

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

**October 7, 2020**

**Members Present:**

Lee Bergus, Chairman  
David Crawford  
Phil Dropkin  
Cynthia Hand  
Frank Leva  
Diana Lupinski (Recused)  
Giovanni Pirraglia  
Marty Holmes (Alternate)

**Also Present:**

Kelly Naughton, PB Attorney  
Sean Hoffman, Town Engineer  
Neal Halloran, Building Inspector

Pursuant to the Governor's Executive Order the meeting was recorded and posted on line.

The Planning Board meeting was opened with the Pledge of Allegiance at 7:30 pm by Chairman Lee Bergus.

**Approval of Minutes**

**VOTE BY PROPER MOTION**, made by Mr. Dropkin, seconded by Mr. Crawford, the Town of Goshen Planning Board moved to approve the October 1, 2020 minutes. Approved unanimously.

Chairman Bergus	Aye	Mr. Crawford	Aye
Mr. Dropkin	Aye	Mrs. Hand	Aye
Mr. Leva	Aye	Mr. Holmes	Aye

**LEGOLAND- Merlin Entertainments Group/LEGOLAND New York** – 11-1-46.2 and 49.22:  
Application for amended phasing plan for a commercial recreational facility on 500.2 +/- acres (total holdings) along Harriman Drive, Arcadia Road and Conklingtown Road in the RU and HR Zones with AQ-3, Scenic Road Corridor, Floodplain & Ponding, Stream Corridor & Reservoir and Commercial Recreation overlays. Initial Presentation and SEQRA.

Present for applicant was Dominic Cordisco, Ian Sarjeant, Stephanie Johnson, John O'Rourke, and Phil Grealy.

Mr. Cordisco thanked the Board.

Stephanie Johnson, Divisional Director, reviewed the project status with the Board. In summary, would like to offer season pass holders a sneak peek at the park. It would be a food and beverage retail event. Addressed concerns about COVID and the impact on operation. Stated health and safety is a priority. They have put safety measures in place, limit daily capacity in line with the State and local guidance. There would be 1400 maximum capacity on a daily basis, face coverings would be mandatory, social distancing would be signed properly, temperature checks, hygiene screen, and

sanitizing stations installed. It would be a cashless experience to minimize interaction. Guests would only be the areas that are completed. It would be a weekend and/or holiday event.

Phil Grealy, Maser Consulting, stated traffic improvements were progressing nicely, and would be completed in the next five to six weeks.

Mr. Hoffman reviewed his report with the Board.

Whereupon, in summary there was a discussion on the construction going on, water and sewer, COVID protection, the 125 exit, fencing, signage, no specific date to open, a limited event over 15 to 20 days, the calculation of the maximum capacity of 1400, rolling time entry half hour increments, if they don't open the rides the capacity is 500 people, emergency access roads will be opened, no shuttle service, hours of operation, no access to the hotel, the majority of the facade of the hotel would be completed, certificate of occupancy as opposed to the temporary certificate of occupancy, no limit on time they can stay in the park, security, bathrooms, traffic management plan, discussed the rides, protocol if young kids refuse to wear the mask, and lighting.

Attorney Naughton stated this was an amended phasing plan, no public hearing required, needed to be referred to the County, and advised a draft resolution be prepared listing the outstanding conditions.

**VOTE BY PROPER MOTION**, made by Mr. Dropkin, seconded by Mr. Holmes, the Town of Goshen Planning Board moved to authorize counsel to prepare a draft resolution. Approved unanimously.

Chairman Bergus	Aye	Mr. Crawford	Aye
Mr. Dropkin	Aye	Mrs. Hand	Aye
Mr. Leva	Aye	Mr. Holmes	Aye
Mr. Pirraglia	Aye		

Mr. Hoffman reviewed the agenda. Maplewood and 10 6½ Station Road for next week's meeting. The draft resolution for LEGOLAND would be on the November 5, 2020 meeting.

**VOTE BY PROPER MOTION**, made by Mr. Pirraglia, seconded by Mr. Crawford, the Town of Goshen Planning Board moved to close the meeting. Approved unanimously.

Chairman Bergus	Aye	Mr. Crawford	Aye
Mr. Dropkin	Aye	Mrs. Hand	Aye
Mr. Leva	Aye	Mr. Holmes	Aye
Mr. Pirraglia	Aye		

Meeting adjourned at 8:57 pm.