

State Environmental Quality Review Act

POSITIVE DECLARATION

Notice of Intent to Prepare a Draft Environmental Impact Statement
and Lead Agency Determination of Significance

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law. The Planning Board of the Town of Goshen has determined that the proposed action described below may have a significant impact on the environment and that a Draft Environmental Impact Statement will be prepared. The Planning Board hereby adopts a Positive Declaration in order to investigate and evaluate the potential environmental impacts of this Proposed Action. Scoping will be conducted.

Name of Action: LEGOLAND New York

Lead Agency: Planning Board of the Town of Goshen, Orange County

Date: June 16, 2016, Affirmed July 21, 2016

SEQR Status: Type 1

Location: The project site is located off Harriman Drive, extending east to Arcadia Road and south to Conklingtown Road.

Description of Action: Merlin Entertainments, as the project sponsor, proposes to construct a commercial recreation facility on approximately 153 acres of a 524-acre site consisting of 13 total parcels located off 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 hotel and various back of the house facilities, including offices and staff areas, as well as associated parking and drainage facilities. The Project Sponsor proposes to seek municipal water and sewer services.

Reasons Supporting this Determination: Potential environmental impacts associated with the proposed action are identified in the Full Environmental Assessment Form. These impacts, which may be reasonably expected to result from the Project, have been compared to the criteria for determining significance identified in 6 N.Y.C.R.R. § 617.7(c)(1) and in accordance with 6 N.Y.C.R.R. § 617.7(c)(2) and (3). The Planning Board finds that the Proposed Action may result in one or more significant impact on the environment, and an Environmental Impact Statement (“EIS”) will be prepared to address, at a minimum, the following elements of the Proposed Action, which may result in potential impacts:

1. The proposed Action may result in increased erosion due to physical disturbance and vegetation removal at the project site.
2. The proposed Action will create a demand for water on land where public water is currently not available.
3. The development may result in development in a designated floodway.
4. The proposed action may result in development within a 100-year floodplain.

5. The proposed Action may result in development within a 500-year floodplain.
6. The proposed Action requires conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat.
7. The proposed Action may be visible from an officially designated federal, state, or local scenic or aesthetic resource.
8. The proposed Action may be visible from publically accessible vantage points both seasonally and year round. Activities in which viewers are engaged in while viewing the proposed Action include both routine travel by residents and recreation activities.
9. The proposed Action will increase traffic and may exceed the capacity of the existing road network
10. The proposed Action may result in the construction of paved parking for more than 500 cars.
11. The proposed Action may alter the present pattern of movement of people or goods.
12. The proposed Action may utilize more than 2,500 MWhrs of electricity per year.
13. The proposed Action may result in the heating and cooling of more than 100,000 square feet of building area once completed.
14. The proposed Action may result in noise above present ambient levels and may exceed levels established by local regulation.
15. The proposed Action may create demand for additional community services.

For Further Information:

Contact Person: Lee Bergus, Chairman
Town of Goshen Planning Board
41 Webster Avenue
Goshen, New York 10924
(845) 294-6250

A copy of this Notice is being sent to the following Involved and Interested Agencies:

Agency Circulation: This notice is being sent to the following involved agencies:

NYS Department of Environmental Conservation
Division of Environmental Permits – Region 3
625 Broadway
Albany, New York 12233-1010

NYS Department of Environmental Conservation
21 South Putt Corners Road
New Paltz, New York 12561

New York State Department of Transportation, Region 8
4 Burnett Boulevard
Poughkeepsie, New York 12601
Contact: Todd Westhuis, PE, Regional Director

Empire State Development Corporation
Mid-Hudson Regional Office
33 Airport Center Drive, Suite 201
New Windsor, New York 12553
Contact: Meghan Taylor, Mid-Hudson Regional Director

Orange County Department of Health, Division of Environmental Permits
1887 County Building
124 Main Street
Goshen, New York 10924
Contact: Edwin Sims, PE, Acting Director

Orange County Industrial Development Agency
4 Crotty Lane
New Windsor, New York 12553
Contact: Robert Armistead, Chairman

Town of Goshen Town Board
41 Webster Avenue
Goshen, New York 10924
Contact: Douglas Bloomfield, Supervisor

Town of Goshen Highway Department
41 Webster Avenue
Goshen, New York 10924
Contact: Broderick Knoell, Superintendent

Village of Goshen
276 Main Street
Goshen, New York 10924
Contact: Kyle Roddey, Mayor

Interested Agency Circulation: This notice is being sent to the following interested agencies:

U.S. Army Corps of Engineers
26 Federal Plaza
Jacob Javits Building
New York, New York 10278

NYS Department of Agriculture & Markets
10B Airline Drive
Albany, New York 12235

New York State Office of Parks, Recreation and Historic Preservation
Post Office Box 189, Peebles Island
Waterford, New York 12188

Orange County Department of Planning
1887 County Building
124 Main Street
Goshen, New York 10924

Town of Goshen Environmental Review Board
41 Webster Avenue
Goshen, New York 10924

Goshen Fire Department
P.O. Box 946
Goshen, New York 10924
Contact: Elmer Budd, Chief

Town of Goshen Police Department
44 Police Drive
P.O. Box 217
Goshen, New York 10924

Village of Goshen Police Department
1 Grand Street
Goshen, New York 10924

Goshen Volunteer Ambulance Corp.
P.O. Box 695
Goshen, New York 10924

Town of Chester
1786 Kings Highway
Chester, New York 10918

Village of Chester
47 Main Street
Chester, New York 10918

Orange County Department of Public Works
2455-2459 Route 17M
P.O. Box 509
Goshen, New York 10924

Environmental Notice Bulletin – via email
enb@gw.dec.state.ny.us