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September 17, 2020

BY EMAIL AND HAND DELIVERY

Planning Board
Town of Goshen
41 Webster Avenue
Goshen, New York 10924

Re: LEGOLAND New York Resort – Special Permit Amendment

Merlin Entertainments Group U.S. Holdings, Inc, and its subsidiary LEGOLAND NEW YORK LLC request an amendment to the special permit that was approved by the Planning Board on October 17, 2017 (“The 2017 Special Permit”). The amendment would allow for a limited, invitation-only phased opening of the LEGOLAND® New York Resort.

The 2017 Special Permit was predicated on an expectation that LEGOLAND New York Resort would open to the public in its entirety upon the completion of construction. This opening was planned to occur during Spring 2020, but was delayed due to the onset of COVID-19 and restrictions that were emplaced to curb the spread of the pandemic. Since that time construction has proceeded in accordance with all applicable restrictions, and certain elements of the LEGOLAND New York Resort will be completed in the near future.

A phased opening of LEGOLAND New York Resort would allow limited activities to invited members of the public to experience certain elements of the park prior to its grand opening. These activities would include:

- Behind the scenes view of “Making Awesome Happen”
- Experience Brick Street and Bricktopia
- Experience the Build & Test attraction
- Experience certain rides upon their completion, such as the Carousel, DJ’s Dizzy Disco Spin, and the Duplo Train
- Opportunity to visit the LEGO Big Shop
- Enjoying bakery items at the Bakery Café and other food offerings
- Experience other areas of the park as those areas are completed
- Processing and receiving annual passes

These events would be limited in attendance, and open by invitation only. Daily attendance would be limited and based in part on available parking capacity; at the outset, attendance would be limited to no more than 1,400 attendees which correlates to available parking in Parking Lot B. All New York Forward guidelines and restrictions would be observed and maintained, and these limited events would be held in coordination with Empire State Development.

The area that would be opened to the public is shown on the attached highlighted plan. No physical changes are proposed to the site. There should be no unevaluated SEQRA impacts associated with this phased opening given that all potential impacts for the entire park were previously identified and evaluated.

All infrastructure necessary to allow for this phased reopening will be completed prior to any public event, including the roadway improvements to New York State Route 17. The events would also not occur until the Building Inspector has issued temporary certificates of occupancy for each building that would be opened to the public. There would be no access to ongoing construction areas, which will be secured.

We ask that the Planning Board place this application to amend the LEGOLAND New York special permit on its next available agenda.

Thank you for your consideration.

Very Truly Yours,



Dominic Cordisco

Enclosures

cc:

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Kelly B. Naughton, Esq.
Sean T. Hoffman, P.E.
Neal Halloran, Building and Zoning Inspector