



Site Plan Presentation to the Planning Board

9/19/2023

With you today...

Contents

- Background / Project Update
- Site Overview
- Mitigation to the Neighbors & Local Community
- Site Design Deep Dives
- Parcel Assemblage

Project Team



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Classified - Confidential

THE *Coca-Cola* COMPANY



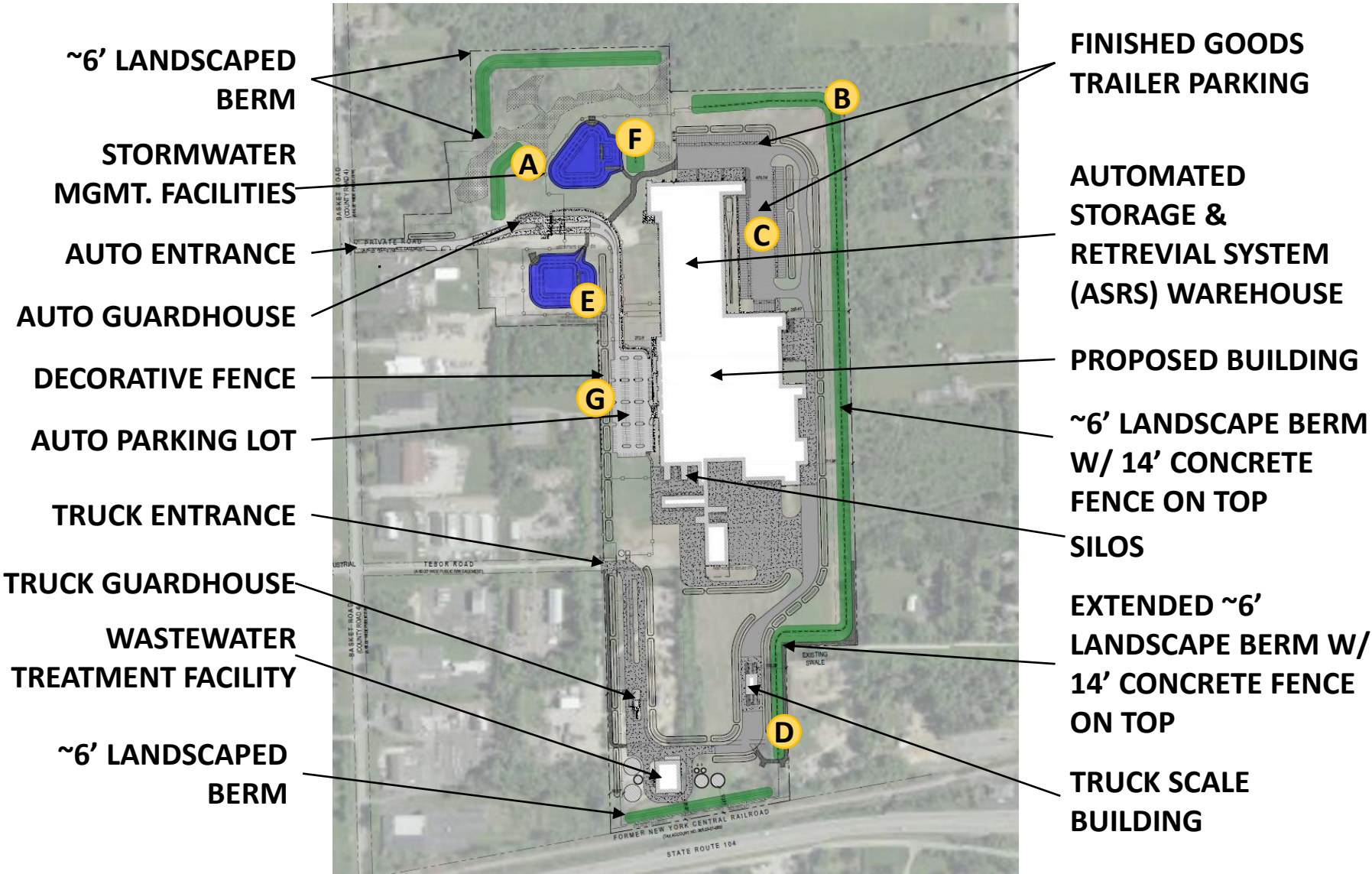
Background

- Ahead of the Planning Board Meeting on 9/19, the fairlife team:
 - Submitted an application for sketch plan approval on May 17, 2023 for the Board's meeting on June 6, 2023
 - Submitted a letter of intent and full civil package for preliminary and/or final site plan approval on July 12, 2023 (updated on September 6th and 18th)
 - Met with the neighbors and engaged the community, first, on May 30, 2023, and then, again, on July 26, 2023
- fairlife's July 12, 2023 application for site plan approval was incomplete, at the time, because of the following:
 - SEQRA was not completed
 - ZBA had not acted on fairlife's application for Area Variances

Project Update

- Since fairlife's July 12, 2023 submission:
 - The Town Board as lead agency completed the SEQRA review on September 7, 2023 with a Negative Declaration of potential environmental impacts
 - The Zoning Board of Appeals granted all requested variances on September 12, 2023
- The objective for this evening's presentation is to provide a high-level summary of how the Project has evolved since the June 6, 2023 meeting

Updates to the site plan based on neighbor feedback and supporting engineering studies

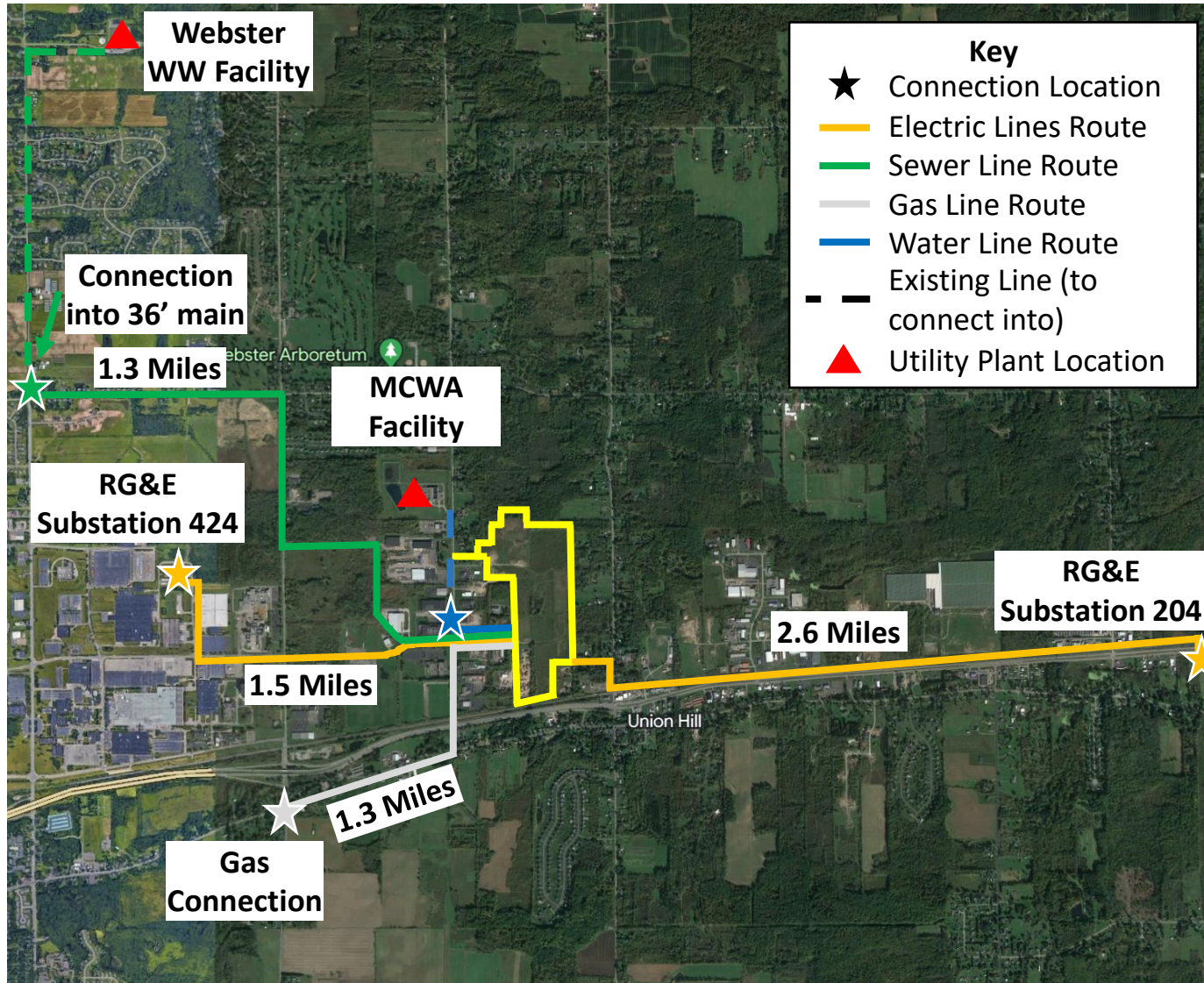


Design Updates

- A** Extended berm on northwest portion of the property parallel to the wetland
- B** Confirmed height of precast concrete fence to be ~14' (initially set at 6')
- C** Trailer parking moved further away from County Line Rd property line
- D** Extended berm and wall on southeast portion of the property
- E** Confirmed size, location, and number of stormwater management ponds
- F** Erect sound barrier wall west of loading docks
- G** Decorative wood slat fence to screen employee parking lot

Site Overview

Utility Infrastructure Map



Source: Map Google Earth; Note: Existing lines are only represented for Sewer and Water

Utility Infrastructure Upgrades

Power:

- New 34.5kV electrical lines will be constructed (added to existing poles)
- Both substations will require an internal upgrade

Gas:

- Install ~7,200 linear feet of medium-pressure 8-inch diameter gas line

Sewer:

- Wastewater will be pre-treated and sent to the Town of Webster Wastewater Facility
- Existing sewer main will be evaluated & upgraded

Water

- Water supply system lines on Tebor Rd will be evaluated and may need to be upsized from Basket Road

Will serve letters received from the Town of Webster, RG&E, and MCWA

Site Overview

Road Infrastructure Upgrades Outside of the Site

Extension of Boulder Industrial Parkway to Salt Road:



Right-hand Turning Lane on Basket Road:



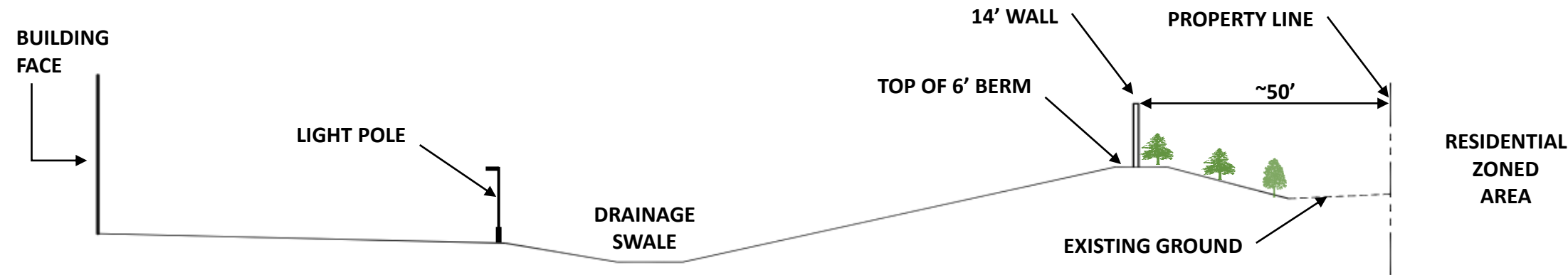
Source: Google Earth

Addition of a right-hand turn lane Southbound on Basket Road





Mitigation to the Neighbors & Local Community

Fence and Berm in Buffer Area

Conceptual Line of Sight Profile:



Mitigating Aspects

Area	Description	Area	Description
 Visual	<ul style="list-style-type: none">The berm and fence placement and size minimizes line of sight to the facilityExisting and new evergreen and deciduous foliage will reduce the view of the fence from the neighbors' yards	 Lighting	<ul style="list-style-type: none">The lights are designed to be shorter than the height of the berm and wall to prevent spillage at the property line
 Noise	<ul style="list-style-type: none">The 14' fence height keeps noise to less than a 5 dB(A) difference at the property line than current ambient noise and 15-25 dB(A) below the industrial zone noise ordinance	 Berm/Wall Design	<ul style="list-style-type: none">The precast concrete fence is decorative and designed in a pattern that absorbs and disperses sound

Mitigation to the Neighbors & Local Community

Line of Sight Example (1 of 3)

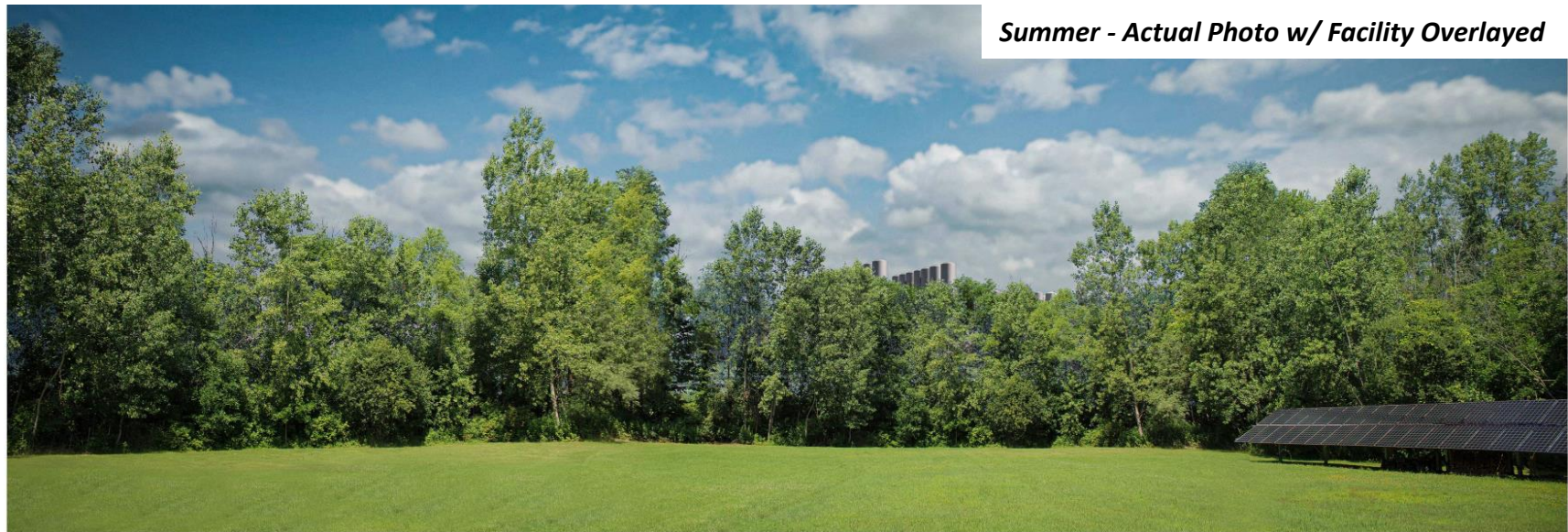
East of Site



1



Winter - Foliage Computer Generated w/ Facility Overlayed



Summer - Actual Photo w/ Facility Overlayed

Mitigation to the Neighbors & Local Community

Line of Sight Example (2 of 3)

East of Site



2



Mitigation to the Neighbors & Local Community

Line of Sight Example (3 of 3)

