, according to the State of New York Department of Labor, the employment multiplier for manufacturing is 3.04, while leisure and hospitality have a multiplier of only 1.50; thus, the 500 jobs created by labor, 750 additional jobs could be created in New York, but those same additional jobs could be created by half as many jobs

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PUBLIC HEARING

in manufacturing.

Then there's the dollar multiplier, that measures the output from other sectors in response to output in one, so for every dollar spent in manufacturing, it generates a lot more economic activity. According to The Manufacturing Institute, every dollar of sales and manufacturing products supports 1.33 in output, the largest multiplier in any sector. Arts, entertainment, recreation, \$0.81. Retail trade, \$0.66 cents. Agriculture, an important part of our economy, comes in second to manufacturing at \$1.11.

Many union members have come to speak about the value of the union construction jobs, they have a point, but once construction is finished, the jobs are over and gone, a well-thought out plan to attract Goshen's industrial park can provide more jobs.

CHAIRMAN BERGUS: Thank you, thank

21:42:08 1 PUBLIC HEARING

21:42:09 2 you very much.

21:42:10 3 (Applause.)

21:42:11 4 CHAIRMAN BERGUS: Next speaker.

21:42:12 5 MEMBER OF THE PUBLIC: Hello, my

21:42:17 6 name is Ken McNally, and I live in

21:42:21 7 Goshen, and I have lived here for

21:42:23 8 40 years in the village.

21:42:24 9 When I first heard about the

21:42:27 10 proposed LEGOLAND coming to Goshen, it

21:42:32 11 was in the paper, I think, something

21:42:35 12 about Steve Neuhaus, I'm only

21:42:37 13 mentioning his name to identify that,

21:42:39 14 not to criticize him, you know, and

21:42:42 15 it's coming. And my gut feeling was

21:42:45 16 oh, man. I guess I've just been

21:42:48 17 suspect of growth, you know, but I --

21:42:51 18 but also, on the other hand, I have to

21:42:53 19 say I am pretty much ignorant about

21:42:56 20 private enterprise, I worked as a civil

21:42:59 21 servant and I worked -- to put a human

21:43:02 22 face on myself, I was a recreation

21:43:05 23 therapist working with the severely

21:43:07 24 mentally ill for many years. So I

21:43:10 25 don't really know private enterprise, I

21:43:10 1 PUBLIC HEARING

21:43:13 2 don't know what you folks up there know

21:43:15 3 about it. I really don't know -- I was

21:43:17 4 feeling I really don't know what's --

21:43:20 5 after listening to them about what is

21:43:22 6 the best solution, what is really true?

21:43:25 7 I'm not -- I don't know about tax

21:43:28 8 bases, tax abatements, ratables and I'm

21:43:30 9 not bragging about that, I'm just --

21:43:33 10 I'm a sports and music, artsy kind of

21:43:36 11 guy and social, so these-- I admire

21:43:38 12 you guys that are willing to do that

21:43:41 13 stuff, you can do that and you're on

21:43:43 14 town boards and I would be bored the

21:43:45 15 first minute, you know, I had to sit

21:43:47 16 there at a meeting and run a town or

21:43:50 17 something, but I give you respect, you

21:43:52 18 grew up differently from me and you

21:43:53 19 became that, and you -- I don't want to

21:43:55 20 just say it was just the way you were,

21:43:58 21 but you also -- you know, it was partly

21:44:00 22 a personality and you're interesting in

21:44:02 23 being social servants, I guess. I

21:44:05 24 don't say that to manipulate you, I

21:44:07 25 don't think, but I was -- getting back

21:44:07 1

PUBLIC HEARING

21:44:11 2

to it.

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I think I still fall on the side of not wanting it, not -- I said suspect of growth, because I don't know, we're in an age, we're talking about greening the world and sustainability and there is a side that says, well, growth is good and, you know, I believe that's true, but on the other hand, it's just a knee-jerk reaction of, oh, I don't want it.

But let me just say, you know, I know a little bit about psychology and one of my fears was that since I don't know much, I have gone to a few things and I don't want to sound like I don't care, I have had phone calls from politicians who were running for office that I believed and you know, and I've walked it, you know, and I am a socially -- I want you to think well of me in that sense, and I'm not exactly sure what I said to put it that way, but let's move on, I don't know how

21:44:56 1 PUBLIC HEARING

21:44:57 2 much time I have left, does anybody

21:45:00 3 know, it just goes off in two minutes,

21:45:05 4 I would -- two minutes?

21:45:14 5 MS. NAUGHTON: One minute.

21:45:16 6 MEMBER OF THE PUBLIC: One minute.

7 Group think, I was afraid -- you know,

21:45:16 8 if this does go through, there seems to

21:45:17 9 be a lot of pressure to do this, from

21:45:19 10 Albany, to make money, perhaps from the

21:45:21 11 county executive, again, I don't know

21:45:23 12 how these things works, so I -- group

21:45:26 13 think says, which are these faulty

21:45:28 14 decisions are made by a group due to

21:45:31 15 group pressures lead to a mental

21:45:35 16 efficiency deterioration of -- a

21:45:39 17 deterioration of reality testing and

21:45:42 18 moral judgment. Some of the symptoms,

21:45:43 19 illusion of invulnerability, it creates

21:45:48 20 excessive optimism that encourages

21:45:50 21 taking extreme risks and I thought of

21:45:52 22 that, there's about a list of eight of

21:45:54 23 them, that was one, and I tried to say,

21:45:57 24 well, how does that apply here? Well,

21:45:59 25 you know, this sounds like a great

21:45:59 1 PUBLIC HEARING

21:46:01 2 opportunity, doesn't it, and direct

21:46:03 3 pressure, members are under pressure

21:46:05 4 not to express arguments against any of

21:46:07 5 their group views and I don't mean to

21:46:10 6 insult any of you, I just want you to

21:46:12 7 be aware, everybody, as a unit, being

21:46:14 8 working groups will try to get along,

21:46:16 9 but there is a lot of influence on you.

21:46:19 10 CHAIRMAN BERGUS: Thank you.

21:46:19 11 MEMBER OF THE PUBLIC: I hope

21:46:20 12 you'll think independently and work

21:46:23 13 with experts and others.

21:46:24 14 CHAIRMAN BERGUS: Thank you.

21:46:24 15 MEMBER OF THE PUBLIC: Thank you

21:46:25 16 very much.

21:46:26 17 (Applause.)

21:46:26 18 CHAIRMAN BERGUS: Thank you.

21:46:27 19 Next speaker.

21:46:29 20 MEMBER OF THE PUBLIC: Good

21:46:30 21 evening, my name is Renee Turcott and I

21:46:33 22 represent Circle Z, LLC, the owner of

21:46:36 23 120 Conklingtown Road in Goshen, and

21:46:38 24 I'm also a partner of WillsWay

21:46:39 25 Equestrian Center, an equine boarding



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PUBLIC HEARING

operation located at the farm.

I respectfully dispute the conclusions of the DEIS regarding the noise impact evaluation, Section G, future sound levels. In the last paragraph of that section, the report states, that the one receptor expected to experience a significant increase in sound level is receptor one, Glen Arden.

My concern, as well as the partners, as WillsWay Equestrian Center, is receptor seven, the one closest to our farm. I believe we will see a significant increase in sound levels near receptor seven, and we'll experience an adverse effect on our farm and the surrounding area.

In Section F, sound level data collected at LEGOLAND park in Carlsbad, California, the report says that the Dragon roller coaster does, in fact, generate significant noise, 45 dBa at 500 feet, 39 dBa at 1,000 feet. Given

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PUBLIC HEARING

the height of the roller coaster for the proposed park here in Goshen, there is no surrounding terrain capable of obstructing the noise sure to be generated by a ride of this size and the exuberant screams of the park's visitors on this ride. As you are aware, this immediate area proposed for the park is known locally as Echo Ridge, specifically for the reason that generated sound, has the capability to travel long distances and be heard quite clearly on surrounding properties. This phenomenon has been noted by many Goshen residents, including ourselves, who have experienced it as recently as this past summer, it really is quite remarkable.

As I mentioned, WillsWay Equestrian Center is a horse boarding and lesson program farm. We are also affiliated with Life's Journey, a certified therapeutic PATH riding center, and in the spring of 2017, we will begin

21:48:39 1 PUBLIC HEARING

21:48:42 2 offering therapeutic riding lessons.

21:48:43 3 Life's Journeys clients not only

21:48:45 4 include autistic children, children

21:48:46 5 with varying degrees of challenges and

21:48:49 6 disabilities, but individuals with

21:48:51 7 posttraumatic stress disorder. We do

21:48:54 8 recognize that horseback riding in and

21:48:56 9 of itself is an inherently risky

10 activity; however, the document

21:48:59 11 evidence of a PATH program conducted in

21:49:01 12 the right environment with proper

21:49:03 13 safety measures in place outweigh the

21:49:07 14 inherent risks. The level and type of

21:49:08 15 noise generated by the park's rides

21:49:10 16 could very well increase our risk level

21:49:13 17 and negatively affect our horses, which

21:49:17 18 by nature are flight animals, and our

21:49:18 19 clients.

21:49:18 20 Orange County is home to only one

21:49:21 21 other certified therapeutic riding

21:49:23 22 program and there's a growing demand

21:49:26 23 for the services that we offer, we ask

21:49:28 24 the Planning Board to pay particular

21:49:30 25 attention to the potential for

21:49:30 1 PUBLIC HEARING

21:49:32 2 increased and distracting noise levels

21:49:35 3 imposing on the properties in close

21:49:37 4 proximity to the park.

21:49:39 5 We purchased 120 Conklingtown Road

21:49:41 6 because of its location on the scenic

21:49:43 7 byway and easy accessibility to Route

8 17.

21:49:47 9 We'll talk about impact, this

21:49:49 10 project will directly impact our

21:49:51 11 ability to conduct business and could

21:49:52 12 very well adversely effect our bottom

21:49:55 13 line, as well as other small businesses

21:49:57 14 in the area. If the main roads are

21:50:00 15 backed up with traffic, how will small

21:50:03 16 business' clientele conveniently

21:50:06 17 travel to their destination?

21:50:07 18 When we appeared in front of the

21:50:08 19 Town Board, we were queried regarding

21:50:09 20 the type and size of business we would

21:50:11 21 be conducting, there was much concern

21:50:13 22 expressed by the Board regarding the

21:50:15 23 additional amount of traffic our

21:50:17 24 commercial equine business would be

21:50:19 25 generating on the scenic byway if and

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PUBLIC HEARING

when we have any clinic shows and special events. Obviously, our traffic pattern pales in comparison to the amount of cars estimated to visit LEGOLAND -- thank you.

