

TOWN OF GOSHEN

NOTICE OF PUBLIC HEARING REGARDING LEGOLAND, NEW YORK PROJECT, INCLUDING COMPREHENSIVE PLAN AMENDMENTS, INTRODUCTORY LOCAL LAW NOS. 5 AND 6 OF 2016, DRAFT ENVIRONMENTAL IMPACT STATEMENT, SITE PLAN, SUBDIVISION, SPECIAL PERMIT, CLEARING AND GRADING PERMIT, AND THE SALE OF TOWN PARCELS TO THE PROJECT SPONSOR

This notice was prepared in accordance with Article 8 of the Environmental Conservation Law.

A public hearing to consider Comprehensive Plan Amendments, Introductory Local Law No. 5 of 2016 (entitled "A Local Law Amending the Town of Goshen Comprehensive Plan"), Introductory Local Law No. 6 of 2016 (entitled "A Local Law Amending Chapter 97 ("Zoning") of the Code of the Town of Goshen to Create a Commercial Recreation Overlay Zoning District to Allow a Commercial Recreation Facility within the Town of Goshen"), the Draft Environmental Impact Statement ("DEIS"), the site plan, subdivision and special permit application, the clearing and grading permit, and the sale of Town parcels to the project sponsor will be held on **December 15, 2016 at 7:30 pm** or shortly thereafter at **C.J. Hooker Middle School, 41 Lincoln Avenue, Goshen, New York**. The purpose of the public hearing is to provide an opportunity for public input on the Comprehensive Plan Amendments, the DEIS, the proposed site plan, subdivision, and special permit application, clearing and grading permit, the sale of Town parcels to the Project Sponsor, and Introductory Local Law Nos. 5 and 6.

The DEIS and Introductory Local Law Nos. 5 and 6 of 2016 are available on the Town of Goshen website (www.townofgoshen.org), full copies of the DEIS are available at the Town Building Department located in Town Hall (41 Webster Avenue, Goshen) during normal business hours, as well as the Goshen Public Library (203 Main Street, Goshen), and copies of Introductory Local Law Nos. 5 and 6 of 2016 are available at the Town Clerk's office during normal business hours.

The purpose of Introductory Local Law No. 5 of 2016 is to clarify and enforce the existing Comprehensive Plan provisions that encourage commercial uses in the Town along New York State Route 17, and to further the diversification of the Town-wide economic base, including attracting tourism/recreation related businesses at locations that can accommodate local and non-local tourists. The proposed Local Law amends Section 3.1, Goal #4, and Section 5.0(2) of the Comprehensive Plan.

The purpose of Introductory Local Law No. 6 of 2016 is to amend Chapter 97 ("Zoning") of the Code of the Town of Goshen to create a Commercial Recreation Overlay district with accompanying regulations, consistent with the 2009 Town Comprehensive Plan goal to develop a strong and balanced economic base for the Town and attract tax positive commercial developments to offset existing tax exempt lands and otherwise to assist in the revenue necessary to provide services to the Town's residents.

Comments may be made in person at the public hearing. Written comments will be received at any time during the comment period in the Town Building Department. The comment period will extend for a minimum for 10 days following the closing of the public hearing.

Upon review by the Town of Goshen Planning Board, as Lead Agency, in accordance with provisions of Title 6 of the New York State Code of Rules and Regulations, Part 617, the Planning Board has determined that the Draft Environmental Impact Statement (DEIS) is adequate for public review.

Merlin Entertainments Group US Holdings, Inc., as project sponsor, proposes to construct and operate a commercial recreation facility on approximately 140 acres of a 523-acre site consisting of 15 total parcels (11-1-45, 46, 47, 49.2, 58, 60, 62 through 69 and 15-1-59) located along the easterly side of Harriman Drive in the Town of Goshen. The commercial recreation facility will consist of a LEGOLAND theme park, including rides and attractions, an aquarium, theaters, restaurants, a 250 guest room hotel, retail and various supporting administrative (“back of the house”) facilities, including offices and staff areas, as well as associated on-site surface parking for up to approximately 5,000 guest vehicles, and drainage facilities. The Project Sponsor will be obtaining public water and sewer services from the Village of Goshen.

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| Name of Project: | LEGOLAND New York |
| Location: | Off Harriman Drive, extending east to Arcadia Road and south to Conklingtown Road |
| SEQR Status: | Type 1 |
| Lead Agency: | Town of Goshen Planning Board |
| Contact Person/Address: | Lee Bergus, Chairman Town of Goshen Planning Board 41 Webster Avenue Goshen, New York 10924 (845) 294-6250 |