East of Site



4



Winter - Foliage Computer Generated w/ Facility Overlayed



Summer - Actual Photo w/ Facility Overlayed

Mitigation to the Neighbors & Local Community

Acoustic Analysis

Summary of the Analysis



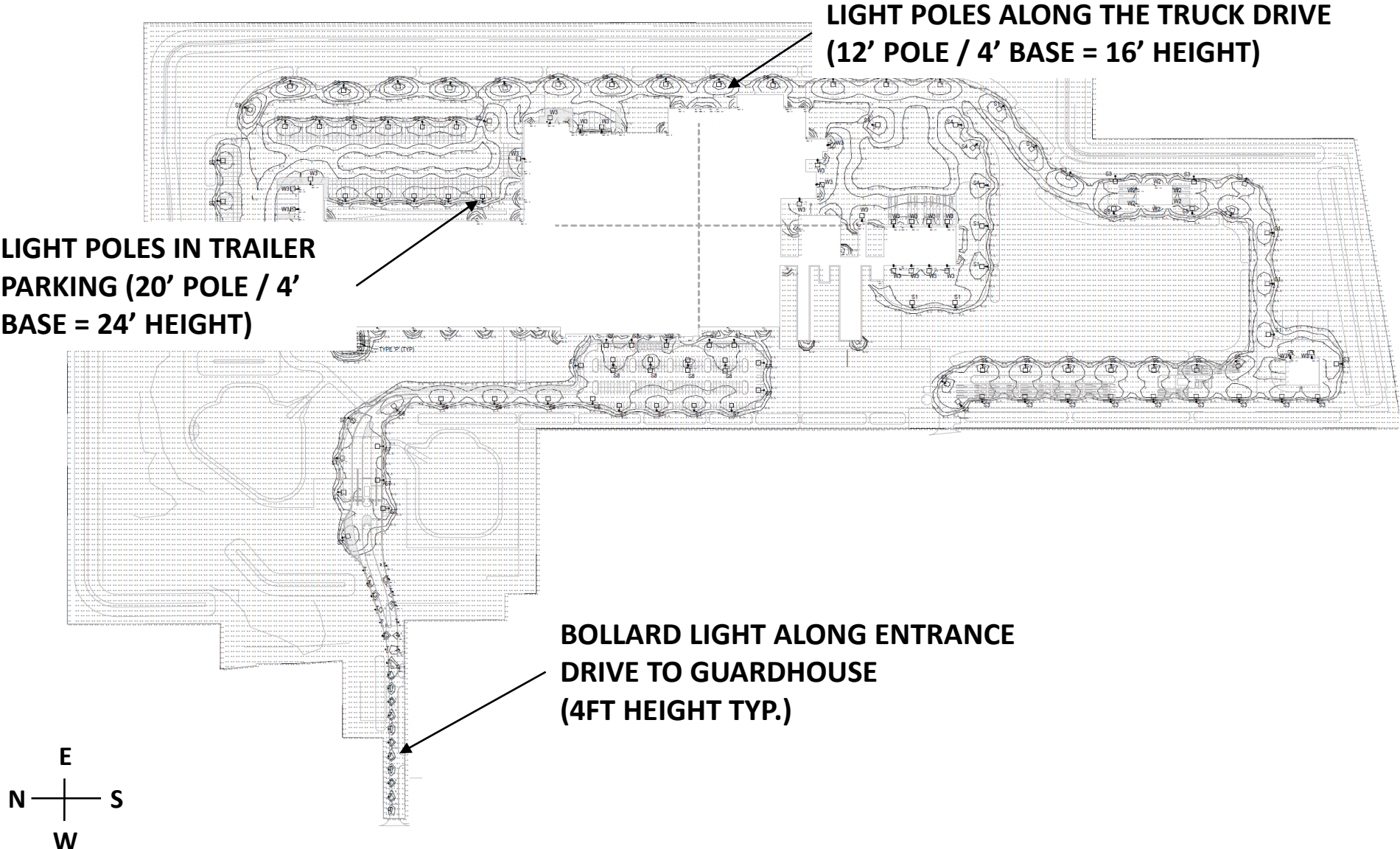
Location	Existing Equivalent Ambient Sound Level, dB(A)	Maximum Site Sound Emissions, dB(A)	Future Equivalent Sound Levels, dB(A)	Change from Existing to Future
A	46	39	47	1
B	46	49	51	5
C	46	48	50	4
D	46	48	50	4
E	46	45	49	3
F	46	46	49	3

Takeaways

- fairlife will implement measures to limit the noise from the facility and truck movements to under 60 dB(A) at the property line during the daytime and 50 dB(A) during the nighttime (far less than the industrial zoning requirement). Measures include:
 - Earthen berm, 6' in height
 - 14' tall fence on top of berm along County Line Road
 - Barrier wall around chillers
 - Forward movement of trucks into scale & milk receiving buildings to minimize louder backing movements
 - Building located further to the west and south sides, away from the residential area
 - Erect sound barrier wall west of loading docks
- The noise at the property line is also expected to be within 5dB(A) of the current ambient noise level

Mitigation to the Neighbors & Local Community

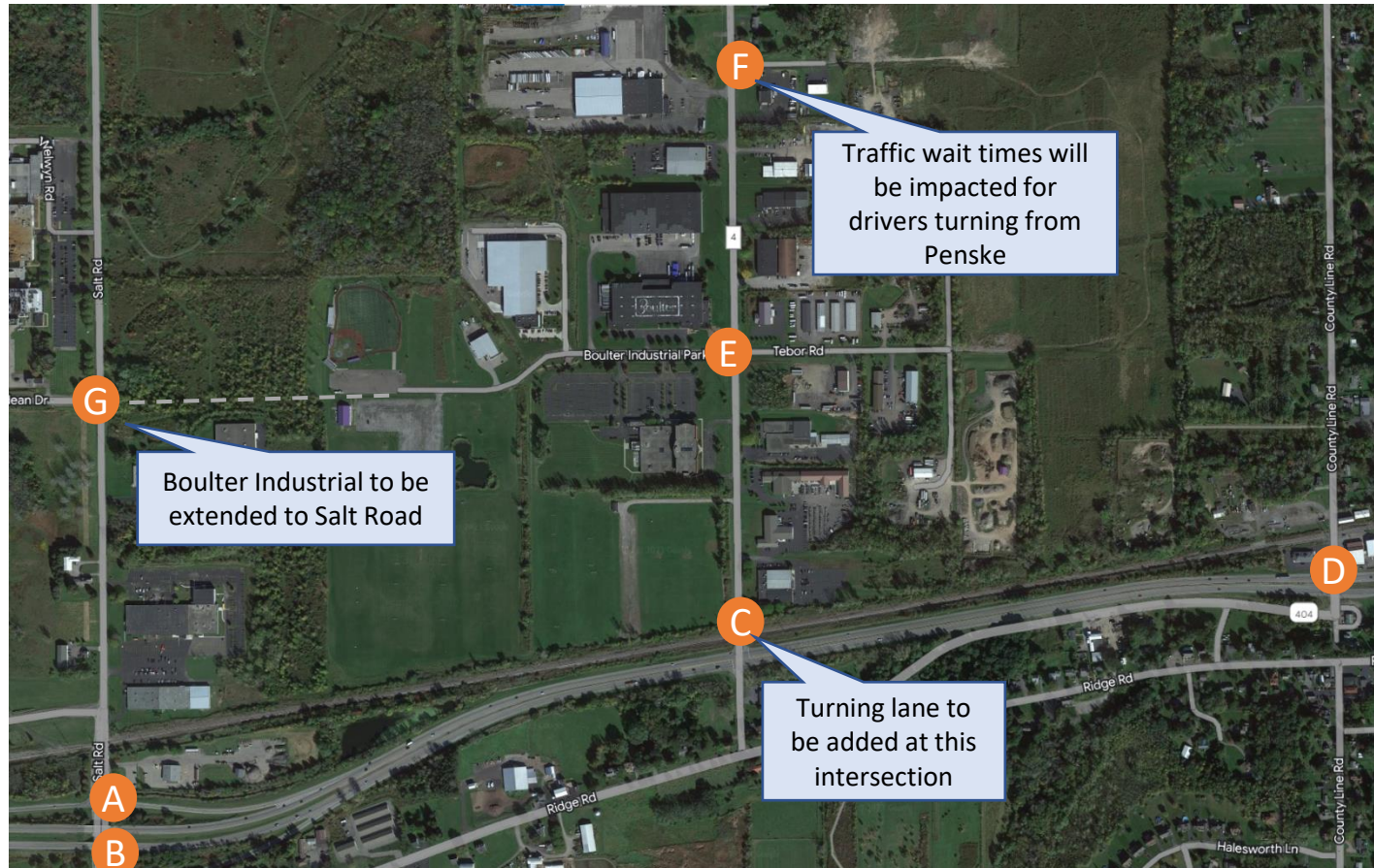
Photometric Study



Mitigation to the Neighbors & Local Community

Traffic Study with Infrastructure Improvements

Traffic Study Map



Map Source: Google Maps

¹As a separate reference, peak number of cars per hour on Salt road was 954 cars in 2001, 727 cars in 2009, and 414 cars in 2015

²Overall road impact not included in study for intersections E, F, and G. Overall change in time at intersection calculated as the average of the change at each turn of the intersection

Expected Change In Overall Wait Times¹

	Intersection	Expected Change AM (seconds)	Expected Change PM (seconds)
A	NY-104 EB Ramps/Salt Rd (CR-6)	0.3	0.3
B	NY-104 WB Ramps/Salt Rd (CR-6)	0.5	0.5
C	NY-104/Basket Rd (CR-4)	5.3	9.1
D	NY-104/County Line Rd	-0.6	-0.7
E	Tebor Rd/Boulder Industrial Park at Basket Rd (CR-4) ²	2.7	1.5
F	Existing Penske Driveway at Basket Rd (CR-4) ²	5.9	10
G	Boulder Industrial Park at Salt Rd/Mitcheldean Dr ²	1.6	5.9

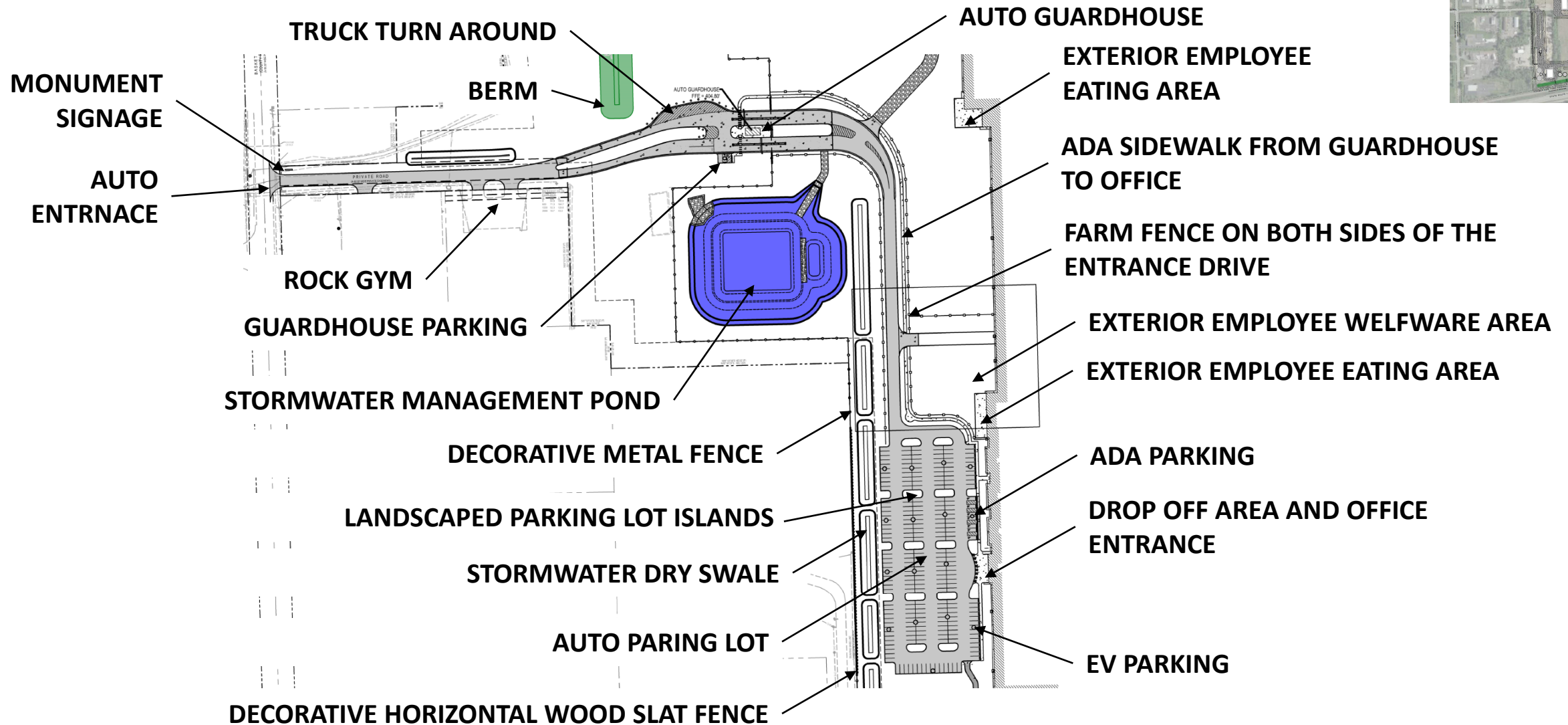
Traffic wait times are expected to change minimally due to planned infrastructure investments

Site Design and Layout

- Auto Entrance & Parking
- Truck Entrance & Staging
- Emergency Access Points
- Security & Fencing
- Snowplow Storage & Operations
- Facility Signage (front, truck, and auto entrances)
- Utility Plan
- Water
- Fire Protection
- Private Sewer
- Public Sewer
- Natural Gas
- Electric
- Wastewater Pre-treatment
- Wastewater Equalization Tanks
- Stormwater
- Erosion/Sediment Control Plan
- Landscaping