CHAIRMAN BERGUS: Thank you very much.

(Applause.)

CHAIRMAN BERGUS: Next speaker.

MEMBER OF THE PUBLIC: Good evening, my name is Joan Donato, I live in Arcadia Hills, one of my neighbors spoke to you before. We're right on the border. Our backyard pits up against LEGOLAND property. I've had water issues, every single year -- I've been here 26 years, and miraculously, this year, everyone in the Hudson Valley was in a severe drought, except for Arcadia Hills, for all of a sudden, we have water in Arcadia Hills, where every single year, I've had a red flag posted at the main entrance to indicate to me that I am restricted to use

21:51:25 1

## PUBLIC HEARING

21:51:28 2

water. But not this year. Thank you,

21:51:33 3

LEGOLAND, because without you, I

21:51:36 4

wouldn't have had that restriction this

21:51:39 5

year. And I didn't, miraculously.

21:51:44 6

The traffic is another issue. My

21:51:46 7

husband retired. He was a New York

21:51:51 8

City police officer. He came every

21:51:54 9

Friday, left work at 4:00, got home by

21:51:58 10

7:00, three hours. My children don't

21:52:02 11

want to come up here on a Friday

21:52:05 12

because of too much traffic. That's my

21:52:09 13

quality of life now. I didn't bet on

21:52:12 14

that when I bought my house.

21:52:15 15

Now, you're not blind, you

21:52:18 16

represent us, the people who live here.

21:52:21 17

The people who are affected by this.

21:52:25 18

They're going to give Goshen a million

21:52:28 19

dollars for their school? Well, guess

21:52:31 20

what, my kids went to Chester. Chester

21:52:34 21

is not getting anything.

22

(Applause.)

21:52:36 23

MEMBER OF THE PUBLIC: That's the

21:52:37 24

shame too. Because the people who are

21:52:40 25

getting affected the most are the ones

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PUBLIC HEARING

whose children do attend Chester, not Goshen. But Goshen[sic] is getting nothing, that's another thing that's bothering me.

Then I have people who I know live in Glen Arden, those people are affected. If there were ever an emergency, how are those ambulances going to get to that road? They're on the same road as the entrance to LEGOLAND. If there was ever a backup and there is a backup, because I've heard it happening at Winter Haven, Florida, how are those ambulances going to get there to help those people? You know that they always visit Glen Arden and they always visit Elant, that's the nature of where those people live, it's unfortunate. You're not blind to that. So I'm not opposed to growth, it's just where you plan to put it. These people don't care. You should. As a matter of fact, if they were listening, they could go to Marlboro, Cornwall,

21:53:53 1

PUBLIC HEARING

21:53:57 2

Middletown, they -- those people came

21:54:00 3

here and they told them what a great

21:54:02 4

thing it is, well, go there.

5

(Laughter.)

21:54:05 6

MEMBER OF THE PUBLIC: But don't

21:54:06 7

come to a place where it doesn't

21:54:09 8

belong. You know that. You know that.

21:54:13 9

I respect these people that came here.

21:54:15 10

I don't want to make light of what they

21:54:17 11

said, but you have to represent us, the

21:54:21 12

ones that are being affected by this,

21:54:24 13

not them, not Marlboro, not Cornwall,

21:54:28 14

not Pine Bush, I'm sorry. It just

21:54:32 15

doesn't fit here. Let them go

21:54:35 16

somewhere else. Sullivan County,

21:54:38 17

perfect place for it.

21:54:42 18

Thank you.

21:54:42 19

(Applause.)

21:54:42 20

CHAIRMAN BERGUS: Thank you.

21:54:45 21

(Applause.)

21:54:46 22

CHAIRMAN BERGUS: Next speaker.

21:54:50 23

MEMBER OF THE PUBLIC: Hi, Jeremy

21:54:51 24

Davis, village of Goshen. Almost

21:54:55 25

30 years ago, we moved to the town of



21:54:55 1 PUBLIC HEARING

21:54:58 2 Goshen. We moved from Bergen County.

21:55:02 3 Without -- with a plan of eventually

21:55:04 4 moving back. After ten years, we put

21:55:07 5 our house on the market, had a buyer in

21:55:11 6 weeks, I still do my banking in New

21:55:13 7 Jersey because that's where my business

21:55:15 8 is. One day, it took me ten-minutes to

21:55:18 9 make a left hand turn out of my bank, I

21:55:20 10 drove home that day and said to my

21:55:23 11 wife, we can't move back down there.

21:55:25 12 The traffic is ridiculous. The point

21:55:28 13 is, although I have to commute every

21:55:31 14 day, when I get home, I don't have to

21:55:35 15 deal with it seven days a week.

21:55:38 16 When we first decided to move here,

21:55:41 17 I -- if I had seen a sign for an

21:55:43 18 amusement park, Goshen never would have

21:55:46 19 been a consideration. Amusement parks

21:55:49 20 are prohibited in the Goshen Master

21:55:53 21 Plan. You keep saying this isn't an

21:55:55 22 amusement park. It is an amusement

21:55:58 23 park. I'm sure you've heard this

21:56:01 24 before, if you put lipstick on a pig,

21:56:04 25 it's still a pig.

21:56:04 1

## PUBLIC HEARING

2

(Laughter.)

21:56:08 3

MEMBER OF THE PUBLIC: I'd like to

21:56:09 4

talk about Glen Arden. The residents

21:56:13 5

of Glen Arden are going to be affected

21:56:17 6

more than anyone in our community, they

21:56:20 7

paid a lot of money to live there, in a

21:56:22 8

safe, quiet community. If this goes

21:56:27 9

through, they're going to have to put

21:56:28 10

up with years of noise, dust and diesel

21:56:32 11

fumes during construction. The

21:56:33 12

pollution and particulate matter may

21:56:36 13

effect residents with pulmonary

21:56:39 14

conditions. There were no studies done

21:56:42 15

in the DEIS on what effect this may

21:56:45 16

have on nearby residents.

21:56:47 17

Once the years of construction are

21:56:50 18

completed, you'll have to contend with

21:56:53 19

traffic. 3500 cars a day traveling on

21:57:01 20

Harriman Drive, one way in, one way

21:57:03 21

out. So if Harriman Drive backs up,

21:57:06 22

and it will, if there's a medical

21:57:09 23

emergency at Glen Arden and it takes an

21:57:12 24

ambulance just five extra minutes to

21:57:14 25

get there, someone could die, if this

21:57:14 1

PUBLIC HEARING

21:57:18 2

happens, each and every one of you that

21:57:21 3

vote for this should be held

21:57:24 4

accountable.

21:57:33 5

Now, this is a direct quote, this

21:57:37 6

park will be nothing like Winter Haven

21:57:39 7

or Carlsbad, it will be more like

21:57:41 8

Windsor in the United Kingdom. If this

21:57:42 9

is so, why were there no studies done

21:57:45 10

from Windsor? Merlin stated in the

21:57:48 11

beginning, there was going to be a

21:57:51 12

2000-foot buffer to any residence.

21:57:53 13

Now, looking at the DEIS, that

21:57:57 14

2000-foot buffer shrunk to less than

21:58:00 15

900 feet.

21:58:01 16

I'd like to thank some of the Board

21:58:03 17

members for doing their due diligence.

21:58:05 18

To the rest of the Board members, shame

21:58:08 19

on you.

21:58:16 20

Thank you.

21:58:16 21

CHAIRMAN BERGUS: Thank you.

22

(Applause.)

21:58:17 23

CHAIRMAN BERGUS: Next.

21:58:17 24

MEMBER OF THE PUBLIC: My name is

21:58:18 25

Judy New, and I have lived in Goshen

21:58:18 1

## PUBLIC HEARING

21:58:22 2

for 25 years. And I want to say

21:58:28 3

something before I read this, my mom is

21:58:30 4

89 and she lives in Vermont, and all

21:58:31 5

the seniors, once a month get together

21:58:34 6

with all the young kids because it

21:58:36 7

makes them feel alive again, I just

21:58:39 8

think that it couldn't be in a perfect

21:58:41 9

location to have children with seniors.

10

(Laughter.)

21:58:47 11

MEMBER OF THE PUBLIC: A lot of

21:58:48 12

those seniors have no families.

21:58:50 13

Today, I confirmed with the Town of

21:58:53 14

Goshen how often our Master Plan is

21:58:56 15

revised and/or updated. Our Town

21:59:00 16

building inspector said it would be

21:59:03 17

every four or five years. So he said

21:59:05 18

it was overdue. The last two that were

21:59:09 19

done, one was in 2009 and the one

21:59:12 20

before that was 2014. And I know in

21:59:15 21

the 25 years that I've lived here, it's

21:59:18 22

been done many more times, I also know

21:59:21 23

if you talk about the spot zoning, they

21:59:23 24

rezoned where the new jail is, that

21:59:26 25

used to be two farms, and they had a

21:59:26 1 PUBLIC HEARING

21:59:30 2 scenic byway on Cheechunk Road and that

21:59:34 3 was changed zoning, it is now a

21:59:36 4 transfer station. So in the United

21:59:45 5 States, Counties are the administrative

21:59:47 6 subdivisions of the state they are in,

7 Counties' administrative at the local

21:59:50 8 level as part of the decentralization

21:59:52 9 of the State authority. Below County

21:59:53 10 level is divided into Cities, Towns and

21:59:58 11 Villages in order to provide local

21:59:59 12 government services. The place that

22:00:01 13 houses the County government is called

22:00:04 14 the county seat. Goshen is the county

22:00:07 15 seat of Orange County, New York,

22:00:09 16 Goshen's physical location is roughly

22:00:12 17 in the center of the county as well.

22:00:15 18 Whatever happens in Goshen has an

22:00:17 19 effect on a great deal of the rest of

22:00:19 20 the county in many ways. In my job, I

22:00:23 21 spend a great amount of time listening

22:00:25 22 to our municipalities to gather real

22:00:26 23 property information, zoning, et

22:00:29 24 cetera. These past few months I have

22:00:31 25 spoken with many of the towns, villages

22:00:31 1 PUBLIC HEARING

22:00:33 2 and the city officials when I go there

22:00:36 3 and a hundred percent of those

22:00:37 4 municipalities have given their support

22:00:40 5 to this project. Taxes and cost of

22:00:42 6 living in New York are one of the

22:00:44 7 highest in the country.

