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May 2, 2017

Merlin Entertainments Group
c/o Ms. Kristen O'Donnell
Lanc & Tully Engineering & Surveying, P. C.
3132 Route 207
Campbell Hall, NY 10916

Re: Supplemental Environmental Assessment – Offsite Improvements
Proposed LEGOLAND Facility, Goshen, NY
MC Project No. 16000699A

Dear Ms. O'Donnell:

As a supplement to our July 2016 Phase I Environmental Site Assessment Report conducted for the proposed LEGOLAND facility in Goshen, New York, and as requested by the New York State Department of Transportation (NYSDOT), Maser Consulting has conducted additional evaluations of select areas surrounding the LEGOLAND site. These additional areas are associated with the proposed offsite improvements, to be completed as part of the proposed project on lands maintained by the NYSDOT.

The following is a summary of the proposed development and the additional environmental evaluations that were conducted.

Project History

In support of a property development project for a 521.95-acre site in Goshen, New York, Maser Consulting has conducted a series of environmental assessments over the past twelve months. Included in these assessments were the evaluation of parcels associated with the main development site which included parcels designated Section 11, Block 1, Lots 45, 46, 47, 49.2, 58, 62 to 69 & Section 15, Block 1, Lot 59. Results of the assessment are included in a Maser Consulting Phase I Environmental Site Assessment Report dated July 2016. This assessment was conducted in general conformance with ASTM E1527-13. Results of the Phase I ESA indicated that several parcels may have had a history of agricultural uses. Aerial photographs reviewed in the period from 1975 to present show eleven (11) tracks of land being generally cleared and presumably farmed during this time frame—although it has been reported that no agricultural uses have taken place on these properties for at least the past ten years.



In December 2016, Maser Consulting was requested to expand the environmental evaluation for additional parcels surrounding the main development site – which had the potential to be acquired to improve transportation routes to the main development site. Portions of the following parcels were included in that evaluation and are described in a Phase I Environmental Assessment Report prepared by Maser Consulting in January 2017. The parcel list includes the following Section, Blocks and Lots:

- Greenwich Avenue, 115-1-5 (N/F Goodtime Park Assoc.)
- 2-4 Harriman Drive, 116-3-1.11 (N/F Arden Local Development Corp.)
- 30 Harriman Drive, 128-1-4 (N/F County of Orange)
- 6-28 Harriman Drive, 128-1-3.22 (N/F Arden Local Development Corp.)
- 46-52 Harriman Drive, 128-1-3.1 (N/F Elant at Goshen Inc.)
- 66 Harriman Drive, 128-1-1.2 (N/F Elant at Goshen Inc.)
- 210 Harriman Drive, 128-1-2.1 (N/F Glen Arden/Elant at Goshen Inc.)
- 220-224 Harriman Drive, 128-1-2.2 (N/F Lifestyle Concepts, LLC).

These areas are identified on Exhibit A.

As a general summary of the findings, Maser Consulting found no recognized environmental conditions warranting further investigation or action. It is noted that the portions of the parcels evaluated were those nearest the Route 17 corridor and the NYSDOT Right-of-Way, which had the potential to be acquired for the development of transportation corridor improvements to and from the proposed LEGOLAND facility.

As the project has evolved, three potential off-site improvement alternatives have been identified:

- **Alternative 1:** Original DEIS Proposed Off-Site Improvements (Exhibit 1) – This alternative includes the use of the existing roadway system with significant upgrades to the N. Connector Road, South Street and Harriman Drive to provide access to and from the proposed project. No significant modifications to the Route 17 ramps are proposed under this alternative. This alternative would involve the acquisition of lands not currently under the control of the Applicant and/or NYSDOT. These include the properties assessed as part of the January 2017 ESA.
- **Alternative 1A:** NYS Route 17M Bridge Connection to Site over NYS Route 17 (Exhibit 8) – This alternative would include the upgrading of Route 17M from Exit 124 westbound through South Street and up to a bridge connection from Route 17M over Route 17 and into the Site. This would also include the closure of Exit 125 westbound and modifications to Exit 125 eastbound to eliminate existing non-standard features. This alternative would involve the acquisition of lands not currently under the control of the Applicant and/or NYSDOT. These include the properties assessed as part of the January 2017 ESA.



- **Alternative 1B (Preferred Alternative):** NYS Route 17 Exit 125 Relocation (Exhibit 9-1) – This alternative would include the complete relocation of the Route 17 Exit 125 eastbound and westbound ramps to an area east of the current location. This improvement alternative also includes construction of a new bridge over Route 17 connecting the proposed Route 17 westbound on and off ramps to Harriman Drive. This has been identified by the Applicant as the Preferred Alternative and would be completely constructed on lands currently under the control of the Applicant and/or within the existing NYSDOT Right-of-Way.