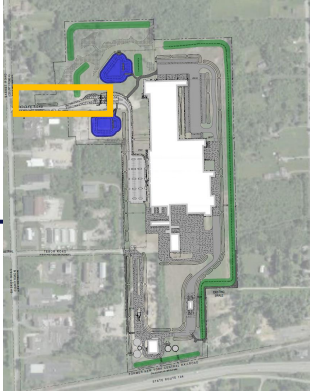
Site Design

Auto Entrance & Parking Lot



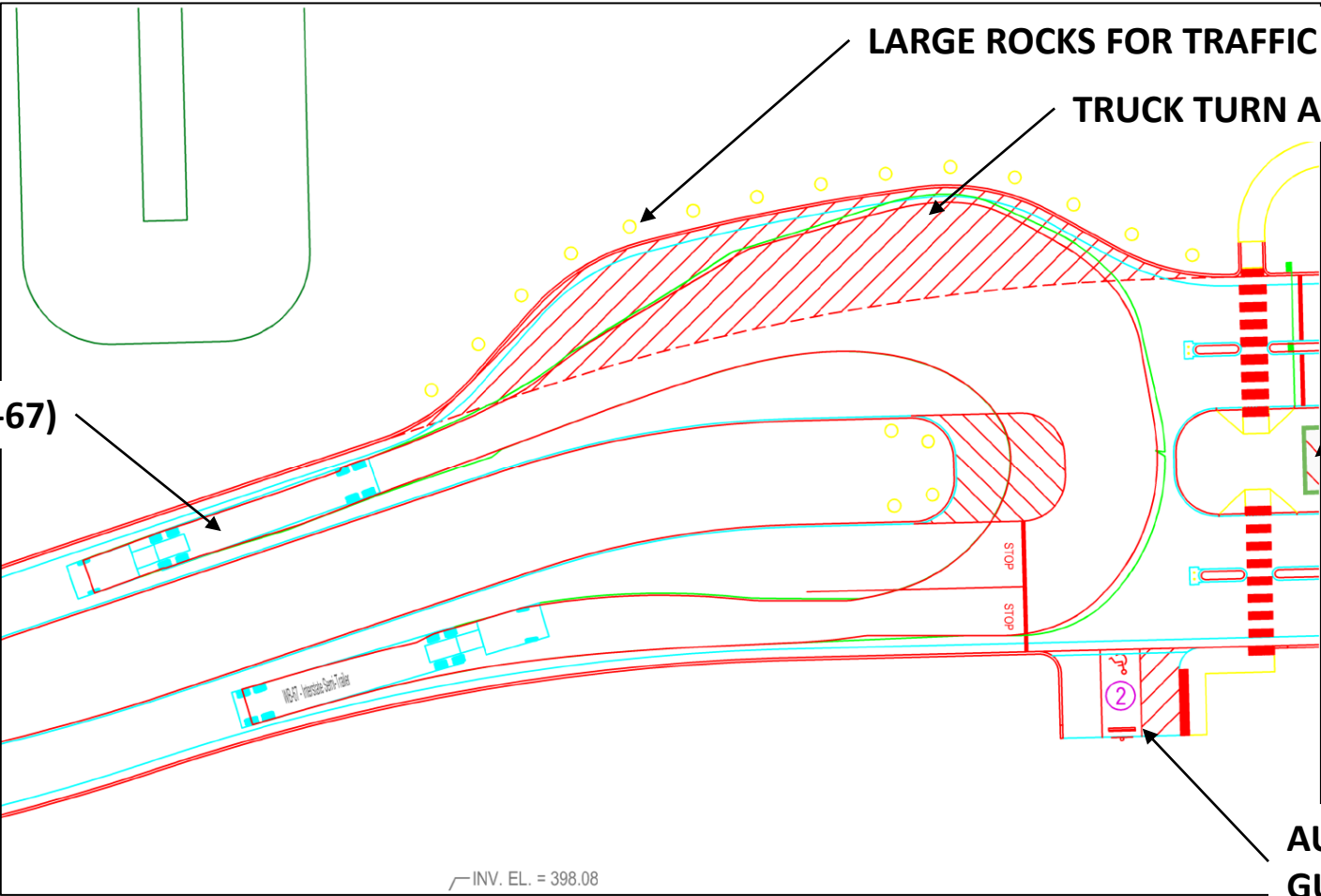
Site Design

Auto Entrance & Parking (Truck Movement at Auto)



Truck Movement
at Auto Entrance

TRACTOR TRAILER (WB-67)



LARGE ROCKS FOR TRAFFIC CONTROL (TYP.)

TRUCK TURN AROUND AREA

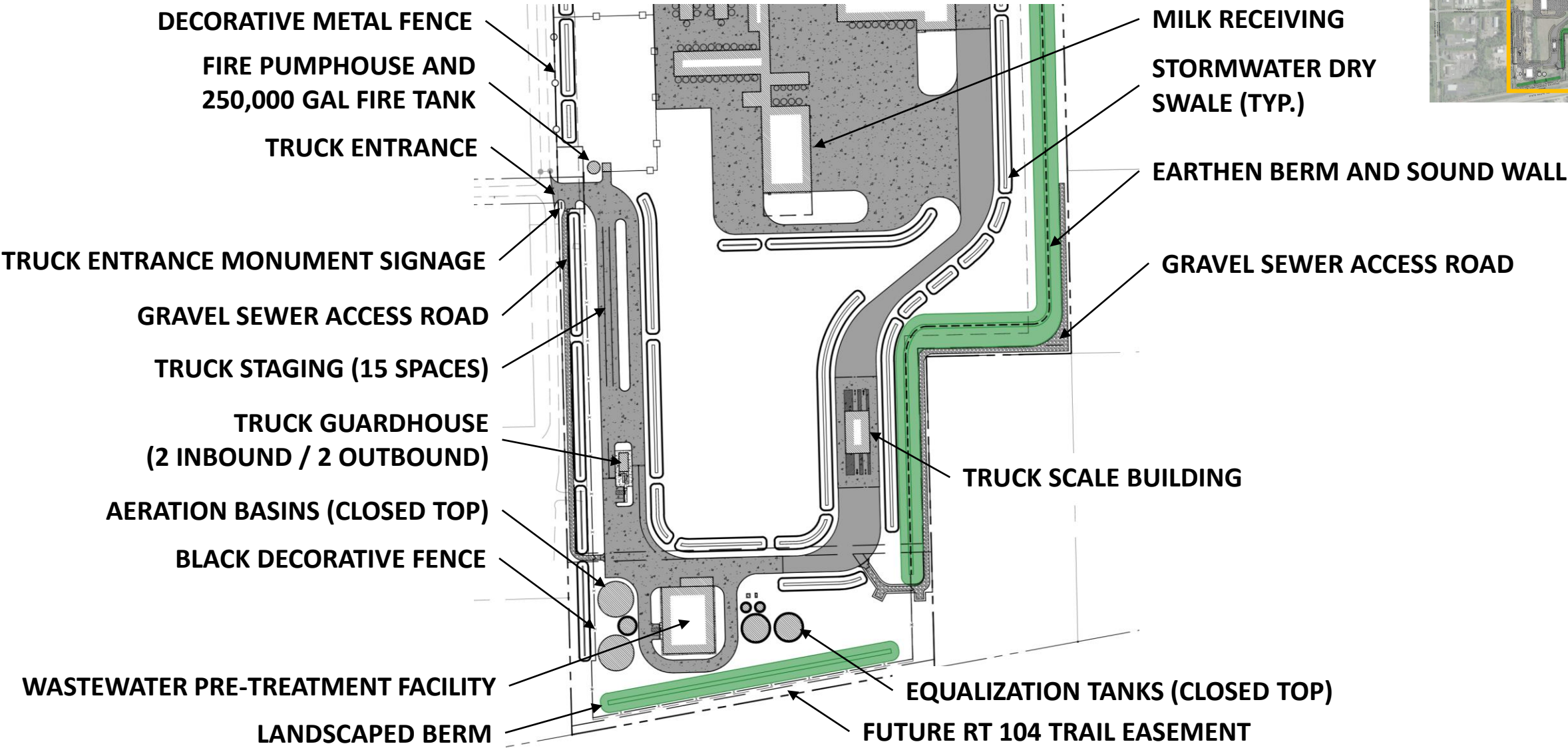
AUTO GUARDHOUSE

AUTO PARKING FOR AUTO
GUARDHOUSE

INV. EL. = 398.08

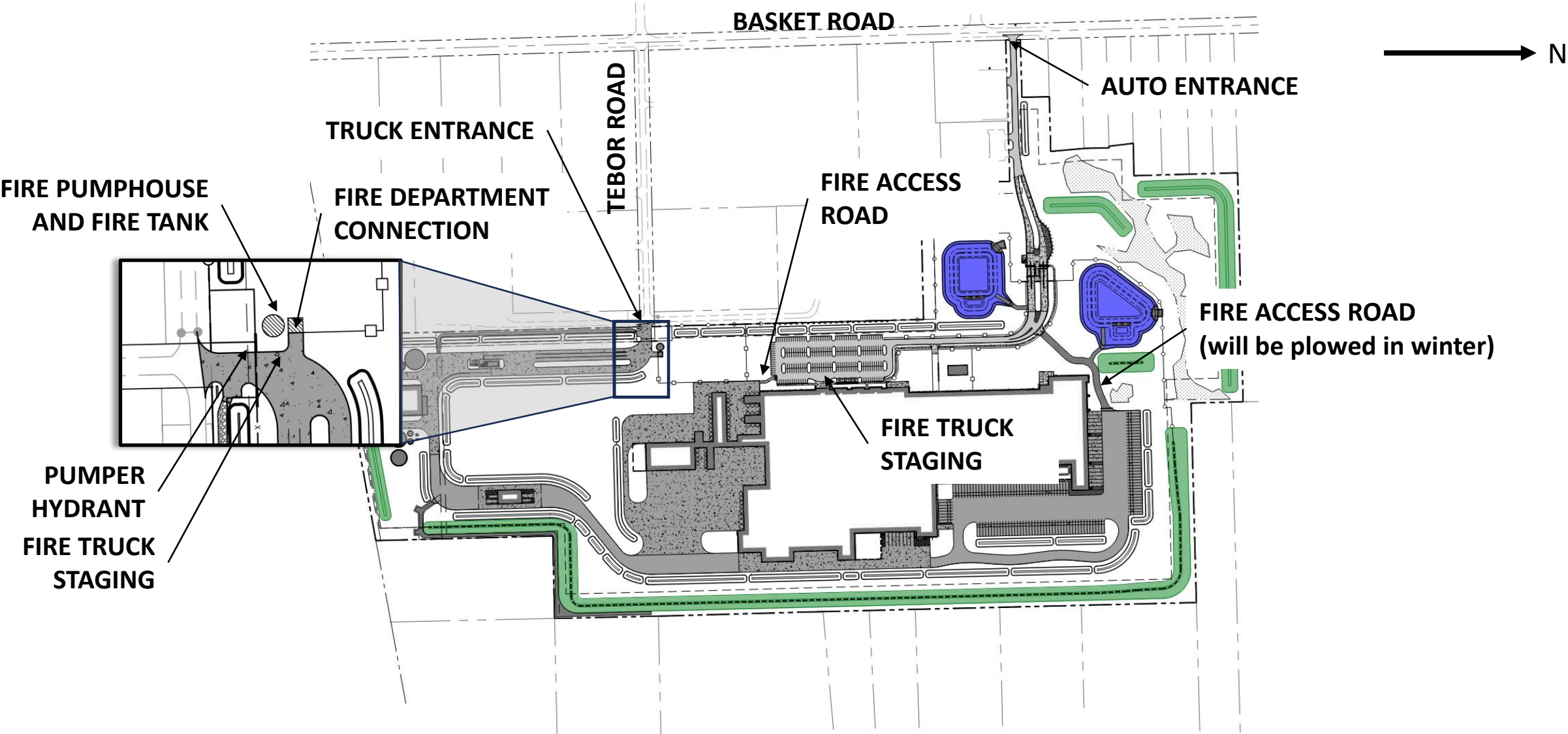
Site Design

Truck Entrance & Staging



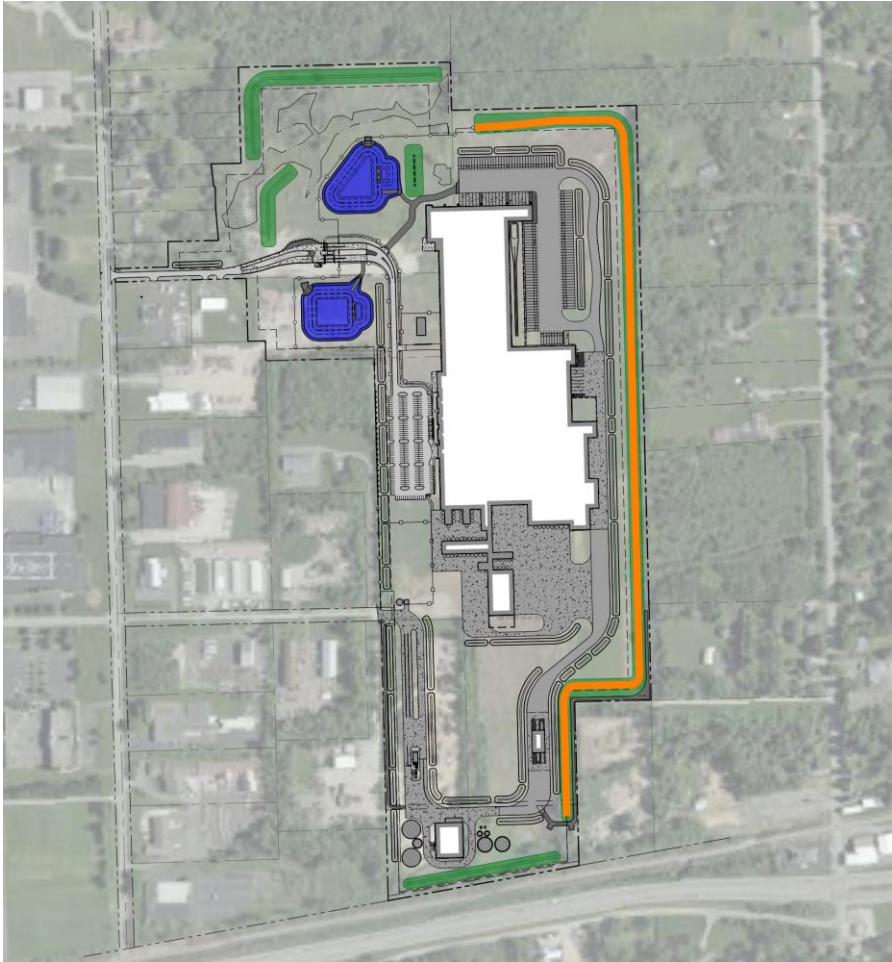
Site Design

Emergency Access Points



Site Design

Security & Fencing (1 of 5)



Decorative Sound Wall Basis of Design (both sides of fence):

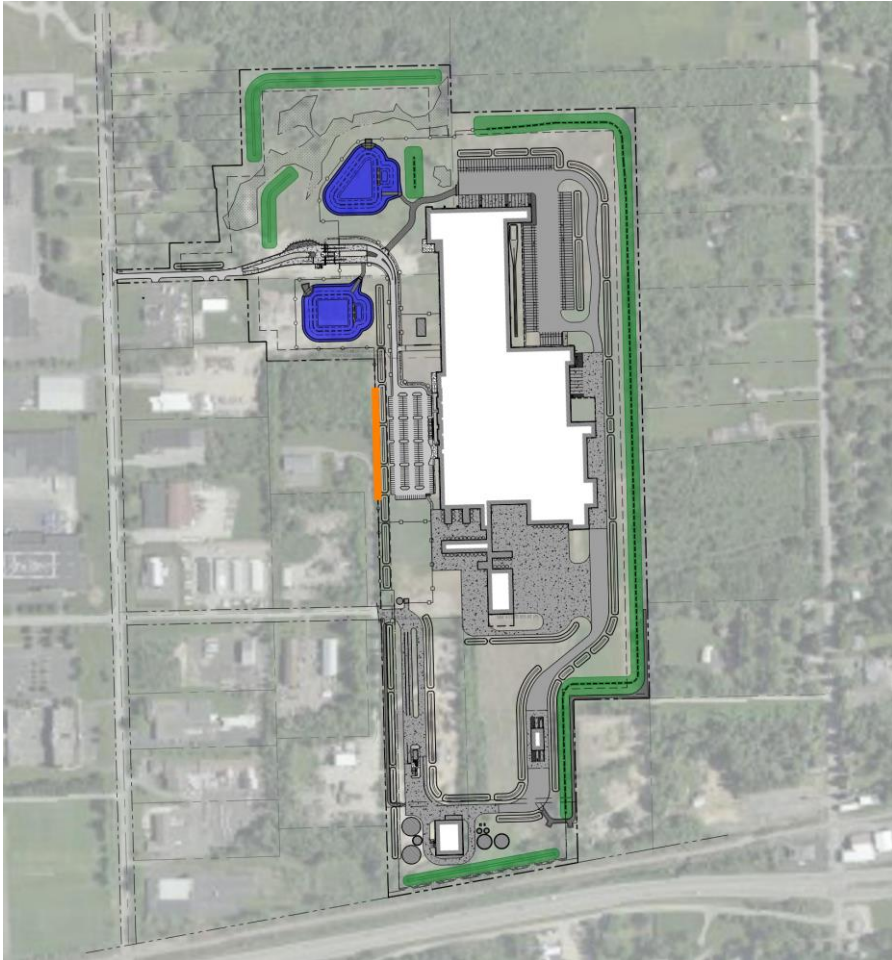


Source: Perimtec

14' PRECAST CONCRETE WALL COMPRISED OF ACOUSTICAL DEADENING CONCRETE IN A PATTERN THAT ABSORBS SOUND IN THE BUFFER AREA ON THE EAST SIDE OF THE PARCEL