22:00:50 8 Why did I decide to get involved?

22:00:52 9 It does not affect me personally.

22:00:55 10 Well, a percentage of foreclosures,

22:00:57 11 this information came from real

22:00:59 12 property for the county. 2012, at the

22:01:03 13 end of 2012, the increase in

22:01:06 14 foreclosure rates from 2011 was up

22:01:10 15 83.33 percent. At the end of 2013, the

22:01:17 16 increase from 2012 was up 85 percent.

22:01:26 17 In 2014, the increase from 2013 was up

22:01:30 18 131 percent. 2015, the increase from

22:01:34 19 2014, that foreclosure rate was up

22:01:38 20 53.24 percent. These figures are --

22:01:43 21 are not -- these figures are each year.

22:01:46 22 These are -- and they're added on to

22:01:48 23 each one from the previous years.

22:01:51 24 You're not talking about houses, we are

22:01:53 25 talking about people. These figures

22:01:53 1 PUBLIC HEARING

22:01:55 2 are from the county department of real

22:01:58 3 property. Goshen is struggling. If

22:02:00 4 you can't see it, let me know and I'll

22:02:02 5 be happy to take you around and show

22:02:04 6 you. Maybe we'll take and go visit a

22:02:08 7 foreclosure eviction so you can look at

22:02:11 8 the emptiness in the family's eyes.

22:02:14 9 Taxes are not getting lower and we need

22:02:16 10 something, not just for Goshen, but for

22:02:19 11 our county and sooner rather than

22:02:21 12 later.

22:02:21 13 CHAIRMAN BERGUS: Thank you. Thank

22:02:22 14 you very much.

22:02:23 15 (Applause.)

22:02:26 16 CHAIRMAN BERGUS: Next speaker.

22:02:27 17 MEMBER OF THE PUBLIC: Good

22:02:28 18 evening, my name is Colleen Davis and

22:02:30 19 I've been a resident of Goshen for

22:02:34 20 almost 29 years.

22:02:35 21 I am adamantly opposed to the

22:02:38 22 construction of LEGOLAND on the

22:02:39 23 proposed site in the town of Goshen,

22:02:41 24 and I oppose the changing of Laws 5 and

22:02:46 25 6. There is no denying that traffic is

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PUBLIC HEARING

not only a current concern, but a major concern if the LEGOLAND project is approved.

The DEIS is severely lacking information regarding traffic in the following areas. Goshen School District. Goshen School District is responsible for transporting students to and from school. The buses which transport our children on a daily basis start at approximately 6:00 a.m. and end at approximately 9:00 a.m. It commences again at 2:15 p.m. and continues to run until approximately 6:00 p.m., which allows for regular dismissal, late bus runs and sports runs. The bus routes involve numerous roadways which will negatively impact the time allotted for student pickup and drop-off time due to the increase in traffic caused by the proposed LEGOLAND project. Goshen School District routes into the roads of Washingtonville, Florida, Scotchtown



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22:04:34 25

PUBLIC HEARING

and Middletown. The following roads used to transport these students were not included in the DEIS, they include, but are not limited to, Route 94, parts of Route 207, Scotchtown, Craigville Road, Sarah Wells Trail, Conklingtown Road and Coleman Road. It has been stated by a representative of Merlin, that the schools will not be adversely effected by traffic, as LEGOLAND is not open until 10:00 a.m., this is an absurd interpretation, as it will not only affect the school district, but also the rest of the town.

The DEIS states there were 18 road areas to be reviewed for existing traffic conditions, I won't name the 18, but I will reference from the traffic -- DEIS Page 13, H-1 existing conditions.

In addition, only seven various roadways of the above mentioned were chosen for machine traffic counts. The area, I can list those, if you'd like,

22:04:34 1 PUBLIC HEARING

22:04:36 2 or you can look it up, they're on the

22:04:38 3 same page. The areas studied with the

22:04:41 4 machine traffic count do not reflect

22:04:43 5 what will negatively impact the

22:04:46 6 existing roadways of Goshen as

22:04:49 7 mentioned in the above paragraph with

22:04:50 8 regard to Goshen School District.

22:04:50 9 Machine traffic counts should have been

22:04:52 10 performed on all area roadways, as

22:04:54 11 mentioned above, which are utilized on

22:04:57 12 a daily basis, it should be noted that

22:05:01 13 Old Chester Road has been closed to

22:05:03 14 through traffic for several months and

22:05:05 15 that the Government Center is due to

22:05:07 16 reopen next fall. The DEIS does not

22:05:10 17 mention the additional planned or

22:05:12 18 potential developments within the

22:05:14 19 LEGOLAND project which would increase

22:05:16 20 additional traffic volume in the

22:05:19 21 future. This is a major concern.

22:05:20 22 Further, the DEIS does recognize 12

22:05:23 23 additional planned or potential

22:05:25 24 developments in the immediate area,

22:05:26 25 which would generate more additional

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22:06:17 24  
22:06:20 25

PUBLIC HEARING

traffic, but does not offer any solution as to how we mitigate this situation.

Additionally, the DEIS refers to bussing its employees, but does not state any effects regarding how many employees would be using public or private transportation. Most importantly, there is no concrete plan for any type of emergency traffic, only, quote-unquote, incident mitigation plan, which is to coordinate with local law enforcement, fire and EMS, all except for police and volunteers.

In conclusion, in a letter dated October 26, 2016 from the New York State Department of Transportation to Lee Bergus, Planning Board chair states in part, quote, The proposed trip generation in the traffic study lacks sufficient documentation to be verified by the Department. There were nine project-wide comments and 25

22:06:20 1 PUBLIC HEARING

22:06:22 2 intersection specific comments from the

22:06:25 3 department of transportation, too many

22:06:26 4 to state here, but it will be included

22:06:28 5 in my written comments. However, I

22:06:31 6 would be remiss if I did not mention --

22:06:33 7 CHAIRMAN BERGUS: Thank you, thank

22:06:33 8 you very much.

22:06:34 9 MEMBER OF THE PUBLIC: -- Number 6,

22:06:35 10 which, in part, the flyover --

22:06:35 11 CHAIRMAN BERGUS: Thank you.

22:06:36 12 MEMBER OF THE PUBLIC: -- will not

22:06:36 13 meet the federal interstate --

22:06:38 14 CHAIRMAN BERGUS: Thank you, ma'am.

22:06:39 15 MEMBER OF THE PUBLIC: -- this

22:06:40 16 section of 17 from becoming I-86.

22:06:43 17 CHAIRMAN BERGUS: Thank you.

22:06:45 18 MEMBER OF THE PUBLIC: Thank you.

22:06:46 19 (Applause.)

22:06:49 20 MEMBER OF THE PUBLIC: Hello, my

22:06:50 21 name is John Zahradnik. I am a senior.

22:06:53 22 I've lived in Goshen about a hundred

22:06:56 23 years, and during that hundred years,

22:06:58 24 not much has changed, except taxes have

22:07:01 25 gone up, businesses have closed,

22:07:01 1 PUBLIC HEARING

22:07:03 2 businesses downtown in the village are

22:07:05 3 having a difficult time, and we've

22:07:08 4 built a very large jail.

22:07:16 5 I'd like to first address a few

22:07:18 6 comments that were erroneously made

7 during these presentations.

22:07:20 8 First of all, I specifically spent

22:07:22 9 some time with Mr. O'Donnell, who has

22:07:24 10 been mentioned here, about safety. I

22:07:27 11 specifically talked to him about these

22:07:31 12 visits in Carlsbad. And his problem is

22:07:35 13 safety, was specifically that they only

22:07:38 14 looked in bags that people carried into

22:07:41 15 the park, and they did nothing else to

22:07:47 16 check that something else wasn't

22:07:49 17 brought into the park. He had no other

22:07:51 18 problems with safety during our

22:07:53 19 conversation and that was right before

22:07:55 20 the election, which he did win.

22:08:04 21 However, that's no different than what

22:08:07 22 happens in Bethel Woods, for years, in

22:08:09 23 New York City and other places, they

22:08:09 24 just look in your bag. So the safety

22:08:12 25 aspect that was said to be a problem

22:08:12 1

PUBLIC HEARING

22:08:15 2

for O'Donnell, it just wasn't the case,

22:08:18 3

and he couldn't define anything else,

22:08:21 4

and he brought this up to the

22:08:22 5

residents -- I mean, to the leadership

22:08:25 6

after his visit.

22:08:27 7

In actual fact, I moved here about

22:08:31 8

20 years ago, and I moved here for a

22:08:33 9

job, and you've heard at least one

22:08:35 10

other speaker who said they moved here

22:08:38 11

for a job, so the talk about people

22:08:40 12

moving here for an idyllic situation

22:08:44 13

and not for work, it's just not true.

22:08:46 14

I know other people who have also moved

22:08:48 15

here for a job.

22:08:55 16

I've had a number of children here,

22:08:57 17

they've all left, they've moved,

22:09:00 18

because professional opportunities for

22:09:01 19

them do not exist in this area. And I

22:09:04 20

know some of you have had children who

22:09:07 21

have also done the same thing.

22:09:09 22

Much of what we've heard tonight

22:09:12 23

are personal opinions for and against,

22:09:20 24

there have been some specific positive

22:09:23 25

points presented based on experiences,

22:09:23 1 PUBLIC HEARING

22:09:25 2 for example, with LEGOLAND and at least

22:09:26 3 one other U.S. community. The

22:09:28 4 opponents to LEGOLAND, and I am not an

22:09:31 5 opponent, which I refer to as NIMBYs,

22:09:35 6 not in my backyard, have not opposed

22:09:39 7 other building projects going on. They

22:09:42 8 have not opposed Amy's, they've not

22:09:45 9 opposed the brewery. My opinion is

22:09:48 10 because it's not in their backyard. If

22:09:51 11 you look at the brewery site that was

22:09:53 12 to go up, they clear cut acres of that

22:09:56 13 land. Right next to the Heritage Trail

22:09:58 14 and abutting the Audubon bird

22:10:03 15 sanctuary, nobody said boo about that.

22:10:05 16 It's going to be a -- as I said,

22:10:08 17 decades before that ever starts to grow

22:10:11 18 back, unless something else is built.

22:10:13 19 Nobody complained about it because of

22:10:15 20 the location.