Environmental Assessment of Alternate 1 and 1A

As shown on Exhibits 1 and 8 for Alternates 1 and 1A respectively, the offsite areas listed above, assessed as part of the January 2017 ESA, generally encompass any properties that would be required to be acquired by the Applicant and transferred to the NYSDOT in order to accomplish these alternatives.

In addition, relative to Alternative 1A, Maser Consulting conducted a further review of historical aerial photographs of the study area provided by Environmental Data Resources, Inc., Maser Consulting evaluated the NYSDOT Right-of-Way area and neighboring parcels to determine whether there have been any development activities at these locations that would lead to a conclusion that the parcels had been negatively impacted by past uses. While it is Maser Consulting's opinion that past uses of the property did not negatively impact these parcels beyond what would be normally expected in areas adjacent to active roadways, if this Alternative were to be pursued, it is Maser Consulting's recommendation that a site reconnaissance inspection be performed within the NYSDOT Right-of-Way and at each of the neighboring parcels, specifically along Route 17M east of South Street and within the Orange County Heritage Trail property (Section 11, Block 1, Lot 22.1) to visually confirm current conditions and to look for any remnants of former features or structures that may have been obscured in the aerial photographs.

Environmental Assessment of Alternate 1B – Preferred Alternative

As the project progressed, Alternatives 1 and 1A were generally dismissed by the Applicant as viable alternatives to meet the needs of the Town and the project as they would involve the majority of the project generated traffic traveling through the NYS Route 17M/N. Connector Road/South Street intersection and because additional lands not under the control of the Applicant would be required for the completion of those improvements. Therefore, Alternative 1B was developed, which involves the complete relocation of Exit 125 eastbound and westbound. This improvement would be completely constructed on lands currently under the control of the Applicant and/or within the existing NYSDOT Right-of-Way.



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This alternative was presented as the Preferred Alternative to the NYSDOT. NYSDOT requested that in addition to the review of the lands that are under the control of the Applicant-- which will be used for these improvements--a review also be conducted of the areas within the NYSDOT Right-of-Way (ROW) where improvements associated with the Preferred Alternative (Alternate 1B) are proposed. Using historical aerial photographs of the study area provided by Environmental Data Resources, Inc., Maser Consulting evaluated the NYSDOT Right-of-Way area and neighboring parcels to determine whether there have been any development activities at these locations that would lead to a conclusion that the parcels had been negatively impacted by past uses. To achieve this objective, Maser Consulting reviewed aerial photographs from 1940, 1942, 1975, 1984, 1994, 2006, 2009 and 2011.

Based upon this review – notwithstanding the resolution, scale and quality of the aerial photographs – it is Maser Consulting's opinion that past uses of the property did not negatively impact these parcels beyond what would be normally expected in areas adjacent to active roadways.

It is noted that due to the proximity of the NYSDOT parcels to the main project site, the radius searches provided by Environmental Data Resources, Inc. (EDR) encompass both the main project site and the NYSDOT ROW parcels. As previously noted, Maser Consulting found no recognized environmental conditions warranting further investigation or action as a result of this information.