Site Design

Security & Fencing (2 of 5)



Horizontal Wood Slat Fence with Metal Post

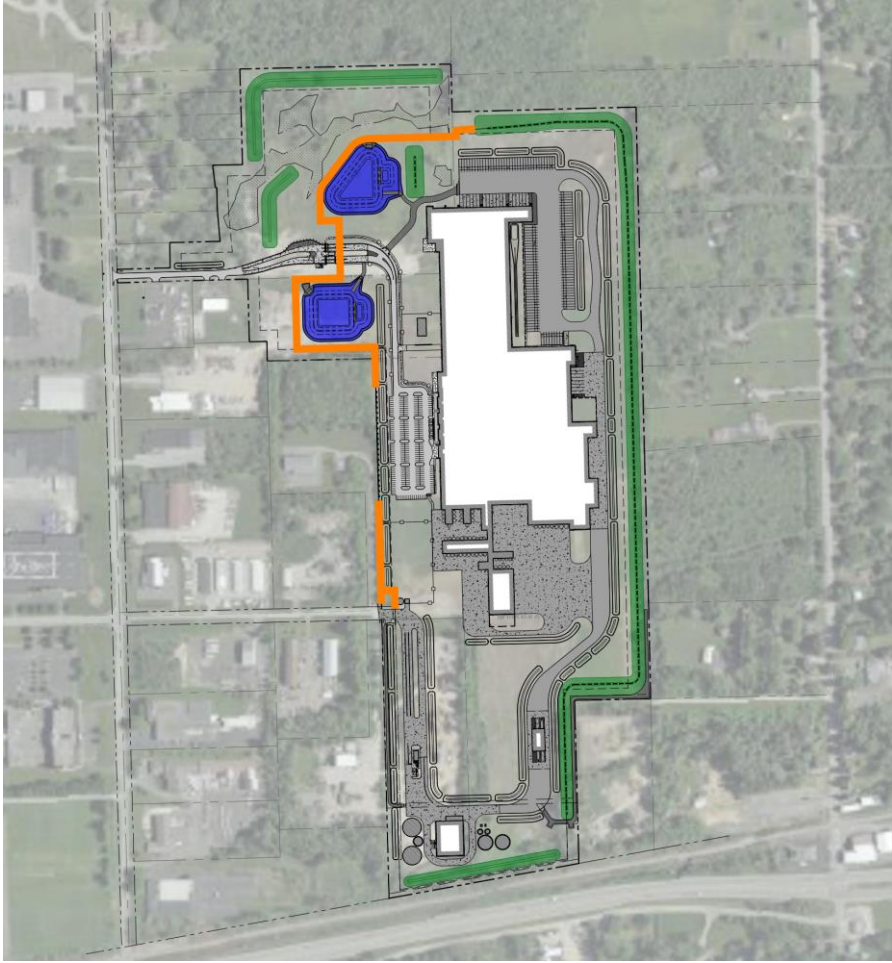


Source: Perimtec

8' HORIZONTAL WOOD SLAT FENCE WITH EXPOSED 8' DECORATIVE ALUMINUM POSTS WITHIN THE BUFFER AREA ON THE WEST SIDE OF THE PARCEL

Site Design

Security & Fencing (3 of 5)



Decorative Black Aluminum Picket Fence

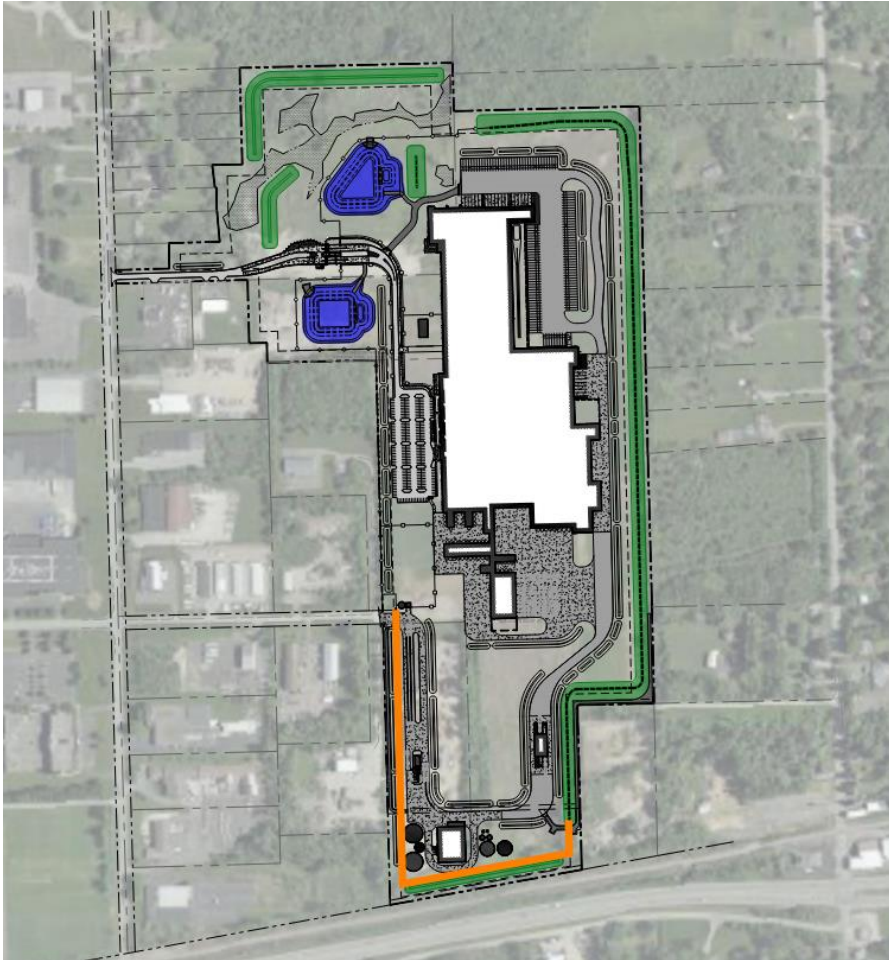


Source: Ameristar

8' DECORATIVE BLACK ALUMINUM PICKET FENCE AROUND THE NORTH WEST SIDE OF THE FACILITY AND ALONG THE WEST PROPERTY LINE WITHIN THE BUFFER AREA

Site Design

Security & Fencing (4 of 5)



Decorative Black Aluminum Picket Fence with Curved Top

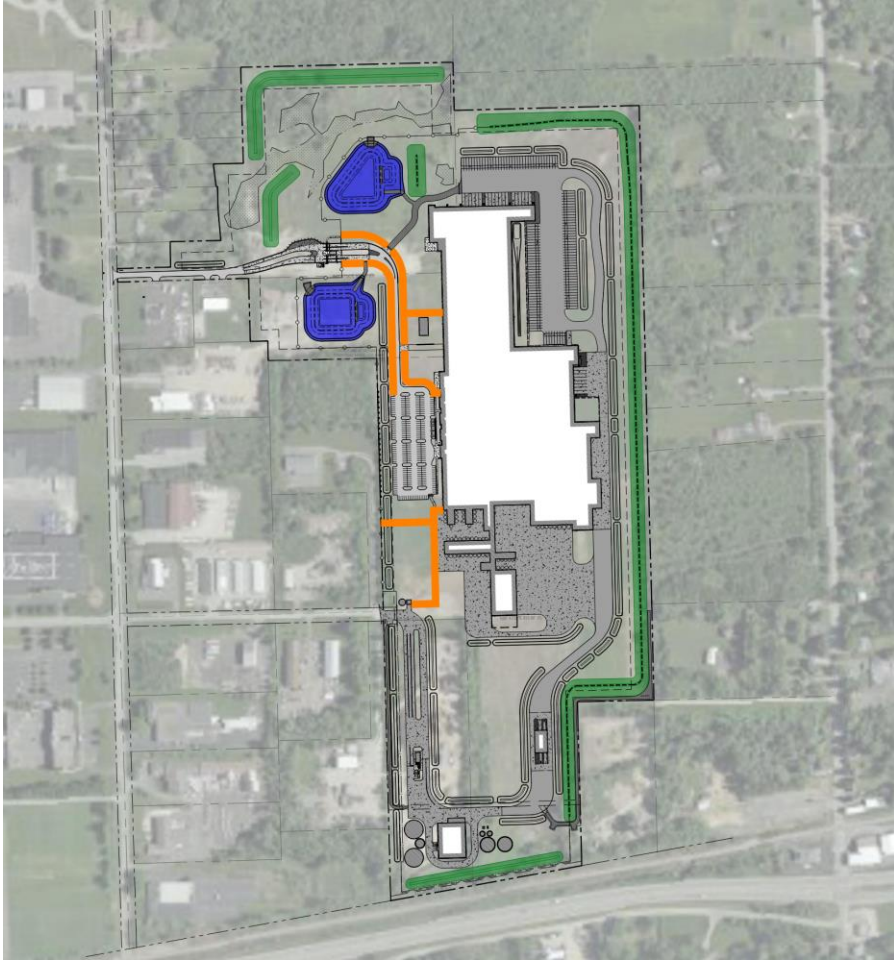


Source: Ameristar

8' DECORATIVE BLACK ALUMINUM PICKET FENCE WITH CURVED TOP ALONG THE SOUTHERN SECTION OF THE SITE.

Site Design

Security & Fencing (5 of 5)