22:10:16 21 Let's not make a -- base a decision

22:10:20 22 on a few people who don't want anything

22:10:22 23 built in their backyard. We've heard

22:10:25 24 talks about moving it here and there,

22:10:30 25 but you know that when you go to other

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22:11:33 25

PUBLIC HEARING

places, people are always going to be opposed to it, because it's near their home, because of other speculations about what may be wrong with it. The opposition we heard tonight is based on speculation about traffic, noise effects and water availability, these are --

CHAIRMAN BERGUS: Thank you. Thank you very much.

(Applause.)

CHAIRMAN BERGUS: Next.

MEMBER OF THE PUBLIC: I'm Nick Dello, actually I'm a retired union carpenter, I supervised the flooring installation at Madame Tussaud's in New York City and installed the flooring at LEGOLAND FAO Schwarz, 59th Street.

My one-third acre property borders the 521-acre proposed LEGOLAND site. My wife and I have lived there for 43 years. I have several reasons why this public hearing should remain open, the presentation to be considered is



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PUBLIC HEARING

inadequate.

One, special permits. I have asked the buildings inspector and town supervisor what this encompasses, they couldn't answer.

Two, the sale of Town property. I have asked what property, the two properties needed to build as planned, lots 11-168 and 11-169, some of the properties or all of the properties owned by the Town, again, no answer.

Clearing and grading. I have been told that the site plan is liquid, an expression meaning we don't know what we're doing, so clearing and grading what, when?

Four, topographical map on Page 52 of DEIS shows a 90-foot high retaining wall to hold backfill for the parking area. LEGOLAND representatives claim 50 foot at the highest retaining wall. Either will be visible from my property.

Five, the DEIS is so incomplete, it

22:12:27 1 PUBLIC HEARING

22:12:31 2 should not be presented -- it should

22:12:33 3 not have been presented, it states an

22:12:35 4 emergency access road is needed and a

22:12:40 5 gravel road will be built. According

22:12:41 6 to several agencies, what is required

22:12:42 7 is a 25-foot wide blacktop road

22:12:46 8 designed with drainage to prevent

22:12:47 9 erosion, maintained year round, plowed

22:12:50 10 and salted as needed. That road, as

22:12:53 11 proposed to begin at Arcadia Road,

22:12:56 12 travel a half mile west through

22:12:58 13 wetlands, quarter mile north parallel

22:13:00 14 to the Otter Kill Creek through

22:13:01 15 wetlands and then turn west, crossing

22:13:03 16 the creek where a bridge would have to

22:13:06 17 be constructed capable of holding fully

22:13:09 18 loaded fire trucks. That road would

22:13:12 19 continue on to the park through more

22:13:13 20 wetlands. This is a major undertaking.

22:13:16 21 Not addressed.

22:13:18 22 Traffic in the town and village

22:13:21 23 needs to be addressed. The area around

22:13:25 24 Exits 125 and 124 handles 11,000

22:13:28 25 vehicles a day, add 5,000. Accident

22:13:28 1 PUBLIC HEARING

22:13:29 2 data from New York State DOT states

22:13:32 3 above state average accidents at all

22:13:34 4 its intersections in the study, that

22:13:39 5 rate is from 25 percent higher at about

22:13:40 6 17M Matthews Street between 207 and

22:13:45 7 Duck Pond Road to twice as high at 17M

22:13:50 8 Coach Drive, Clowes Avenue, and the

22:13:54 9 Government Center and LEGOLAND what

22:13:55 10 happens. A lack of empathy for

22:13:58 11 wildlife is shown in the DEIS, the

22:14:00 12 endangered Indiana and threatened

22:14:04 13 northern long-eared bats have left the

22:14:06 14 area, bats that hibernate in the winter

22:14:08 15 in caves now, and intend to return to

22:14:12 16 their previous roosting areas in the

22:14:15 17 spring. The proposed area of 150 acres

22:14:16 18 plus one mile further will devastate

22:14:20 19 the local population of a must-needed

22:14:24 20 animal, an animal that cannot defend

22:14:24 21 itself.

22:14:24 22 Add to this, the lack to properly

22:14:27 23 address the air, water, noise and light

22:14:29 24 pollution, the destruction of habitat

22:14:29 25 of many animals, the reduction of

22:14:29 1 PUBLIC HEARING

22:14:32 2 property values, the lack of

22:14:34 3 recognition of the Chester School

22:14:36 4 District in the DEIS and PILOT, and so

22:14:38 5 much more, I think it is obvious that

22:14:40 6 this meeting must remain open. In

22:14:42 7 fact, ladies and gentlemen, the whole

22:14:43 8 LEGOLAND process should go back to the

22:14:46 9 drawing board.

22:14:46 10 As I have said, my wife and I

22:14:48 11 bought our new home in Arcadia Hills 43

22:14:52 12 years ago, we always expected to have

22:14:54 13 houses built in our backyard, we didn't

22:14:57 14 expect to see an amusement park from

22:14:59 15 our kitchen window.

22:15:01 16 (Applause.)

22:15:02 17 CHAIRMAN BERGUS: Thank you.

22:15:03 18 (Applause.)

22:15:05 19 MEMBER OF THE PUBLIC: Maybe I

22:15:07 20 should use that other one, I don't

22:15:09 21 know.

22:15:09 22 CHAIRMAN BERGUS: You're good.

22:15:09 23 MEMBER OF THE PUBLIC: Ann Marie

22:15:12 24 Rolo, Arcadia Hills.

22:15:14 25 The impact statement says that the

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22:16:04 22  
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PUBLIC HEARING

village of Goshen has a water withdrawal permit that allows up to 1.3 million gallons a day of water during drought conditions available to serve the needs of its residents, businesses and LEGOLAND.

I noticed that the wording includes the words "up to." I wondered what it meant, so I looked at the New York State regulations and found at 6 CRR-NY 601.7. It seems that this withdrawal volume is equal to the maximum withdrawal capacity reported to the DEC.

Now, that's not the minimum withdrawal capacity, it's the maximum. So is that a sustainable of the Goshen water supply system.

Appendix E reports that this number assumes that the reservoir level is at or below minus 75 inches or drought conditions. But are those normal drought conditions? Are they severe drought conditions? We have the same

22:16:14 1

## PUBLIC HEARING

22:16:17 2

reservoirs and wells now, and yet we

22:16:20 3

were declared and have been declared to

22:16:22 4

be in drought emergency.

22:16:25 5

By the way, I brought you this

22:16:27 6

photo off the New York State drought

22:16:30 7

monitor website, this is December 13th,

22:16:34 8

2016, this is current, we are in severe

22:16:37 9

drought for Orange County and the

22:16:41 10

surrounding regions, and as you see,

22:16:44 11

the edge of Orange County is in extreme

22:16:46 12

drought, but nobody is talking about

22:16:49 13

this, we're in drought conditions right

22:16:51 14

now.

22:16:52 15

(Applause.)

22:16:52 16

CHAIRMAN BERGUS: Let her speak.

22:16:53 17

MEMBER OF THE PUBLIC: Okay. So

22:16:54 18

how can we possibly have enough water

22:16:56 19

to supply them too? The truth is, we

22:17:00 20

don't, we really don't have 1.3 million

22:17:03 21

gallons a day.

22:17:04 22

The other thing I have here is a

22:17:06 23

water supply development management

22:17:09 24

plan prepared by Camp, Dresser & McKee

22:17:09 25

for the Village of Goshen. It states

22:17:09 1 PUBLIC HEARING

22:17:12 2 that the estimated drought yield for

22:17:15 3 both of Goshen's reservoirs combined is

22:17:16 4 .5 million gallons a day. The DEIS

22:17:20 5 itself confirms that the drought yield

22:17:22 6 from the two village wells is

22:17:25 7 .45 million gallons a day. That adds

22:17:29 8 up to a total of 950,000 gallons a day,

22:17:32 9 that is not 1.3 million, that's the

22:17:36 10 differences between what is considered

22:17:38 11 a safe yield and what is considered a

22:17:40 12 maximum yield, I prefer to calculate a

22:17:43 13 plan based on a safe yield. The DEIS

22:17:47 14 says the anticipated demand from the

22:17:50 15 village at LEGOLAND on a peak day will

22:17:52 16 be 1.224 MGD, that's 274,000 gallons

22:17:59 17 per day more than the 950,000 gallons

22:18:05 18 per day safe yield. You know, even if

22:18:07 19 you were to accept the 1.3 MGD figure,

22:18:12 20 the difference between the projected

22:18:13 21 demand and supply is only

22:18:15 22 76,000 gallons per day. Even at 1.3

22:18:20 23 MGD, that's less than 6 percent of the

22:18:23 24 total capacity. Honestly, that doesn't

22:18:26 25 sound like much of a buffer to me.

22:18:26 1

## PUBLIC HEARING

22:18:28 2

We're guaranteeing LEGOLAND

22:18:31 3

270,000 gallons per day, more than

22:18:34 4

20 percent of our capacity and leaving

22:18:38 5

ourselves with pocket change, it should

22:18:40 6

be the other way around, sell them 5 or

22:18:43 7

6 percent, leave ourselves 20 percent

22:18:45 8

in case of an emergency, that's

22:18:47 9

planning.

22:18:48 10

And what if water from the

22:18:50 11

reservoirs was completely unavailable,

22:18:52 12

this is not farfetched.

22:18:53 13

In 2002, ATVs were reported to the

22:18:56 14

police riding on the dry reservoir

22:18:59 15

bottom all summer long. If the

22:19:02 16

reservoirs are unavailable, the village

22:19:05 17

can only draw .45 MGD from the wells,

22:19:10 18

they can't even be pumped at the same

22:19:13 19

time because they draw from the same

22:19:15 20

aquifer.

22:19:16 21

(Applause.)

22:19:17 22

CHAIRMAN BERGUS: Thank you.

22:19:18 23

MEMBER OF THE PUBLIC: Okay.

22:19:19 24

Folks, my name is Len Berger, I've

22:19:23 25

lived in Arcadia Hills on the same



22:19:23 1 PUBLIC HEARING

22:19:26 2 street with my family since 1973,

22:19:28 3 raised my two boys, went to school in

22:19:33 4 Chester, sent them off to college after

22:19:36 5 that, they are successful on their own.

