

**TOWN OF GOSHEN**  
**ENVIRONMENTAL REVIEW BOARD**  
**June 8, 2016**

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

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

**Amy's Kitchen, Inc. 12-1-1.222,1.41,19.2,23.2,24.2, and 10-1-11.2:** Site plan, special permit and subdivision for a manufacturing and conference center on 395 +/- acres (total holdings) NYS Route 17M, Echo Lake Road and Owens Road in the CO, RU and I Districts with AQ-3/AQ-6 Floodplain & Ponding Area, Stream Corridor and Water Supply Watershed and Scenic Road Corridor overlays.

The ERB members discussed final thoughts regarding this project.

Carol Laskos discussed air quality issues. Traffic emissions were forecasted out to 2028. The applicant felt that fleet turnover with new vehicles in the coming years would decrease the emissions. It was stated that just because there is compliance with regulations, it doesn't mean there is no pollution. That was the only item they based their findings on.

There should be a non-idle policy in place for the busses and trucks.

In regards to drainage and storm water management it was recommended by the ERB that there should be a published or scheduled cleanout of the materials that states how often and how it intends to be done with the materials that collect. It was questioned, whether there was a real need for all of the bioretention facilities that the map showed or could they be reduced.

It regards to traffic control devices near the site it was recommended that the traffic lights be programmable to better control at peak times. Also perhaps lights that dictate the use of a lane in either direction depending on the flow at certain times of the day to better handle capacity.

**Legoland**

There was a preliminary discussion on a project that is potentially coming into the Town of Goshen. The project is due to make a presentation before the Town Board next week. It has not yet submitted an application to the Planning Board, but the ERB began discussing some immediate concerns.

The three big issues at first glance would be water, sewer and traffic. The ERB reviewed a DOT photo map depicting how exits 125 and 124 could be rerouted to direct traffic off of Harriman

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Drive and onto Route 17. A roundabout was also discussed to funnel traffic leaving the park onto Harriman Drive. Ideally, the project would have an exclusive exit. It was mentioned that widening Route 17 is not as easy as creating a third lane in both directions, as overpasses above Route 17 are not structured to accommodate an additional lane.

Tax benefits were discussed for the Town such as a portion of ticket sales, room tax and sales tax.

It was discussed if the Legoland project does not go forward, who or what else may come in its place.

Without an application or yet having heard the presentation by Merlin Entertainment, the ERB mainly talked about the anticipated impacts and will make formal recommendations at a later time.

**Adjournment**

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

Respectfully submitted by Tanya McPhee