White Concrete Farm Fence



Source: Hilltop

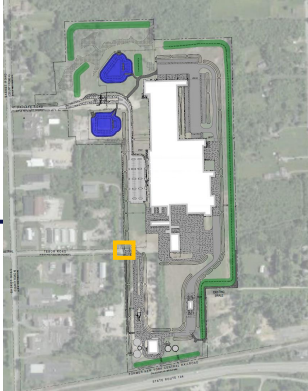
48" WHITE CONCRETE FARM FENCE

Site Design

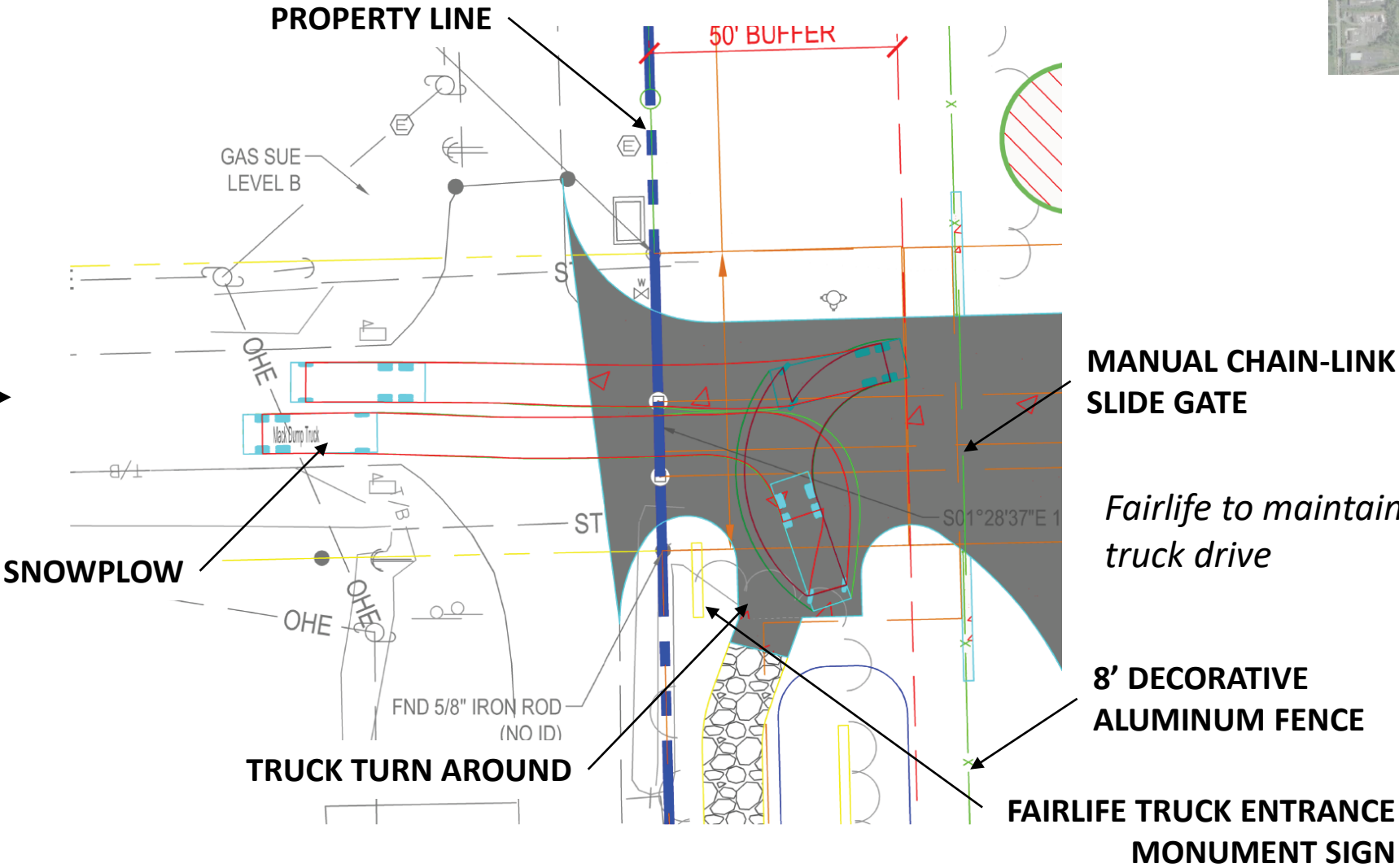
Snowplow Storage & Operations



Snow Plow
Turnaround



TEBOR RD



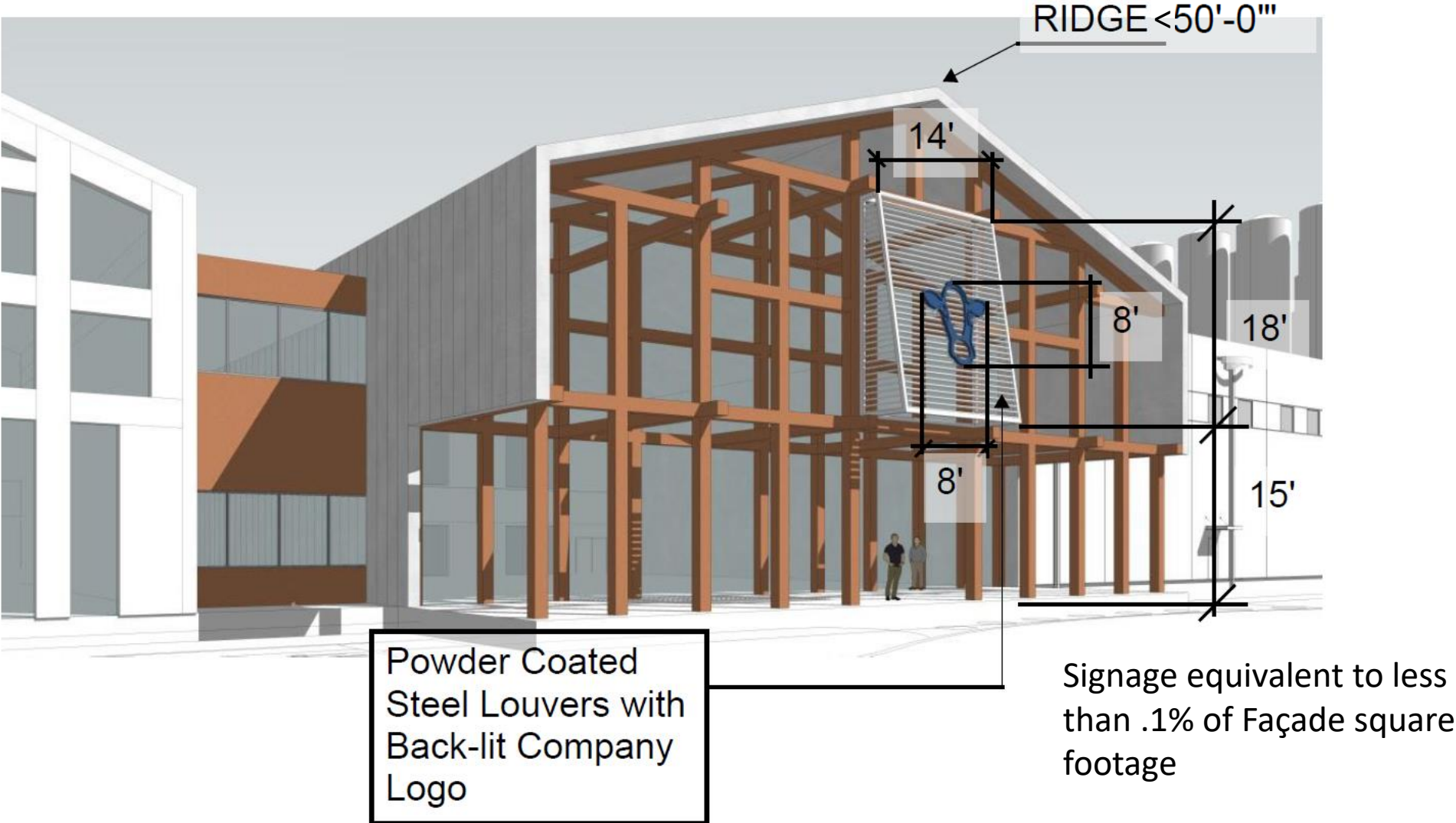
Site Design

Facility Signage (front entrance)



Site Design

Facility Signage (front entrance)



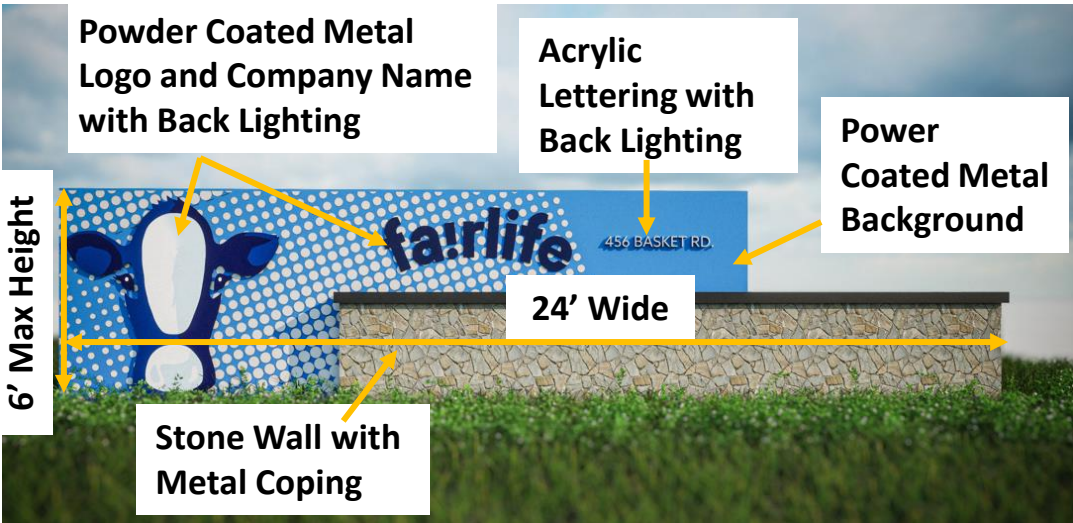
Site Design

Facility Signage (auto entrance)

View Traveling Northbound on Basket Road:



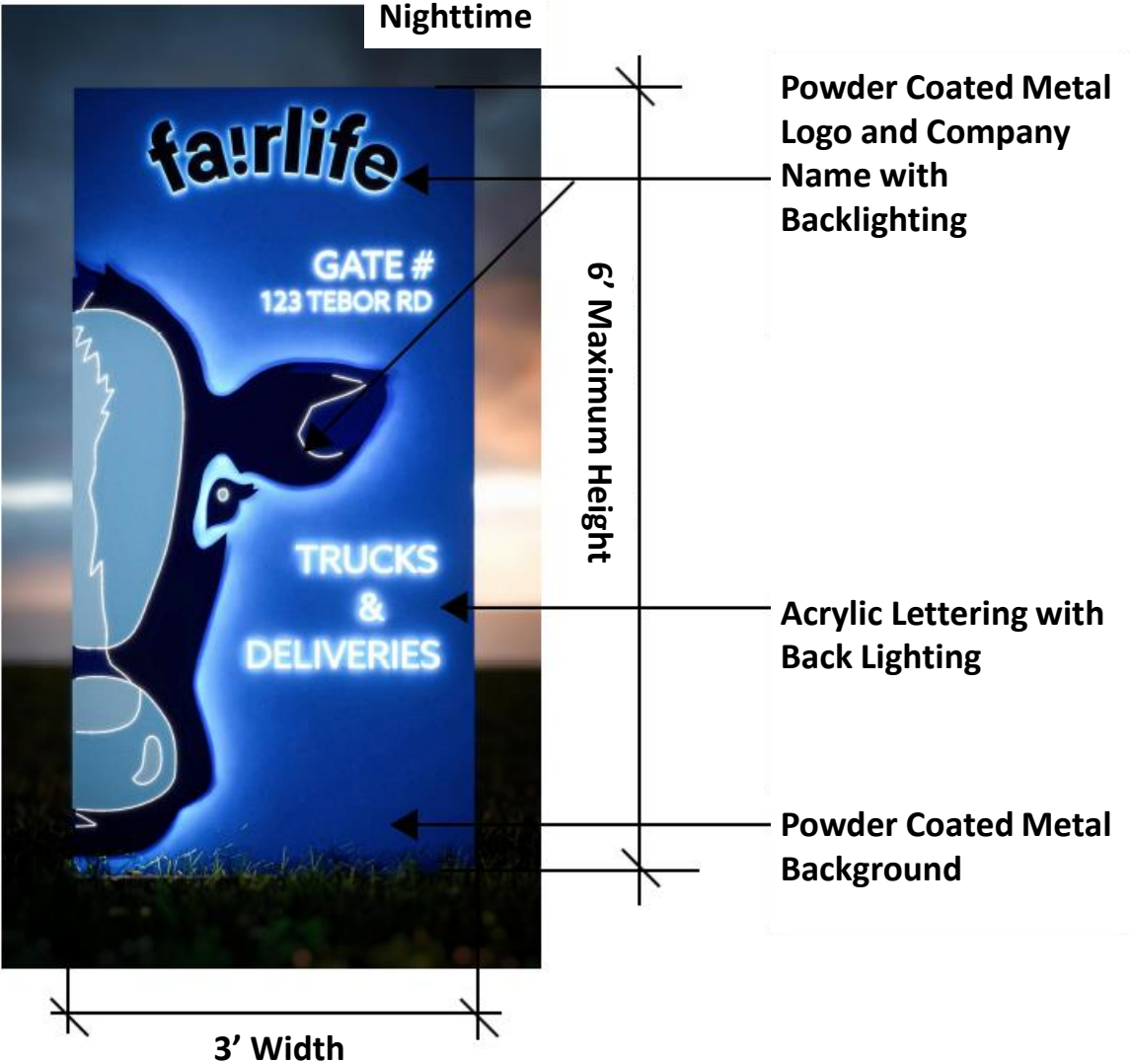
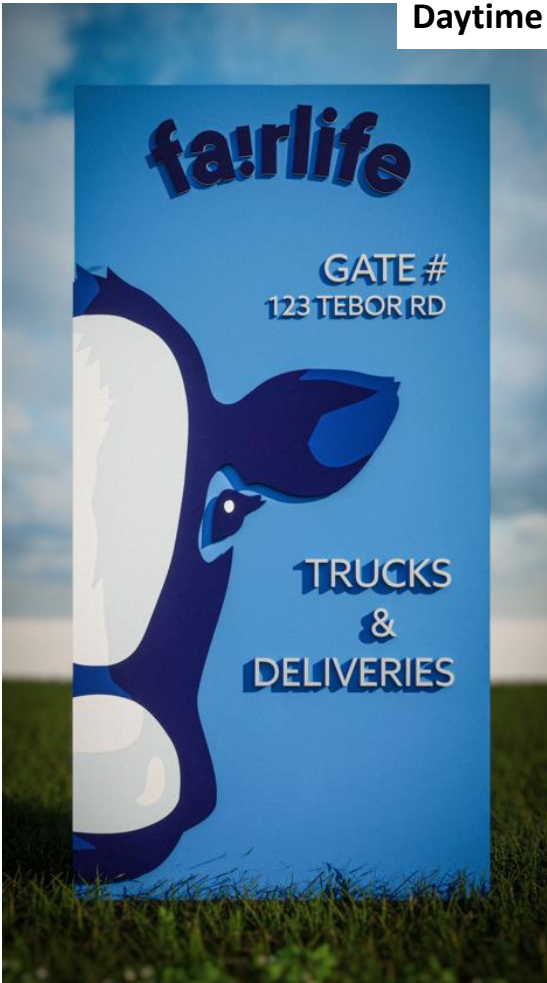
Sign Characteristics:



Reverse side to have the same design without any backlighting

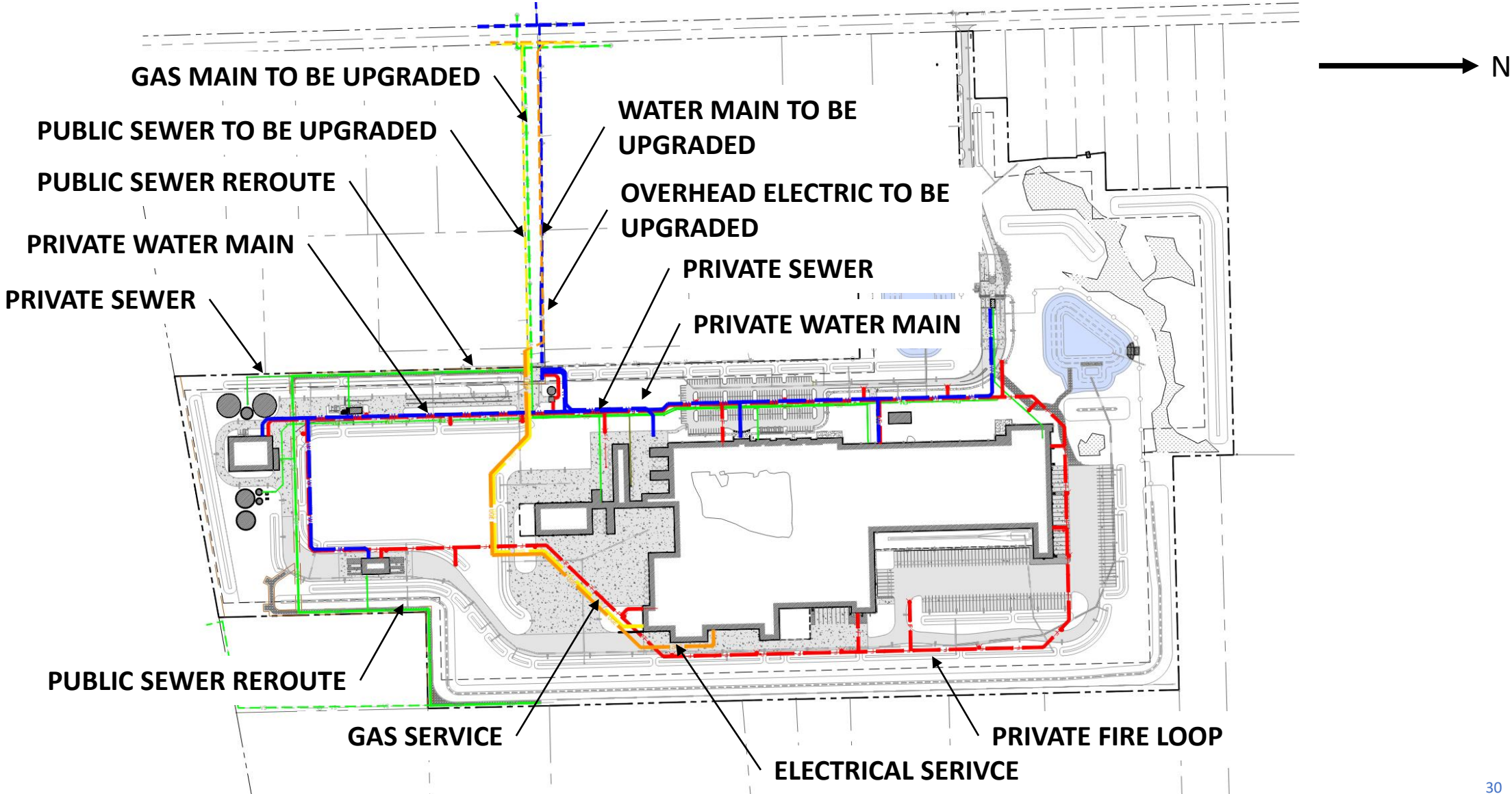
Site Design

Facility Signage (truck entrance)