22:19:41 6 If I were to walk out of my house,

22:19:43 7 look at my back deck door, walk

22:19:46 8 westward 900 feet, I will be at the

22:19:49 9 point which will be, now, this is the

22:19:51 10 proposed location of that wall, which

22:19:53 11 would rise over my head an additional

22:19:58 12 90 feet. Now, the point where my feet

22:20:01 13 would be would be 20 feet above the

22:20:03 14 elevation of -- at least 20, 50 feet

22:20:07 15 the elevation of my house, which means

22:20:11 16 that this proposed wall would wind up

22:20:14 17 being 140, 150 feet higher, at least,

22:20:18 18 maybe 200 feet higher than my home,

22:20:21 19 meaning that on a summer evening,

22:20:26 20 sundown, night for me would come

22:20:28 21 earlier, my house would be colder,

22:20:32 22 darker and all that goes with it. So

22:20:36 23 my home will be severely impacted, my

22:20:41 24 quality of life will be severely

22:20:43 25 impacted. Everything about this

22:20:43 1 PUBLIC HEARING

22:20:46 2 project speaks of non-sustainability.

22:20:51 3 By the way, I'm a former science

4 educator, I've spent my spare time

22:20:59 5 teaching environmental science at SUNY

22:21:02 6 Orange up in Newburgh, I speak about

22:21:05 7 environmental science, my class is in

22:21:08 8 engineering. There's no way that as an

22:21:10 9 environmentalist I can think positively

22:21:14 10 of this proposed development. It will

22:21:17 11 not fly. Air quality, noise, traffic

22:21:21 12 are bad enough, but my thought of

22:21:27 13 waking up, looking westward to see that

22:21:30 14 wall hovering over me, is a bit more

22:21:34 15 than I can take and you people have the

22:21:37 16 intelligence and the grace, the grace

22:21:39 17 to imagine that.

22:21:42 18 That's all I've got to say.

22:21:44 19 CHAIRMAN BERGUS: Thank you.

22:21:45 20 (Applause.)

22:21:50 21 CHAIRMAN BERGUS: Next speaker.

22:21:52 22 MEMBER OF THE PUBLIC: Hi, I have

22:21:53 23 reviewed the DEIS and I have to tell

22:21:56 24 you, there are so many inconsistencies.

22:21:59 25 There is no cumulative impact study --

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22:22:34 16  
22:22:38 17  
22:22:41 18  
22:22:43 19  
22:22:45 20  
22:22:48 21  
22:22:51 22  
22:22:53 23  
22:22:56 24  
22:23:00 25

PUBLIC HEARING

CHAIRMAN BERGUS: Just state your name for the record, please.

MEMBER OF THE PUBLIC: Debbie Core.

CHAIRMAN BERGUS: Thank you.

MEMBER OF THE PUBLIC: There's no cumulative impact study of the project, which includes all of the new subdivisions, Montreign's casinos, Amy's Kitchen, Dan Depew's water park, the Government Center, the library, the proposed CVS, supermarket, additional hotels and low-income affordable housing that will be needed. All the suggested development along -- and all the suggested development along Route 17 and the 17M corridor. This is missing from the DEIS.

There is no independent cost-benefit analysis. Using LEGOLAND's guesstimate is allowing the fox to watch the hen house.

We need to know what LEGOLAND is truly going to cost the taxpayers. You need to do an independent cost-benefit

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22:23:43 15  
22:23:45 16  
22:23:47 17  
22:23:48 18  
22:23:52 19  
22:23:55 20  
22:23:57 21  
22:24:00 22  
22:24:03 23  
22:24:07 24  
22:24:09 25

PUBLIC HEARING

analysis. The Town turned down the Lone Oak subdivision on April 25th, which proposed more money to the Town of Goshen and proposed a conservation easement and protection of the wetlands. Why are we not demanding a conservation easement to protect this land that is so unsuitable for this type of project?

LEGOLAND cannot have-- could not have chosen a worse site located within the Moodna watershed, wetlands, AQ3, AQ6, scenic stream and the reservoir overlay district. The Otter Kill Creek is a class C tributary of the Moodna Creek and runs through the site and has a significant biodiversity along the beds that must be protected, yet the Otter Kill Creek is ignored on the LEGOLAND maps. The proposed buffer from the Otter Kill Creek does not meet the DEC requirements, I live on the Otter Kill Creek, I could not build within a hundred feet of the Otter Kill

22:24:09 1

## PUBLIC HEARING

22:24:11 2

as it floods, sometimes up to 300 feet

22:24:14 3

from the creek's edge, the DEIS

22:24:18 4

claims 140 acres will be disturbed. I

22:24:21 5

was corrected by Phil Royal who said,

22:24:24 6

no, they will clear cut 180 acres and

22:24:27 7

additional development of the site is a

22:24:30 8

distinct possibility in the future, so

22:24:32 9

why is there no study on the different

22:24:36 10

phases? There is not an accurate study

22:24:39 11

on the endangered species, the

22:24:43 12

endangered species don't just jump out

22:24:46 13

and say, here I am.

14

(Laughter.)

22:24:48 15

MEMBER OF THE PUBLIC: It takes

22:24:48 16

hours and days to locate them, the DEIS

22:24:53 17

refers to disturbed wetlands. On one

22:24:56 18

page it's less than an acre, that's

22:24:58 19

62 acres, 52.75 acres, and then another

22:25:03 20

15 acres, all DE- -- all before the DEC

22:25:07 21

has been involved in evaluating the

22:25:10 22

wetlands. I should be -- it should be

22:25:12 23

clear what the total amount of acres

22:25:14 24

that is going to be destroyed.

22:25:17 25

The data refers to information

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22:26:27 24  
22:26:31 25

PUBLIC HEARING

collected from 1999 and 2006. The data that's being used for LEGOLAND's DEIS is 10 to 17 years old, and should be thrown out. The DEIS should be thrown out. This DES was done fast and cheap by the current applicant. The truth is LEGOLAND is here to make money and lots of it. They don't care what will happen to our town, our taxes, our property values.

(Applause.)

CHAIRMAN BERGUS: Thank you. Thank you very much.

Are there any other speakers? Did you wish to speak?

MEMBER OF THE PUBLIC: My name is Marcello Gross, and I'm a lifelong resident of Warwick.

According to the DEIS currently today, traffic starting on Sunday afternoons, it backs up so far from the Harriman Toll Plaza in the summer that drivers exit at either Route 17A or South Street in Goshen. Incredibly,

22:26:31 1

## PUBLIC HEARING

22:26:33 2

though, an assessment of the impact on

22:26:36 3

the Harriman Toll Plaza and the New

22:26:38 4

York State Thruway is completely absent

22:26:40 5

from the DEIS. The I84, Route 17

22:26:43 6

interchange was studied, but that's

22:26:44 7

going to get only about 22 percent of

22:26:48 8

traffic from LEGOLAND, three times as

22:26:50 9

much will go through Harriman. How

22:26:53 10

could the DEIS ignore that?

22:26:54 11

Currently, traffic comes off

22:26:56 12

Route 17 onto Route 17M to parallel

22:26:58 13

Route 17. So then, what in the world

22:27:01 14

will happen to Route 17M with the

22:27:03 15

LEGOLAND traffic?

22:27:04 16

Well, the DEIS does have an answer

22:27:08 17

to that, but you sure have to look hard

18

to find it.

22:27:13 19

If you dig deep into the 6,006 page

22:27:15 20

traffic study in Appendix G, you might

22:27:16 21

just find an obscure Table 9 that

22:27:19 22

started on electronic Page 711 shows

22:27:22 23

that at a build condition process,

22:27:25 24

intersection after intersection along

22:27:27 25

17M will have a level of service F.

22:27:27 1

## PUBLIC HEARING

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22:27:57 12

22:27:59 13

22:28:02 14

22:28:04 15

22:28:07 16

22:28:08 17

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22:28:12 19

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22:28:28 25

Now, I'm not a traffic expert, I may not know much, but as a retired schoolteacher, I do know what "F" means. So imagine this, if you're in a car, coming back from a weekend in the Catskills or the new Montreign casino, when that gets built in Monticello and you're heading to the Thruway when you hit a wall of traffic on 17, you try to detour on to 17M, but that's a parking lot too. What are you going to do? You know yourselves that the smartest thing to do is to then take 17A all the way to Tuxedo, make your way to get on to the Thruway down in Sloatsburg, avoiding the Harriman tolls altogether.

The same will be true for all this traffic heading out of LEGOLAND. If you can't move in one direction, you check your GPS and you'll head the other way and go down 17A. So what is that going to do for the traffic for us in Warwick? Well there's no answer for that, it's pretty obvious for us that



22:28:28 1 PUBLIC HEARING

22:28:33 2 we're going to get a whole new mess of

22:28:36 3 traffic coming through, but you

22:28:38 4 wouldn't know that from reading the

22:28:40 5 DEIS. Warwick may just as well be on

22:28:43 6 another planet, but we're going to be

22:28:45 7 getting all this traffic precisely at

22:28:48 8 the same time that tourism is peaking

22:28:50 9 in Warwick. If you don't know, if

10 you've ever been to Warwick during the

22:28:52 11 peak season, a five-minute trip to the

22:28:54 12 ShopRite could turn into a half an hour

22:28:57 13 to get there and possibly another half

22:28:59 14 and 45 to get back when you finish

22:29:02 15 shopping. If you add in the LEGOLAND

22:29:04 16 traffic from not only people detouring

22:29:06 17 around 17, but also coming up from

22:29:09 18 North Jersey through Warwick, it's

22:29:11 19 going to be a nightmare. Living in

22:29:14 20 Warwick, we don't like our tourist

22:29:17 21 traffic, but we know that all those

22:29:19 22 cars are coming to Warwick to spend

22:29:21 23 money in our town with our farmers and

22:29:24 24 our merchants. The people heading for

22:29:26 25 LEGOLAND are heading only there, and

22:29:26 1 PUBLIC HEARING

22:29:29 2 will pay a high admission price to get

22:29:30 3 in. They're going to make sure they

22:29:32 4 get their dollar's worth and spend

22:29:34 5 their whole day eating at LEGOLAND's

6 restaurants with their shopping limited

22:29:36 7 to buying LEGOLAND souvenirs. They

22:29:39 8 won't be adding anything to our Warwick

22:29:43 9 economy or Goshen's, for that matter,

22:29:45 10 except maybe gas. I think you should

22:29:49 11 consider what this will mean for local

22:29:53 12 residents just trying to get around

22:29:55 13 town and for the non-LEGOLAND people

22:29:57 14 that really want to get to local

22:29:59 15 merchants. I think it's going to hurt

22:30:01 16 us in Warwick.