Very truly yours,

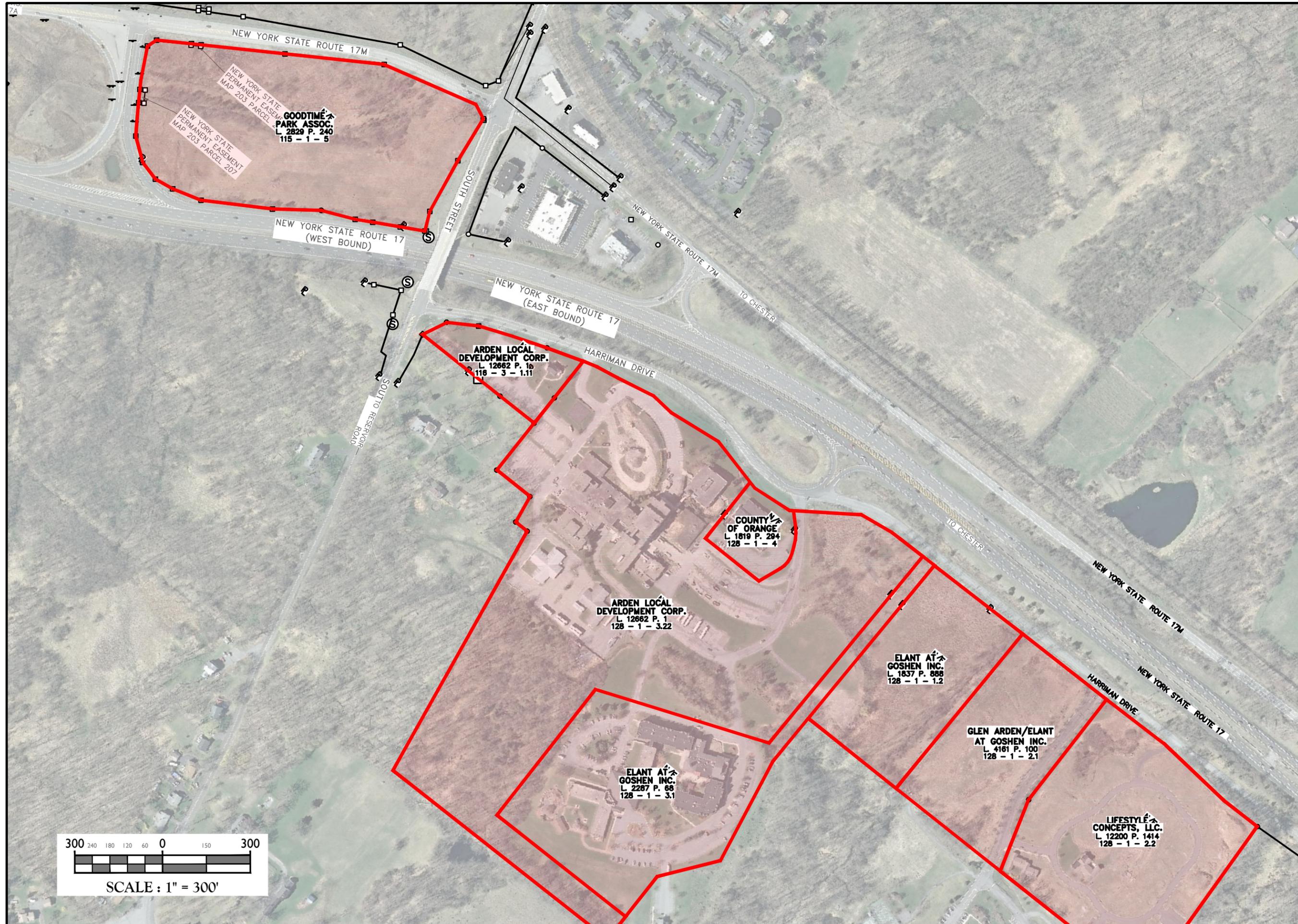
MASER CONSULTING P.A.

A handwritten signature in black ink that reads 'David J. Keil'. The signature is written in a cursive, flowing style.

David J. Keil, PG
Geographic Discipline Leader

Enclosures

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REV	DATE	DRAWN BY	DESCRIPTION

PHASE I ENVIRONMENTAL ASSESSMENT FOR LEGOLAND

HARRIMAN DRIVE TOWN OF GOSHEN ORANGE COUNTY NEW YORK

WEST CHESTER OFFICE
 400 Columbus Avenue
 Suite 180E
 Valhalla, NY 10595
 Phone: 914.347.7500
 Fax: 914.347.7266

SCALE AS SHOWN	DATE: 5/1/17	DRAWN BY: RGD	CHECKED BY: PJG
PROJECT NUMBER: 16000699A	DRAWING NAME: R-PH1-OFST-AREA-WEST		

SHEET TITLE: OFFSITE ASSESSMENT AREAS

SHEET NUMBER: EXHIBIT A



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REV	DATE	DESCRIPTION
1	6/27/16	MODIFIED ROUNDABOUT LAYOUT AND ROUTE 17/SOUTH STREET INTERSECTION
2	7/8/16	ADDED NEW AERIALS
3	9/8/16	ADDED GLEN ARDEN ACCESS IMPROVEMENTS
4	10/28/16	ADDED R.O.W., GRADES, WETLANDS
5	3/10/17	REVISED FOR REIS

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CONCEPT IMPROVEMENT PLAN FOR LEGOLAND PARK

NYS ROUTE 17/17M, SOUTH STREET & HARRIMAN DRIVE
TOWN OF GOSHEN
ORANGE COUNTY
NEW YORK

WESTCHESTER OFFICE
11 Bridhurst Avenue
Hawthorne, NY 10532
Phone: 914.347.7500
Fax: 914.347.7266

SCALE: AS SHOWN	DATE: 06/06/16	DRAWN BY: RGD	CHECKED BY: PJG
PROJECT NUMBER: 16000699A	DRAWING NAME: R-CNPT		

SHEET TITLE:
CONCEPTUAL PLAN ORIGINAL DEIS ALTERNATIVE

SHEET NUMBER:
EXHIBIT I