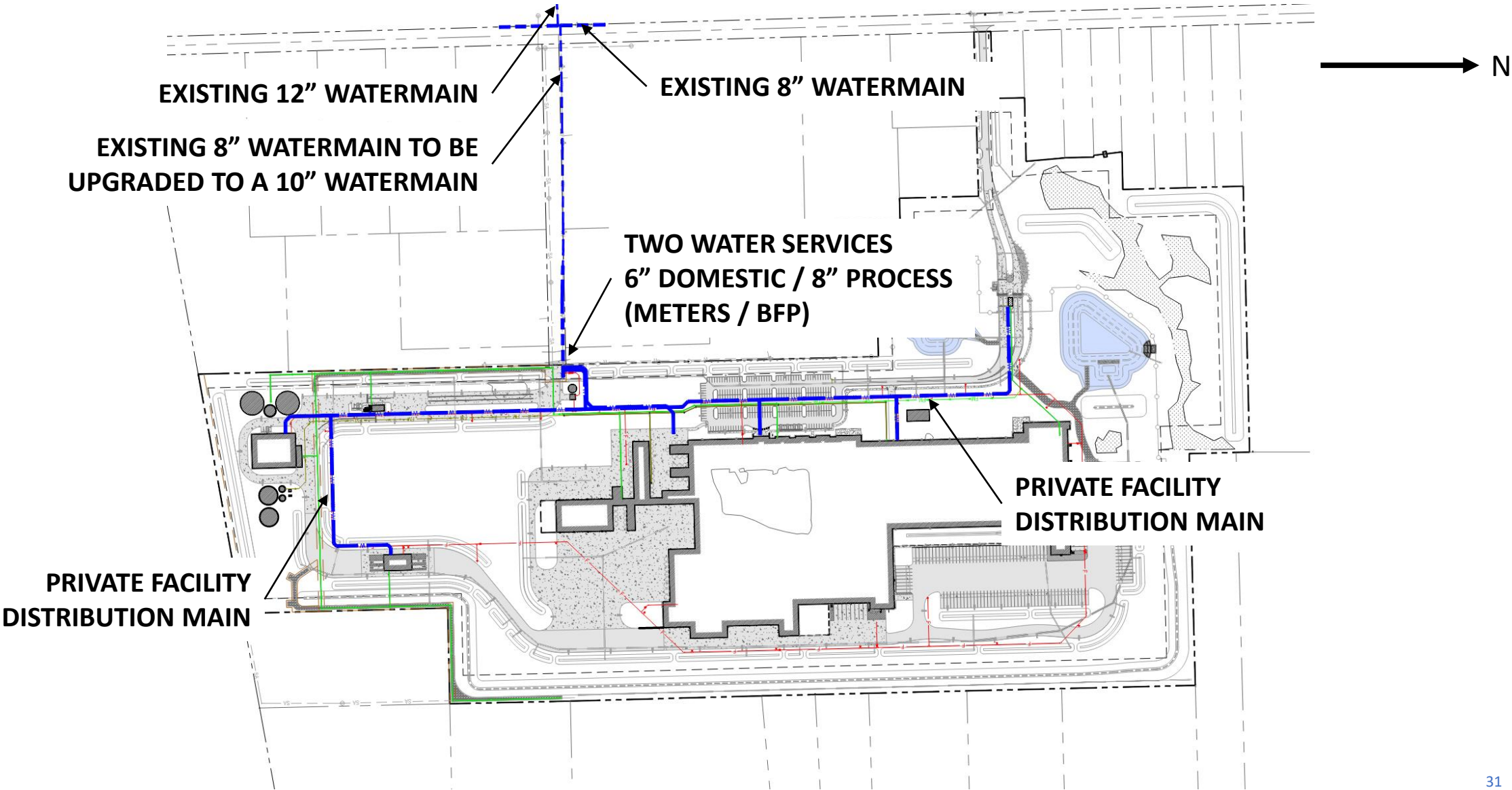
Site Design

Utility Plan



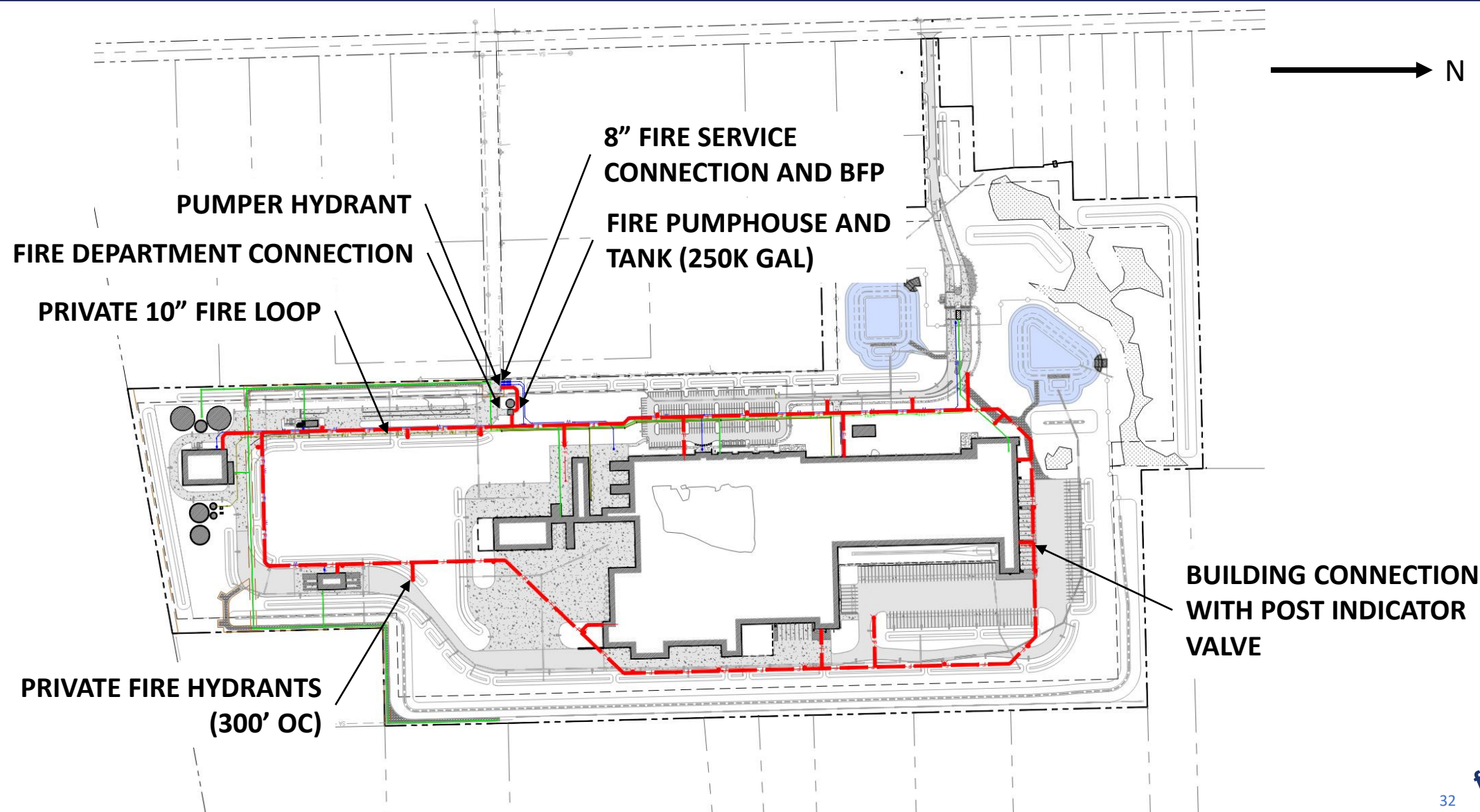
Site Design

Water



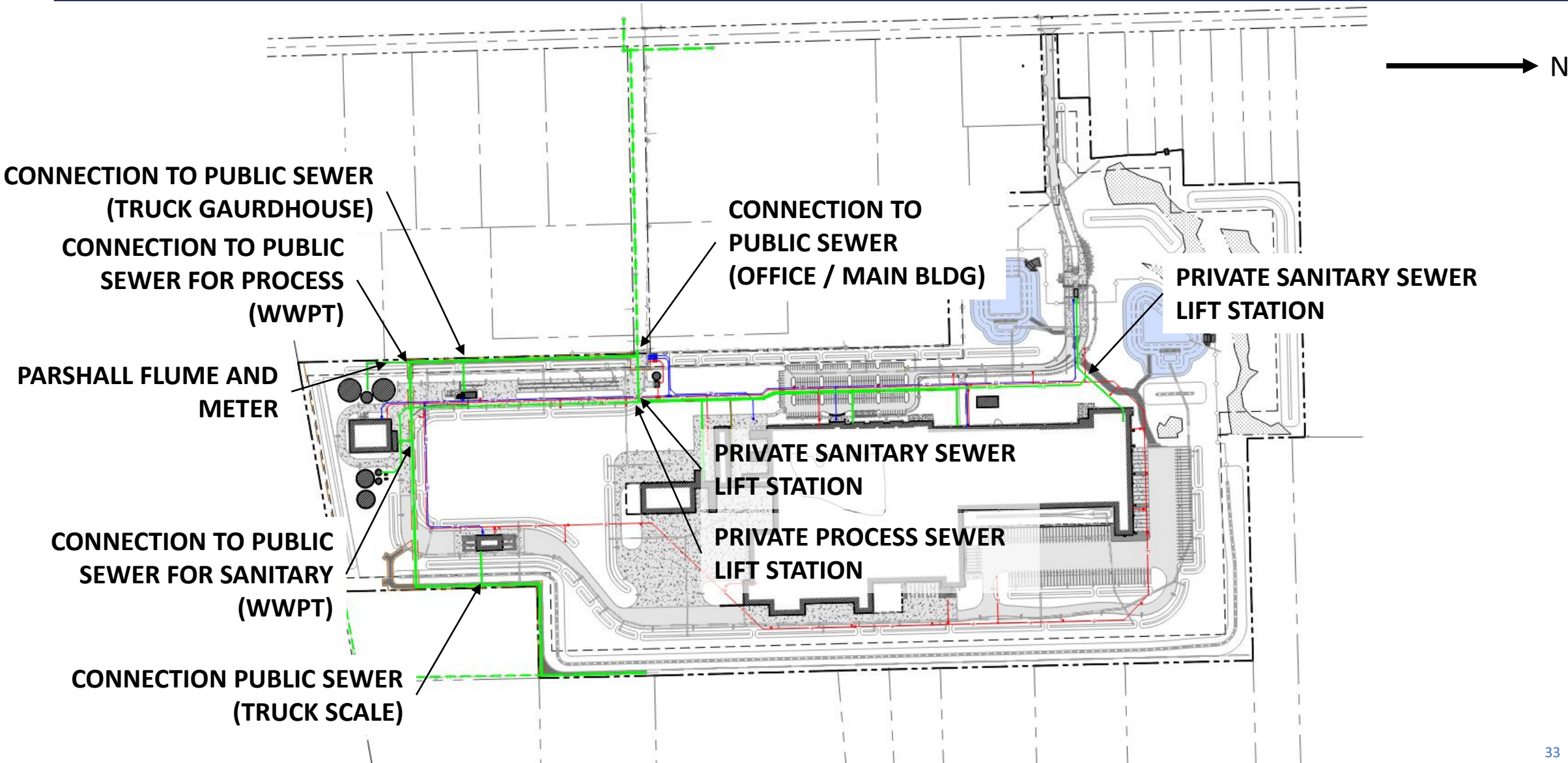
Site Design

Fire Protection



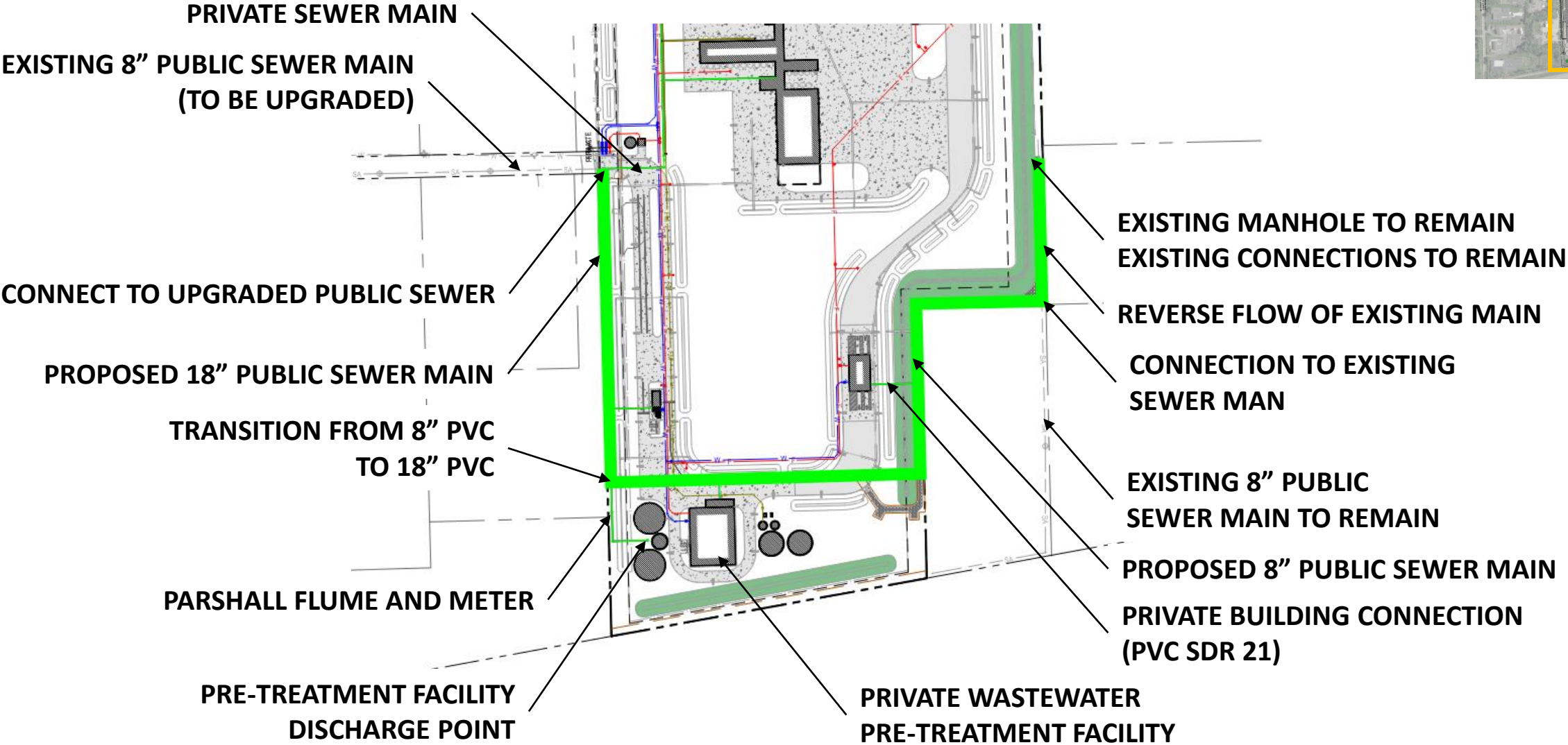
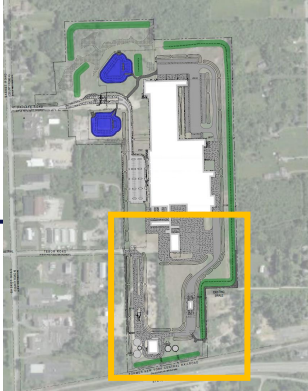
Site Design