22:30:02 17 If the people who want to spend

22:30:05 18 money in our town can't get in, they're

22:30:07 19 going to turn around and go somewhere

22:30:09 20 else. And for you locally in Goshen,

22:30:11 21 it looks like you guys will pretty much

22:30:14 22 be screwed, what you think -- why you

22:30:16 23 think this would be a good idea for

22:30:19 24 Goshen is beyond me.

22:30:20 25 CHAIRMAN BERGUS: Thank you, thank

22:30:20 1 PUBLIC HEARING

22:30:21 2 you very much.

22:30:23 3 (Applause.)

22:30:23 4 CHAIRMAN BERGUS: Next speaker.

22:30:25 5 MEMBER OF THE PUBLIC: Good

22:30:26 6 evening, I'm speaking for two, my wife

22:30:28 7 and I, so I'm going to be quick.

22:30:30 8 For my wife, it is interesting to

22:30:32 9 hear --

22:30:32 10 CHAIRMAN BERGUS: Your name sir.

22:30:34 11 MEMBER OF THE PUBLIC: Patrick

12 Nab[ph], sorry.

22:30:36 13 Interesting to hear all the union

22:30:37 14 leaders and all the agencies that try

22:30:39 15 to promote Orange county, these

16 individuals want it to be built in a

22:30:41 17 town that they are not residents of.

22:30:43 18 They will not have to deal directly

22:30:45 19 with the excessive traffic, the noise,

22:30:47 20 the pollution and the reduction of

22:30:49 21 their natural resources, they can go

22:30:52 22 home and let this mess and the park be

22:30:54 23 someone else's problem. I believe many

22:30:56 24 people out here today are missing the

22:30:58 25 point and I don't think anyone you see

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22:31:33 19  
22:31:36 20  
22:31:37 21  
22:31:39 22  
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22:31:43 24  
22:31:44 25

PUBLIC HEARING

here, how they believe LEGOLAND is a great project or a nice place for children. They need to understand that the location in question is not the right location for the park. The town, simply put, does not allow amusement parks and the residents purchased property here just for that reason. To change the zoning at the request of a nonresident or a company is wrong. If we wanted to live near an amusement park, we would do just that.

The construction jobs at Merlin is local, local being defined as up to seven counties away, including Rockland, Putnam, Dutchess, Westchester, Greene, Sullivan and Orange. Just because the union workers are going for those jobs and supporting them, does not mean that they are going to get the jobs at this site, the companies are bidding against each other for that job, which means that the companies will need to supply the workers.

22:31:44 1

## PUBLIC HEARING

22:31:47 2

And how are we going to validate

22:31:49 3

those workers? That is not addressed.

22:31:50 4

Are we going to check IDs every day?

22:31:50 5

Today, currently, there are

22:31:51 6

Canadian workers on Montreign casino.

22:31:56 7

Did anybody check for their PILOT

22:31:59 8

submission?

22:31:59 9

So we need to have a process there,

10

that needs to be included.

22:32:00 11

Anyone in this market that is

22:32:01 12

claiming that we need jobs must be

22:32:03 13

missing the fact that our unemployment

22:32:06 14

rate is below the average for Orange

22:32:07 15

County. And let's not forget that it

22:32:07 16

costs \$95 per person, plus parking,

22:32:10 17

just to go.

22:32:11 18

To ensure the traffic doesn't back

22:32:13 19

up on the public, the site has been

22:32:15 20

designated with a main access road,

22:32:18 21

which is 3,000 feet long. Are we going

22:32:18 22

to truly consider that a 3,000-foot

22:32:22 23

road, will not create additional

22:32:23 24

backups on 17? A long access road does

22:32:25 25

not negate the fact that 2,500 to 5,000

22:32:25 1 PUBLIC HEARING

22:32:29 2 additional cars per day will be coming,

22:32:29 3 and Merlin can't guarantee that the

22:32:32 4 traffic will not negatively impact the

5 local residents.

22:32:33 6 People's quality of life should not

22:32:36 7 be comprised[sic] -- compromised,

22:32:38 8 excuse me, for other's entertainment.

22:32:40 9 It's not a joke or a game. There are

22:32:42 10 people's lives this park will ruin

22:32:42 11 because it devalues their property.

22:32:44 12 And anyone who knowingly and willingly

22:32:47 13 supports ruining people's lives and

22:32:48 14 property values does not deserve a

22:32:49 15 place within this community.

22:32:51 16 Now, my points. Specific to the

22:32:53 17 DEIS, the scenic overlay section,

22:32:57 18 quote, "No disturbance within the

22:32:59 19 town's scenic road overlay district,

22:33:02 20 which runs along Conklingtown Road,

22:33:02 21 will occur." It is approximately

22:33:04 22 3300 feet from Conklingtown Road to the

22:33:06 23 transmission lines that mark the

22:33:08 24 nearest point of development. Of

22:33:11 25 course, it's all trees.

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22:33:43 18  
22:33:46 19  
22:33:48 20  
22:33:50 21  
22:33:53 22  
22:33:59 23  
22:33:59 24  
22:34:03 25

PUBLIC HEARING

The Arcadia Road scenic overlay area, however, is barely mentioned and is mentioned as not being visually impaired. And today, I noticed that there's a revision to local Law 6 that states, "The maximum height of any structure may not exceed 100 feet tall."

How could a structure 100 feet tall not visually impair the peak vantage point on Arcadia Road? I travel it every day, it is not possible.

Infrastructure improvements. To note, all of the ones that I have seen are designed by the New York State DOT, not the Applicant or its consultants, they will be paid for by New York State taxpayers and residents. Why should we pay for their needed improvements?

Project site. The majority of the project site or 544.54 acres will remain undeveloped open space and/or manicured lawn. At what cost? What existing forest, pasture or brush must

22:34:03 1 PUBLIC HEARING

22:34:06 2 be removed to make a manicured lawn?

22:34:10 3 And lastly, on traffic, estimates

22:34:13 4 of the traffic to be generated by the

22:34:15 5 project during summer peaks and also

22:34:17 6 for typical conditions were computed

22:34:19 7 based on information published by the

22:34:20 8 Institute of Transportation Engineers

22:34:22 9 and specific traffic count and

22:34:23 10 attendance data provided by LEGOLAND

22:34:26 11 based on Carlsbad, we are not Carlsbad.

22:34:30 12 CHAIRMAN BERGUS: Thank you.

22:34:33 13 (Applause.)

22:34:36 14 CHAIRMAN BERGUS: Sir.

22:34:39 15 MEMBER OF THE PUBLIC: Al Rolo[ph],

16 Arcadia Hills.

17 CHAIRMAN BERGUS: I'm sorry?

18 MEMBER OF THE PUBLIC: Al Rolo.

22:34:47 19 I'm kind of at a loss, you have a

22:34:49 20 proposed zoning change that will bring

22:34:52 21 a new zoning overlay, an intensive

22:34:55 22 development over 522 acres of property,

22:34:58 23 but you have an impact statement that

22:35:00 24 only considers a development of

22:35:02 25 140 acres. I'm in Arcadia Hills and



22:35:02 1

## PUBLIC HEARING

22:35:07 2

I'm extremely close to this site, you

22:35:10 3

can understand why I'm concerned. I

22:35:12 4

want to know exactly what the zoning

22:35:14 5

change would mean to me and my family,

22:35:16 6

not only the plan before you, but the

22:35:19 7

land that's surrounding the site. The

22:35:23 8

impact statement doesn't tell me. You

22:35:26 9

read -- you're reading -- you looking

22:35:29 10

to pass this new law and I don't even

22:35:32 11

know what it's going to eventually mean

22:35:34 12

for me or the town or the area. I'm

22:35:36 13

here in this public hearing because you

22:35:38 14

decided to have it, but not -- not that

22:35:42 15

I know what to say. I can't provide

22:35:45 16

you with any intelligent information

22:35:48 17

regarding these laws, you know why,

22:35:50 18

because no one has given it to me.

22:35:53 19

Do you think it's fair to me and my

22:35:55 20

neighbors? How about you?

22:36:04 21

I saw a map by LEGOLAND that they

22:36:05 22

might put in another 250 acres --

22:36:08 23

purchase acres from someone named Sadab

22:36:13 24

Rick[ph], another big chunk on either

22:36:15 25

side of the Goshen reservoir. Do you

22:36:15 1

## PUBLIC HEARING

22:36:18 2

know about that? That would mean that

22:36:21 3

they have 737 acres. Why do they need

22:36:26 4

that much land? You can't tell me that

22:36:30 5

they're not going to keep developing.

22:36:34 6

The impact statement doesn't --

22:36:36 7

doesn't say that there is any future

22:36:39 8

development by LEGOLAND and that they

22:36:41 9

will have to go through a new SEQRA

22:36:44 10

process, from what I've been told,

22:36:47 11

people who know more than I do, that

22:36:48 12

would be illegal, it violates the

22:36:50 13

provision of the laws that say you

22:36:52 14

cannot segment reviews of projects in

22:36:55 15

separate phases, it's all got to be

22:36:58 16

done now, at the same time. Do you

22:37:00 17

honestly believe that letting us see

22:37:03 18

the whole picture and breaking the laws

22:37:04 19

by doing that is the best way to

22:37:06 20

protect the interest of the

22:37:08 21

constituents? You're supposed to

22:37:10 22

protect us, the residents, not

22:37:13 23

LEGOLAND.

22:37:14 24

When LEGOLAND first was coming to

22:37:19 25

Goshen, Steve Neuhaus was saying, oh,

22:37:19 1

## PUBLIC HEARING

22:37:22 2

it's going to include a water park, it

22:37:24 3

was all over the paper and all of a

22:37:28 4

sudden it was dropped, what happened to

22:37:30 5

it? Because they know that Goshen

22:37:32 6

cannot sustain that so they dropped it,

22:37:34 7

that's not to say that they're going to

22:37:36 8

keep doing it and eventually add it.

22:37:39 9

What is there to protect that they

22:37:42 10

won't do it? Unless you have some kind

22:37:55 11

of a guarantee that they can't do it,

22:37:57 12

like some kind of deed restriction, you

22:37:59 13

have to consider the impact of that

22:38:01 14

water park now. You can't do it later,

22:38:05 15

it's going to be too late. They're

22:38:08 16

going to say, well, it's in there, now

22:38:11 17

you're going to be in a position where

22:38:12 18

you have to approve it.

22:38:13 19

And lastly, Mr. Bloomfield, if you

22:38:16 20

feel that you have to go to LEGOLAND

22:38:20 21

welcome center to get information, you

22:38:23 22

should be sitting in these seats, not

22:38:25 23

up on that stage.