Private Sewer



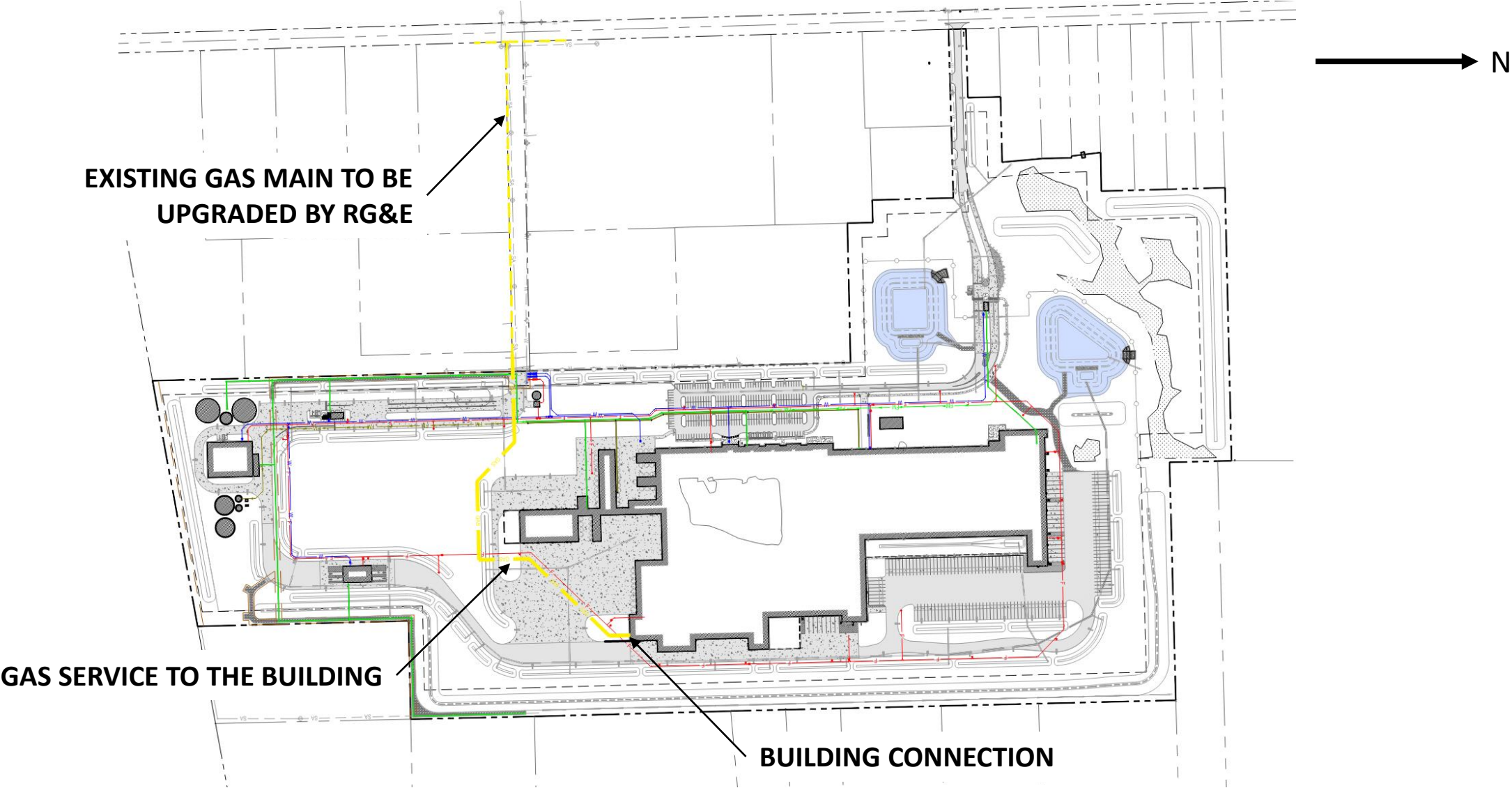
Site Design

Public Sewer



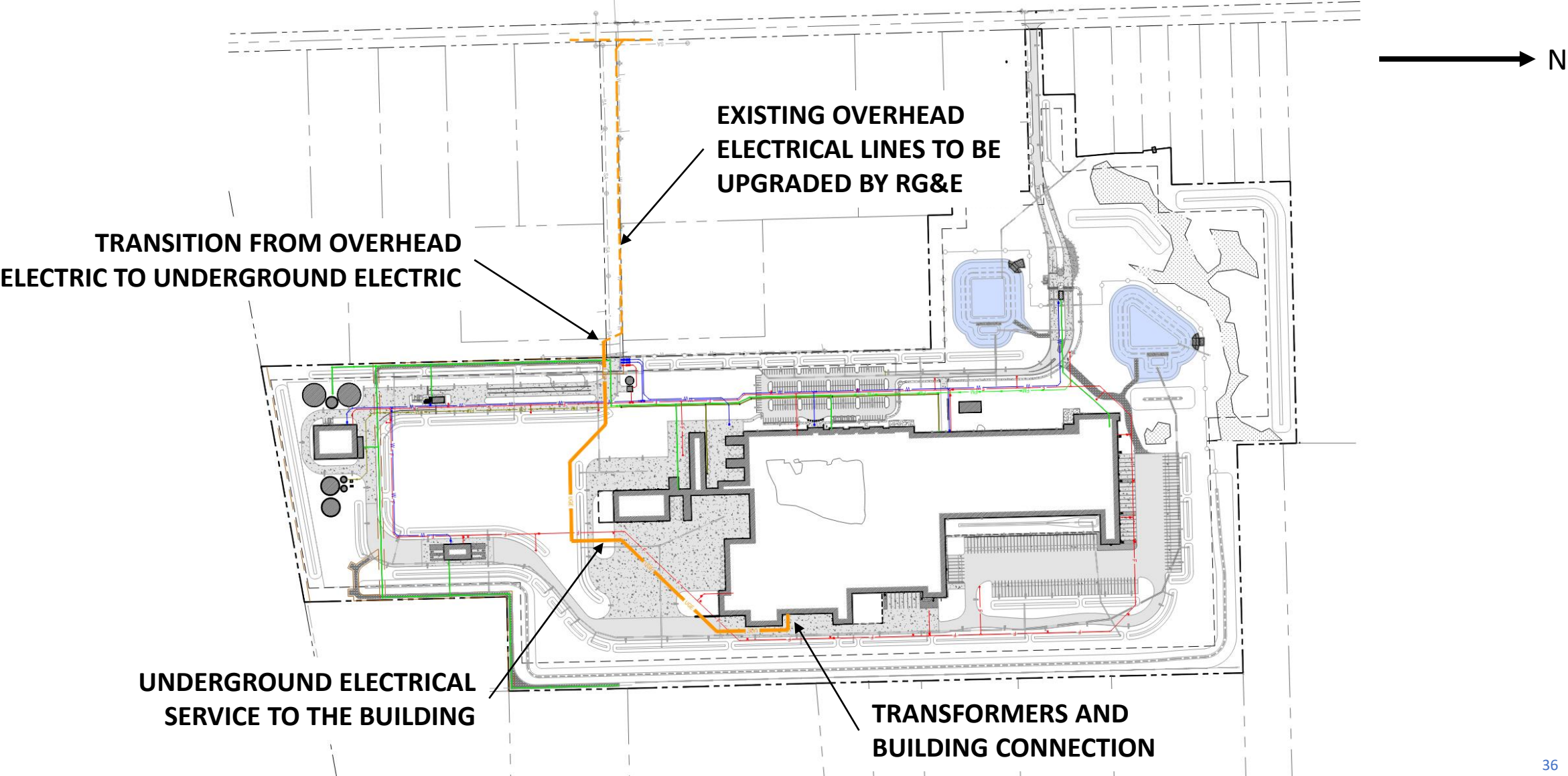
Site Design

Natural Gas



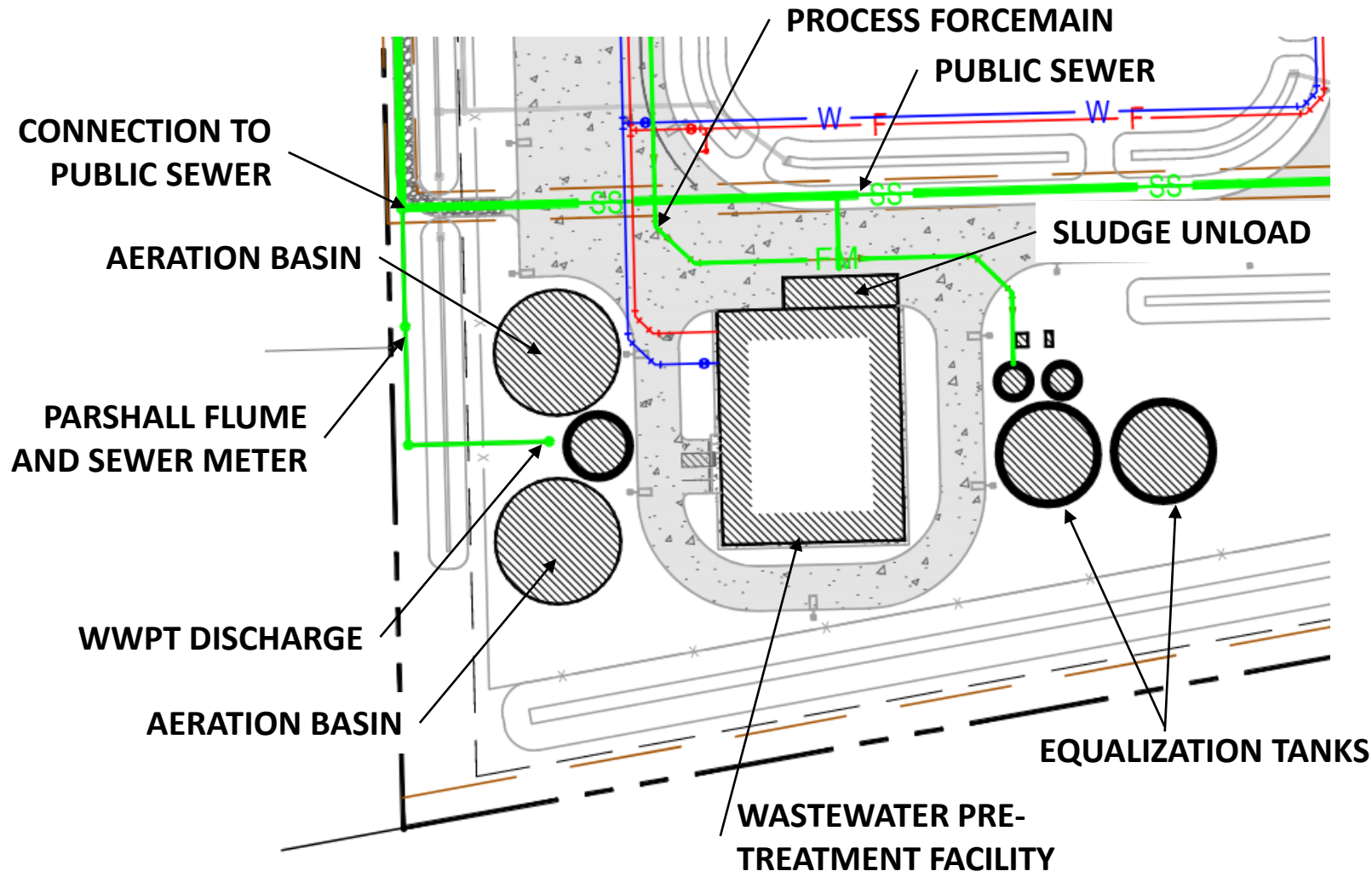
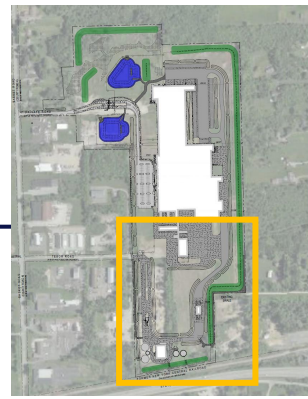
Site Design

Electric



Site Design

Wastewater Pre-treatment



- Pre-Treatment Facility will be Tilt-Up Concrete Wall Panels
- Tanks will be Steel with Closed Tops
- 2 MGD Discharge at Full Build-Out
- Discharge will meet all of the Town of Webster Pre-Treatment requirements
- Discharge will be below all effluent Limits
- All odors will be captured inside the building by the use of carbon towers
- Sludge loading will take place inside the building

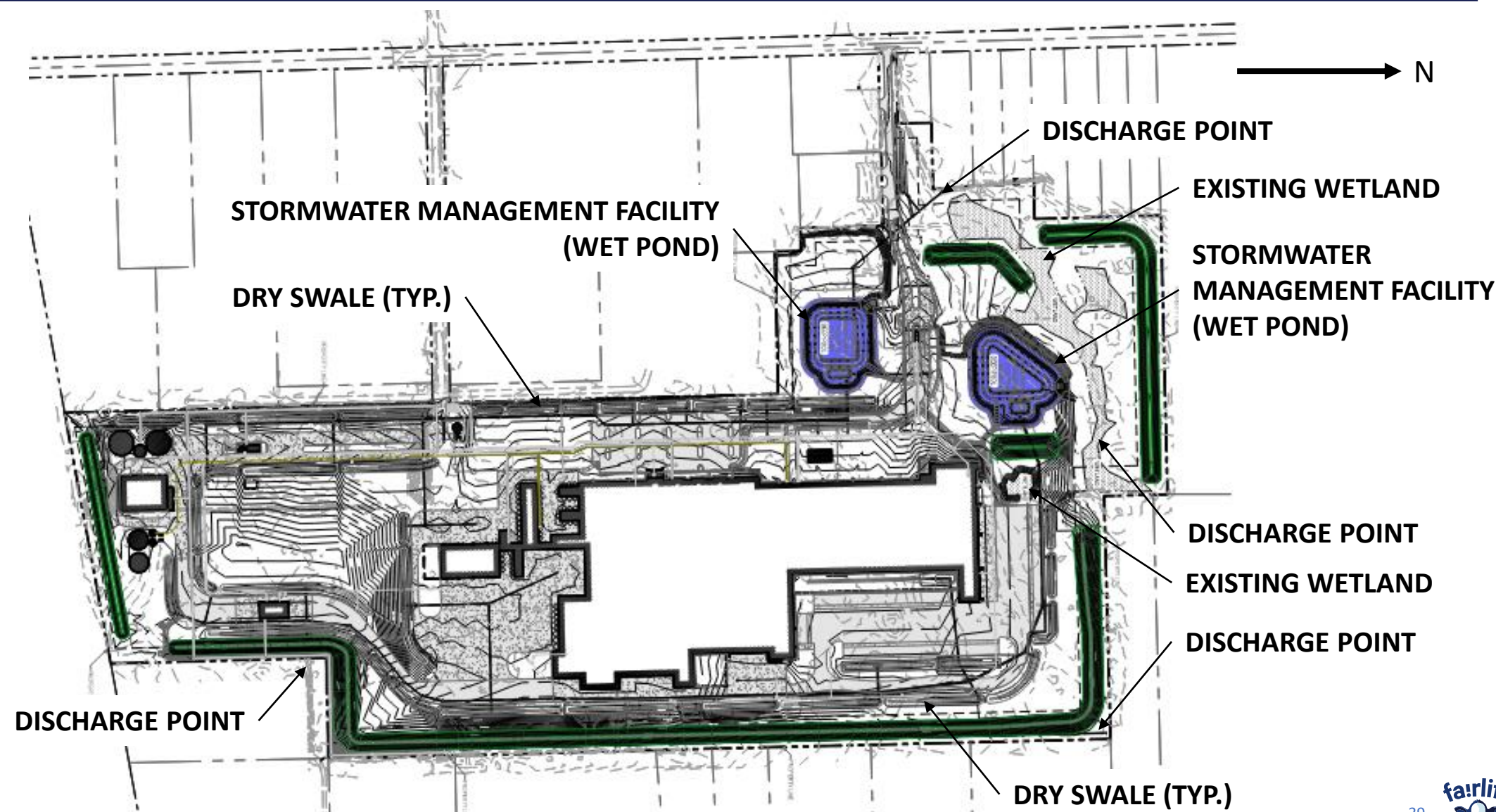
Site Design

Wastewater Equalization & Aeration Tanks (Illustrative)