22:38:27 24

(Applause.)

22:38:27 25

CHAIRMAN BERGUS: Thank you.

22:38:27 1 PUBLIC HEARING

22:38:32 2 Next.

22:38:33 3 MEMBER OF THE PUBLIC: Good

22:38:34 4 evening, Joan Berger, I live in Arcadia

5 Hills --

6 CHAIRMAN BERGUS: Can you tip the

7 mic.

8 MEMBER OF THE PUBLIC: Yeah, I live

22:38:40 9 in Arcadia Hills where the wall will be

22:38:41 10 built, I've lived there for 43 years,

22:38:44 11 right next door to me is a State run

22:38:47 12 group home, I'm not opposed to people

22:38:50 13 with disabilities.

22:38:51 14 I want to move before the property

22:38:53 15 value of my home goes down. We pay

22:38:56 16 \$1,300 in water and sewer, minimum

22:39:00 17 yearly, okay, and our taxes have gone

22:39:04 18 up about 600 percent in 40 years, maybe

22:39:08 19 more than that. I'm a retired

22:39:13 20 educator, I'm a peaceful person, I'm

22:39:15 21 pro union, I'm pro democracy and

22:39:18 22 everything involved with that. I do

22:39:20 23 not want this as my -- when I look out

22:39:23 24 my window and see a wall facing a

22:39:28 25 parking lot and I'm totally, completely

22:39:28 1

## PUBLIC HEARING

22:39:31 2

frustrated with the situation and I had

22:39:35 3

no say-so in the group home that does

22:39:37 4

not pay any taxes, which is my next

22:39:40 5

door neighbor, they're peaceful and

22:39:42 6

quiet, but I want to sell my house. If

22:39:45 7

I have a LEGOLAND wall behind me and a

22:39:49 8

group home next door to me, I will

22:39:51 9

probably never be able to sell my home

22:39:54 10

for any amount, whether it's a penny or

22:39:57 11

a dollar or a million dollars.

22:40:00 12

Besides that, if you force this

22:40:02 13

down our throats, and we've been model

22:40:07 14

citizens for 43 years and our block has

22:40:10 15

not changed, we've had the same

22:40:13 16

neighbors for 43 years, okay, who have

22:40:16 17

been model citizens and have paid their

22:40:18 18

taxes and paid their water bills and

22:40:21 19

supported the community and looked to

22:40:24 20

the future for change and are not

22:40:27 21

opposed to LEGOLAND, but not in our

22:40:31 22

backyard. I am the person who it will

22:40:33 23

be in my backyard, literally, no

22:40:37 24

exception. I will suffer the

22:40:39 25

consequences. As a human being, I want

22:40:39 1 PUBLIC HEARING

22:40:43 2 to be able to sell my house

22:40:47 3 immediately, because I don't want to

22:40:48 4 have to put up with what's going on,

22:40:51 5 okay, thank you.

22:40:54 6 CHAIRMAN BERGUS: Thank you very

22:40:54 7 much.

22:40:55 8 (Applause.)

22:41:00 9 CHAIRMAN BERGUS: Next.

22:41:00 10 MEMBER OF THE PUBLIC: Good

22:41:01 11 evening, I'm Dan Bloom and I'm a

22:41:02 12 30-year resident, about 25 of them in

22:41:05 13 Campbell Hall. I've just entered the

22:41:08 14 fray here, and it was very

22:41:10 15 informational tonight, a lot of great

22:41:13 16 pro and cons, I trust you are all on

22:41:15 17 the stage here representing your

22:41:17 18 constituents. Yes? Wonderful, and I

22:41:22 19 counted 19, plus the stenographer, the

22:41:25 20 stenographer was very busy taking

22:41:28 21 notes.

22 (Applause.)

22:41:28 23 MEMBER OF THE PUBLIC: And I trust

22:41:29 24 you are all going to read those notes

22:41:31 25 because about 50 percent of you never

22:41:31 1

## PUBLIC HEARING

22:41:33 2

touched a pen tonight, and there was so

22:41:36 3

much information shared, how can you

22:41:39 4

possibly retain it all, okay, I hope

22:41:39 5

you are really reading the

22:41:41 6

stenographer's notes.

7

(Applause.)

22:41:43 8

MEMBER OF THE PUBLIC: Okay. So my

22:41:44 9

wife said a fat man never had another

22:41:48 10

foe, it would be me, the analogy, I'd

22:41:51 11

talk them to death, so I'll give you a

22:41:52 12

couple analogies. I wear a size 11

22:41:54 13

shoe, Thom McAn makes size 14 shoes, I

22:41:58 14

have no use for those size 14 shoes,

22:41:59 15

but I have use for Thom McAn, so in the

22:42:02 16

analogy, Thom McAn is industry, Goshen

22:42:06 17

can attract industry, higher paying,

22:42:09 18

whether it's food processing or if it's

22:42:11 19

industrial building products, they can

22:42:15 20

attract opportunities for people to

22:42:17 21

make money. How many of you, by a show

22:42:19 22

of hands, if you want to, have been to

22:42:22 23

an amusement park? And you've gone up

22:42:25 24

to the concession and the person

22:42:27 25

working the concession is from a

22:42:27 1 PUBLIC HEARING

22:42:29 2 foreign country because they were here

22:42:31 3 on a work study --

4 (Applause.)

22:42:32 5 MEMBER OF THE PUBLIC: -- because

22:42:33 6 the locals wouldn't go to work there,

22:42:35 7 they had no interest in doing it. So,

22:42:37 8 please, be aware, be relevant to what

22:42:39 9 you have experienced yourselves when

22:42:41 10 you've gone to these amusement parks.

22:42:44 11 How many of you go to the amusement

22:42:44 12 park and stay at the amusement park,

22:42:46 13 stayed at the hotel, ate the food at

22:42:50 14 the amusement park and then got the

22:42:52 15 hell out of Dodge?

16 (Interjections from audience.)

22:42:53 17 MEMBER OF THE PUBLIC: Okay, so if

22:42:54 18 you believe that Goshen is going to be

22:42:56 19 improved by this, there may be some

22:42:58 20 percentage of that, but it's not going

22:43:00 21 to be huge. So if you're going to have

22:43:03 22 something that you're going to

22:43:03 23 compromise your property to, whether

22:43:05 24 it's 17 acres across the street from

22:43:08 25 us, or if it's some other place that's



22:43:08 1 PUBLIC HEARING

22:43:10 2 relevant to Arcadia Hills, have some

22:43:13 3 respect for what it's going to do

22:43:15 4 really, don't imagine this. Maybe your

22:43:18 5 house will be bought by the executive

22:43:20 6 at Merlin and you'll get that million

22:43:23 7 dollars, but probably not. Please keep

22:43:25 8 it relevant, please take notes, please

22:43:28 9 continue doing a wonderful job so they

22:43:30 10 have something to read.

22:43:32 11 (Applause.)

22:43:35 12 MEMBER OF THE PUBLIC: Ronald

22:43:36 13 Smith, Goshen, I want to address the

22:43:38 14 proposed payment of taxes to the -- to

22:43:41 15 the Goshen schools and the, what I feel

22:43:44 16 is inadequate. I'm reading from the

22:43:47 17 IDA Board meeting minutes of 7/6/16.

22:43:51 18 On that day, Merlin appeared there and

22:43:55 19 made their proposal, which was a

22:43:57 20 million dollars to the school, 210,000

22:44:01 21 to the town and 168,000 to the County,

22:44:06 22 approximately 1.4 million per year,

22:44:08 23 plus a \$0.65 per admission fee. So

22:44:12 24 they just finished doing that and the

22:44:15 25 first question out of the box,

22:44:15 1  
22:44:18 2  
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22:44:35 8  
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22:44:42 10  
22:44:45 11  
22:44:47 12  
22:44:50 13  
22:44:54 14  
22:44:56 15  
22:45:01 16  
22:45:04 17  
22:45:06 18  
22:45:10 19  
22:45:14 20  
22:45:16 21  
22:45:19 22  
22:45:21 23  
22:45:25 24  
22:45:28 25

PUBLIC HEARING

Mr. Petro asks how Merlin Entertainment will reach the par value by the end of 30 years with only a 1.35 percent increase. This proposed amount does not reach a hundred percent of tax value at the end of 30 years.

Mr. Jacobson, Merlin, state that this is the proposed amount of the PILOT by Merlin Entertainment Group, period.

Mr. Diana, former county executive asks, what happens on year 31?

Mr. Shore[ph], financial officer for Merlin, they haven't modeled year 31 yet, they have only concentrated on a 30-year PILOT.

Mr. Armstat, the chairman of the IDA, states that typically, with any PILOT program, the applicant reaches the full tax amount by the end of the term.

Mr. Jacobson states that the current presentation is based on 30 years and towards the end of the

22:45:28 1 PUBLIC HEARING

22:45:31 2 PILOT, they will have to negotiate in

22:45:33 3 good faith on the next steps. So they

22:45:37 4 don't want to pay full taxes, even

22:45:39 5 after 30 years. The worst-case

22:45:45 6 scenario being they pay the full

22:45:48 7 assessed value in year 31, so that's

22:45:51 8 the worst-case scenario, for them to

22:45:55 9 pay taxes.

22:45:56 10 Mrs. Rydelski[ph] asks, is there

22:46:00 11 any proposal for an increase in fees

22:46:03 12 for the host community with the current

22:46:06 13 proposal that is stagnant over 30 years

22:46:08 14 and doesn't appear to be beneficial?

22:46:17 15 They state that the fee is built in and

22:46:19 16 the only way it's going to go up is

22:46:21 17 through volume. Mr. Jacobson states

22:46:24 18 some of the struggle for Merlin is that

22:46:27 19 this is a very high level of taxes.

22:46:30 20 Mr. Petro restates his concern that

22:46:35 21 Merlin Entertainment reaches only

22:46:36 22 50 percent of the assessed value of

22:46:40 23 taxes by year 30 and how it will be a

22:46:45 24 disservice to this community.

22:46:49 25 Mr. Brasher, a 30-year PILOT is

22:46:49 1

## PUBLIC HEARING

22:46:53 2

unprecedented. He likes the benefits

22:46:56 3

going to the County, Village and

22:46:58 4

surrounding areas, notice not the

22:47:02 5

school, though, but this concern should

22:47:04 6

be put out there as a fact.

22:47:07 7

Mr. Diana states that it is

22:47:10 8

important to let LEGOLAND know there is

22:47:13 9

some concern up front.

22:47:15 10

This is the important part.

22:47:17 11

Mr. Jacobson states, they understand

22:47:19 12

where the Board is coming from, but

22:47:21 13

they have pushed their numbers to

22:47:25 14

accommodate as much as possible. In

22:47:28 15

other words, that's it, folks. Because

22:47:30 16

they do want to be a good citizen and

22:47:34 17

pay fair taxes. If these fees are not

22:47:37 18

enough, they will have a hard time

22:47:40 19

convincing their board.

22:47:42 20

CHAIRMAN BERGUS: Thank you, thank

22:47:43 21

you very much. Thank you.

22:47:44 22

MEMBER OF THE PUBLIC: Thank you.

22:47:44 23

(Applause.)

22:47:51 24

MEMBER OF THE PUBLIC: May I ask

22:47:51 25

for a one-minute warning when I have

22:47:51 1

## PUBLIC HEARING

22:47:54 2

one minute left?

22:47:56 3

Good evening, my name is Brad

22:47:59 4

Barnworst[ph], I've lived in the town

22:48:01 5

of Goshen for the past 17 years. Thank

22:48:03 6

you for the opportunity to address each

22:48:05 7

of the boards.

22:48:06 8

I would like to begin with some

22:48:07 9

comments for the Town Board regarding

22:48:09 10

proposed local Laws Numbers 5 and 6.

22:48:11 11

In the town of Goshen, amusement parks

22:48:15 12

are prohibited in all districts, the

13

Comprehensive Plan states that, quote,

22:48:17 14

The foundation of this Comprehensive

22:48:19 15

Plan is the recognition that the Town

22:48:20 16

must both preserve its fragile and

22:48:23 17

beautiful rural environment and provide

22:48:24 18

for the needs of its people. To ignore

22:48:28 19

either of these goals or to pursue one

22:48:30 20

at the expense of the other is to

22:48:32 21

fundamentally misunderstand what this

22:48:34 22

plan is all about, end quote.

22:48:36 23

There's an important word in there,

22:48:39 24

"needs." The Town or the Village may

22:48:41 25

want the revenue from the proposed

22:48:41 1 PUBLIC HEARING

22:48:43 2 project; however, a want is not a need.

22:48:47 3 A want is a desire, while a need is a

22:48:51 4 requirement. Supervisor Bloomfield,

22:48:54 5 one of the items for which I have heard

22:48:57 6 you praised is your handling of the

22:49:00 7 Town's finances, the Town's credit

22:49:02 8 rating is quite strong, for that, I

22:49:04 9 give you my congratulations, this

22:49:07 10 demonstrates that the Town is in good

22:49:09 11 shape financially, and does not need

22:49:11 12 this project. This project stands in

22:49:13 13 diametric opposition to what currently

22:49:17 14 is codified in town laws. I urge you

15 here tonight to change that, it is, in

22:49:23 16 a sense, to betray the public trust.

22:49:26 17 You have heard from others who have

22:49:28 18 represented that they would not have

22:49:30 19 chosen to move here had there been an

22:49:34 20 amusement park present, or claim to be

21 present. I ask you please count me in

22:49:36 22 on that number. Who will choose to

22:49:37 23 live here, should the zoning and

22:49:40 24 Comprehensive Plan be changed and

22:49:42 25 proposed project be approved. To

22:49:42 1 PUBLIC HEARING

22:49:45 2 illustrate the potential adverse impact

22:49:45 3 in that area, I would like to read to

22:49:45 4 you a few sentences from a paper titled

22:49:48 5 "The Economic Impact of Theme Parks on

22:49:49 6 Regions," by Michael Brawn, quote,

22:49:52 7 still, a question is unsolved, what

22:49:55 8 happens within the theme park region

22:49:57 9 within this model? Who is it who wants

22:49:59 10 to live there? Not only did much of

22:50:02 11 the demand for tourism related to it

22:50:05 12 was seasonal, and that low status and

22:50:06 13 low pay characterize much towards the

22:50:07 14 industry employment, but the biggest

22:50:10 15 danger lies in the disproportion of the

22:50:10 16 concentration of seasonal and low

22:50:12 17 paying employment, which can be a

22:50:14 18 threat to the region's employment

22:50:16 19 structure. The case of the City of

22:50:18 20 Anaheim illustrates this very bluntly,

22:50:21 21 most of the city's population works in

22:50:22 22 traditionally blue collar jobs, it is a

22:50:26 23 fact that those who can afford it, move

22:50:27 24 to surrounding cities because of the

22:50:29 25 low quality of life in Anaheim, end

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22:50:45 9  
22:50:47 10  
22:50:49 11  
22:50:54 12  
22:50:56 13  
22:51:00 14  
22:51:00 15  
22:51:02 16  
22:51:05 17  
22:51:07 18  
22:51:09 19  
22:51:09 20  
22:51:11 21  
22:51:13 22  
22:51:16 23  
22:51:16 24  
22:51:18 25

PUBLIC HEARING

quote.

In order to take a hard look at this project, you must consider that information. This leads us to the larger question of the comprehensive cost-benefit analysis of the project and its potential impacts on the town.

I am unaware that the town has commissioned one, and I again call on you please to engage an impartial firm to conduct one. I submit that it is reckless to have a project of this magnitude, the potential impact under consideration absolutely. Proposed local Law Number 6 would allow for a commercial recreational facility on all of the 532 acres. To my knowledge, there's been no study of the impact such as zoning change on the full area, for example, what will be the impact on the fragile and beautiful rural environment of the rezoning for commercial and recreation, an area equivalent to 25 percent of that in the



22:51:18 1  
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22:51:32 9  
22:51:33 10  
22:51:35 11  
22:51:38 12  
22:51:39 13  
22:51:41 14  
22:51:44 15  
22:51:47 16  
22:51:47 17  
22:51:49 18  
22:51:52 19  
22:51:54 20  
22:51:55 21  
22:51:55 22  
22:52:02 23  
22:52:03 24  
22:52:09 25

PUBLIC HEARING

village.

Finally, to both of the boards, one of the reasons we are here tonight is to speak to potential environmental impact. I need not speak of the potential impact, we are all living a real-live impact, the adverse effect of this project of the environment of the town and village manifests itself daily, the rancor and hostility that have been brought up are painful to witness. Should the project move forward, I expect things to get worse, as theoretical concerns become realized ones.

I implore you to turn down this project. We do not need it and it is not a good fit for the town. Thank you for your time.

CHAIRMAN BERGUS: Thank you.

(Applause.)

CHAIRMAN BERGUS: Is there anyone else that wishes to speak?

MEMBER OF THE PUBLIC: I spoke.

22:52:09 1 CLOSING REMARKS

22:52:10 2 CHAIRMAN BERGUS: You already

22:52:12 3 spoke.

4 MEMBER OF THE PUBLIC: I only get

5 one shot?

22:52:12 6 CHAIRMAN BERGUS: You only get one

22:52:13 7 shot, anything beyond that goes in

22:52:16 8 writing to the Board.

22:52:17 9 MEMBER OF THE PUBLIC: One

22:52:20 10 sentence?

22:52:20 11 CHAIRMAN BERGUS: No, no sentence.

12 Couldn't make that exception.

22:52:23 13 (Interjections from audience.)

22:52:23 14 CHAIRMAN BERGUS: Can I have a

22:52:24 15 motion to close the public hearing?

16 BOARD MEMBER ANDREWS: Motion.

22:52:32 17 CHAIRMAN BERGUS: Second?

22:52:32 18 BOARD MEMBER PIRRAGLIA: Second.

22:52:32 19 (The motion was seconded.)

22:52:32 20 CHAIRMAN BERGUS: Giovanni.

22:52:33 21 All in favor say aye.

22:52:35 22 (Chorus of ayes.)

23 CHAIRMAN BERGUS: Against?

22:52:38 24 (No response.)

22:52:38 25 MR. GOLDEN: That's also a motion

22:52:38 1 CLOSING REMARKS

22:52:40 2 for the Town Board, the motion has been

22:52:42 3 made to close the public hearing, and

22:52:42 4 it's been seconded and we now need to

22:52:45 5 hear from the Town. I open that.

22:52:50 6 MR. BLOOMFIELD: The same motion.

22:52:53 7 MR. GOLDEN: No, the motion was

22:52:54 8 made for the collective.

9 MR. BLOOMFIELD: Okay.

22:52:55 10 MR. GOLDEN: So we just need to

22:52:56 11 hear the votes from the Town Board.

22:53:00 12 All those in favor of closing the

22:53:03 13 public hearing.

22:53:04 14 (Chorus of ayes.)

22:53:05 15 MR. GOLDEN: Any against?

22:53:08 16 (No response.)

22:53:09 17 CHAIRMAN BERGUS: As a reminder,

22:53:10 18 the public hearing is being officially

22:53:12 19 closed, you still have until

22:53:14 20 January 10th to put your comments into

22:53:16 21 writing and those will be incorporated

22:53:18 22 into the review and ultimately into the

22:53:20 23 revised DEIS for our consideration.

22:53:25 24 MR. BLOOMFIELD: The Town Board,

22:53:26 25 we're going to reconvene at the town

22:53:26 1 CLOSING REMARKS

22:53:28 2 hall.

22:53:33 3 CHAIRMAN BERGUS: Can I have a

22:53:34 4 motion to close the Planning Board

22:53:37 5 meeting.

22:53:37 6 BOARD MEMBER PIRRAGLIA: Motion.

22:53:40 7 CHAIRMAN BERGUS: Giovanni, second.

22:53:42 8 BOARD MEMBER BAKER: Second.

22:53:43 9 (The motion was seconded.)

22:53:43 10 CHAIRMAN BERGUS: All in favor.

22:53:45 11 (Chorus of ayes.)

22:53:46 12 CHAIRMAN BERGUS: Against?

13 (No response.)

22:53:46 14 CHAIRMAN BERGUS: Thank you.

15 (Whereupon, the meeting was

16 adjourned at 10:53 p.m.)

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C E R T I F I C A T E

I, SADIE L. HERBERT, a Registered Professional Reporter and Notary Public, do hereby certify:

That the within transcription is a true and accurate record of the stenographic notes taken by me.

I further certify that I am not related to any of the parties by blood or marriage, and that I am in no way interested in the outcome of this matter.

IN WITNESS WHEREOF, I have hereunto set my hand this 21st day of December 2016.

\_\_\_\_\_  
SADIE L. HERBERT, RPR