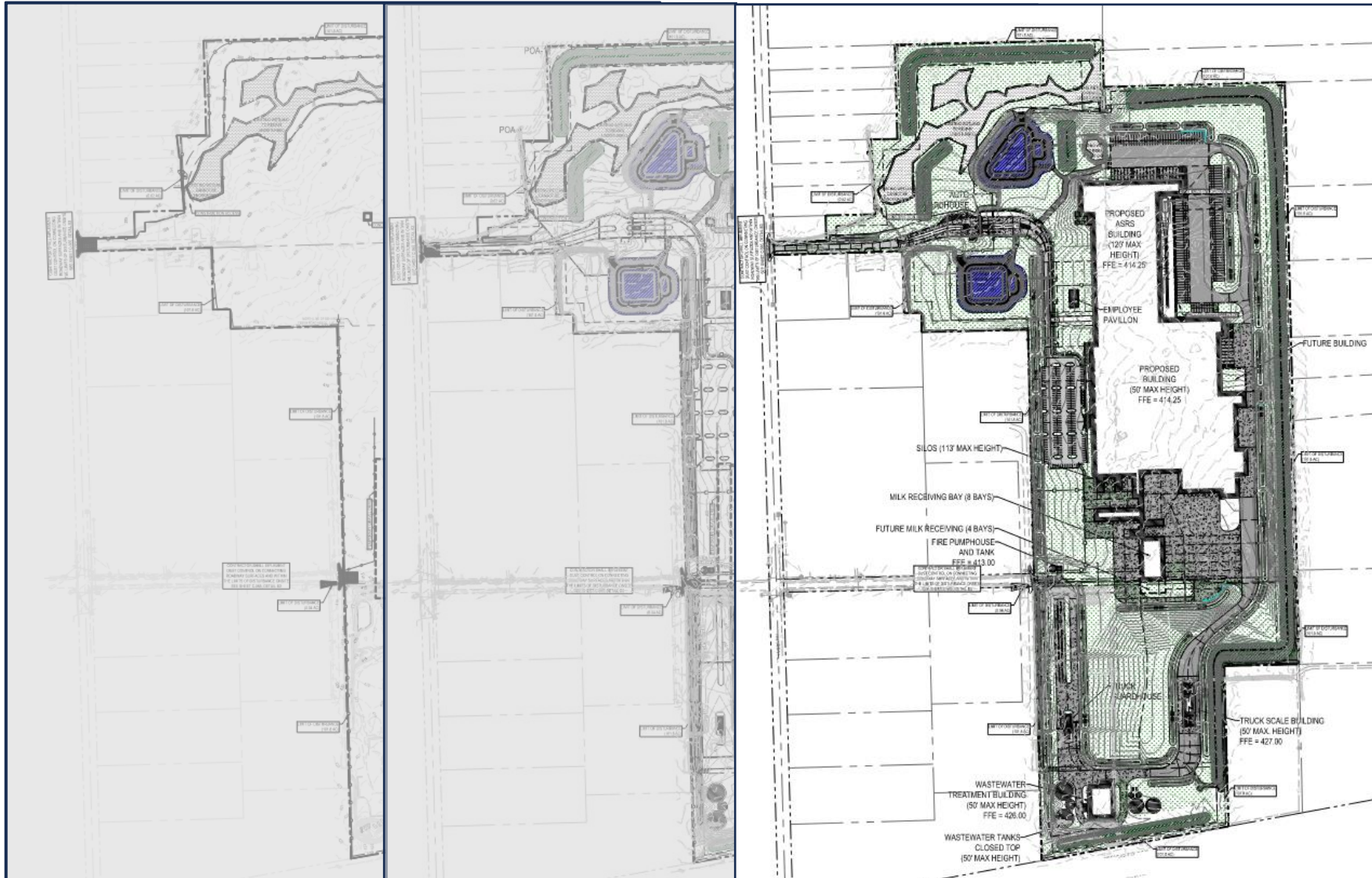
Site Design

Stormwater



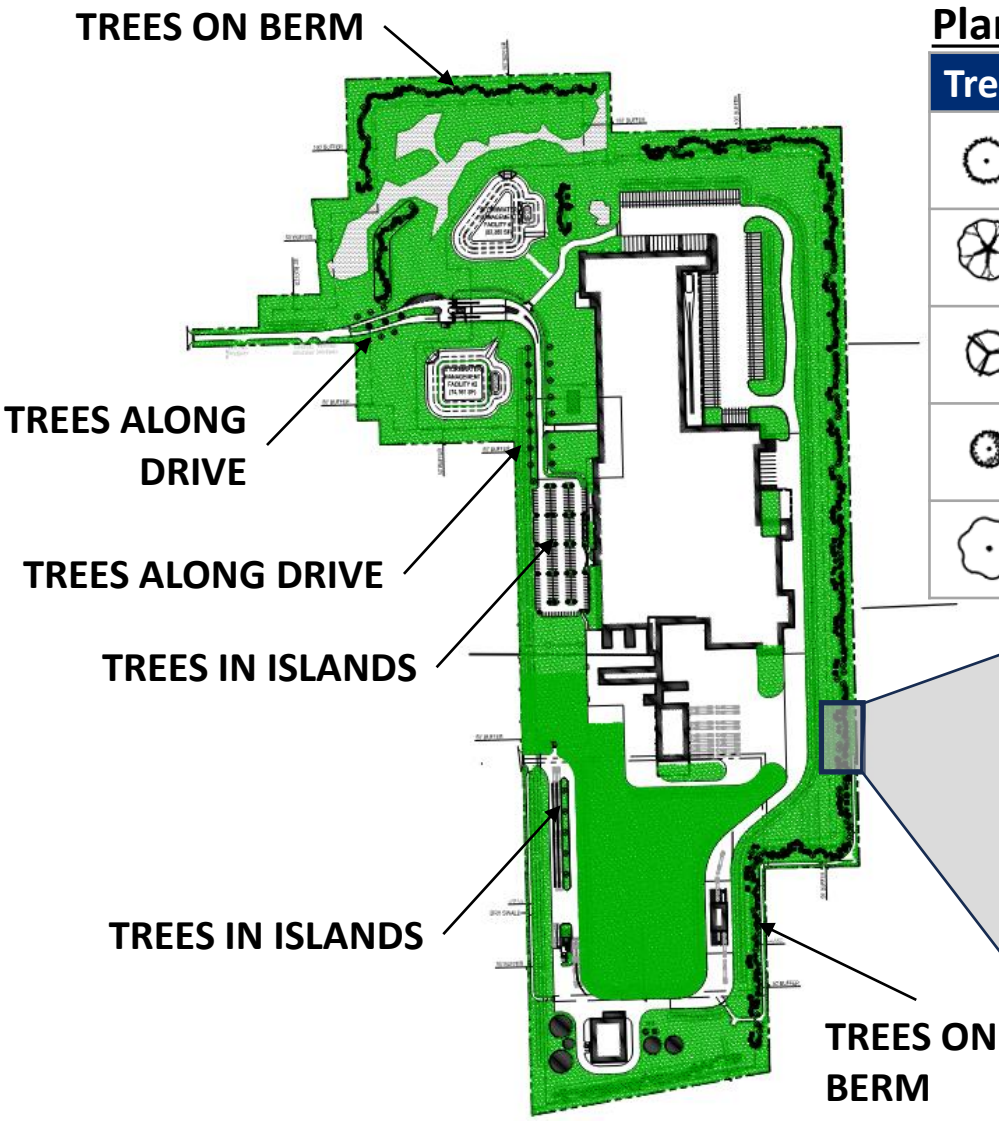
Site Design

Erosion/Sediment Control Plan



- Three phases of erosion control
 1. Initial
 2. Intermediate
 3. Final
- Erosion Control BMP'S
 1. Silt Fence
 2. Filter Log
 3. Weighted Wattle
 4. Inlet Protection
 5. Sediment Basins

Site Design Landscaping



Plant Schedule:

Trees	Code	Botanical/Common Name	Size	Cal	Remarks	Native
	AS	Acer Saccharum / Sugar Maple	Min 6' HT. X 5' SPD	2.5"	Strong Central Leader	Yes
	CA	Carpinus Caroliniana / American Hornbeam	Min 10' HT. X 4' SPD	2.5"	Strong Central Leader	Yes
	CP	Cornus Florida Cherokee Princess / Cherokee Princess Dogwood	Min 6' HT. X 5' SPD	2.5"	Strong Central Leader	Yes
	JE	Juniperus Virginiana / Eastern Red Cedar	Min 5' HT. X 4' SPD	1.5"	Full to Base	Yes
	QR	Quercus Rubra / Red Oak	Min 10' HT. X 4' SPD	2.5"	Strong Central Leader	Yes

Ground Covers	Code	Botanical/ Common Name	Cont
	PP	POA Pratensis / Kentucky Bluegrass	Min 6' HT. X 5' SPD

Parcel Assemblage



Two parcels will be subdivided pending alignment on comments from the County Surveyor

- ① 066.03-1-27-214
 - Parcel R1A – 10.36 acres (fairlife to acquire)
 - Parcel R1B – 5.33 acres
- ② 066.03-1-20.1
 - Parcel R2A – 7.86 acres (fairlife to acquire)
 - Parcel R2B – 4.99 acres

Five parcels will be assembled to form a single 110.4 acre lot pending a consolidation submission to the town

- ① 066.03-1-27-214 (R1A) – 10.36 acres
- ② 066.03-1-20.1 (R2A) – 7.86 acres
- ③ 066.03-1-28.111 – 13.19 acres
- ④ 066.03-1-28.113 – 55.85 acres
- ⑤ 066.03-1-18.11 – 23.14 acres

Site Plan Request Summary

- fairlife met with neighbors and local community to hear any concerns raised about the proposed facility
- fairlife incorporated mitigating measures to address those concerns
- Haskell has provided this Board with detailed plans
- fairlife requests the Project be granted final site plan approval, subject only to:
 - the Town Board's grant of an Industrial Use Permit, and
 - such other conditions as the Board deems necessary and appropriate

Appendix

- Line of Sight Analysis
- Site Design – Facility Signage
- Steel Matte Finish Example



Line of Sight Analysis (1 of 8)



Key Discussion:

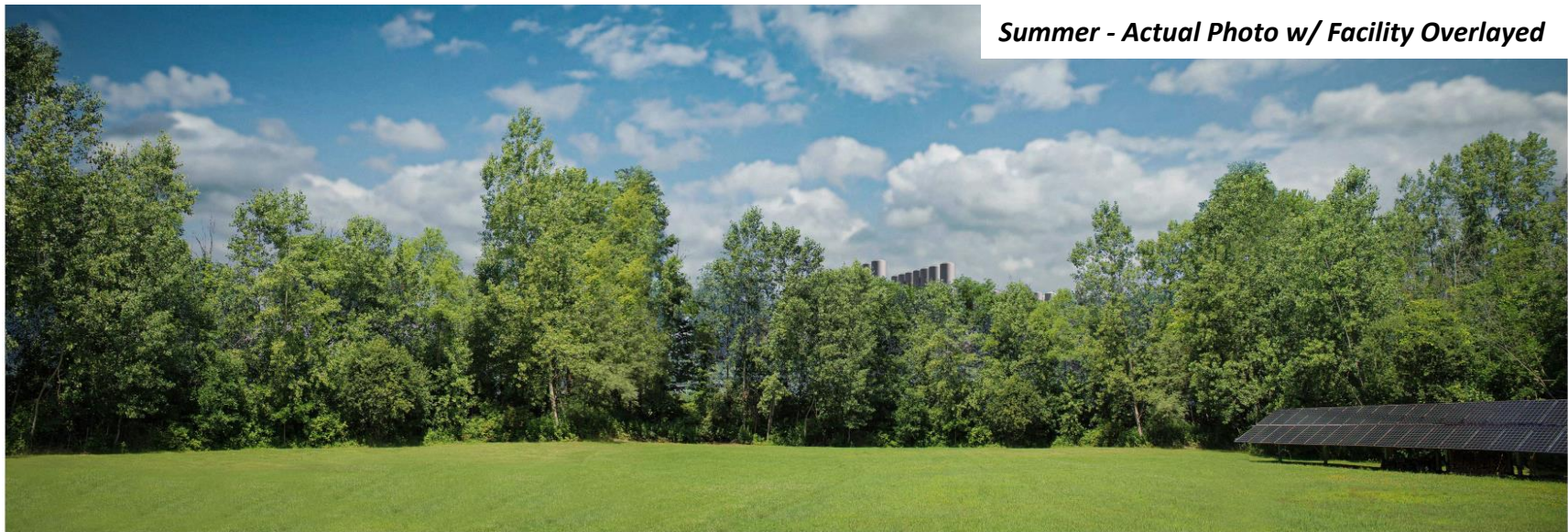
- Actual photos were taken of the line of sight from several vantage points
- This slide illustrates the locations for each line of side, capturing the surrounding residential areas
- Because photos were taken in the summer, winter views were computer generated to evaluate impact of the deciduous foliage

Line of Sight Analysis (2 of 8)

East of Site



Winter - Foliage Computer Generated w/ Facility Overlayed



Summer - Actual Photo w/ Facility Overlayed

Line of Sight Analysis (3 of 8)

East of Site



2



Winter - Foliage Computer Generated w/ Facility Overlaid



Summer - Actual Photo w/ Facility Overlaid

Line of Sight Analysis (4 of 8)

East of Site



Line of Sight Analysis (5 of 8)

East of Site



4



Winter - Foliage Computer Generated w/ Facility Overlayed



Summer - Actual Photo w/ Facility Overlayed

Line of Sight Analysis (6 of 8)

East of Site



5



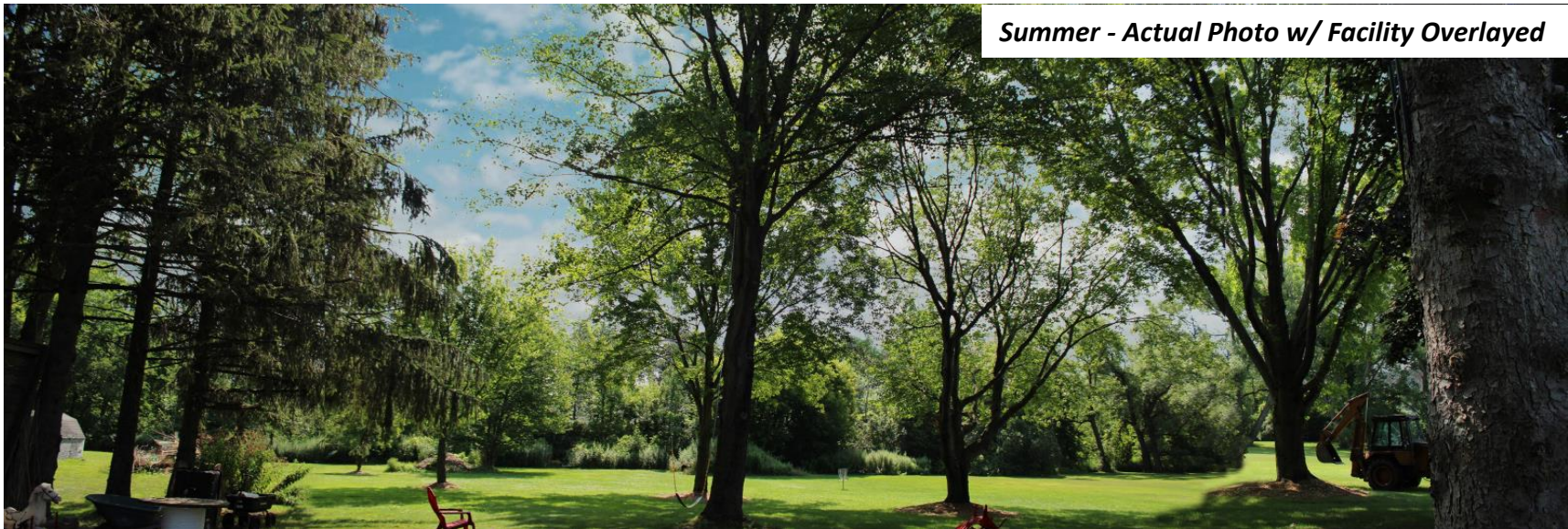
Winter - Foliage Computer Generated w/ Facility Overlayed



Summer - Actual Photo w/ Facility Overlayed

Line of Sight Analysis (7 of 8)

West of Site



Line of Sight Analysis (8 of 8)

West of Site

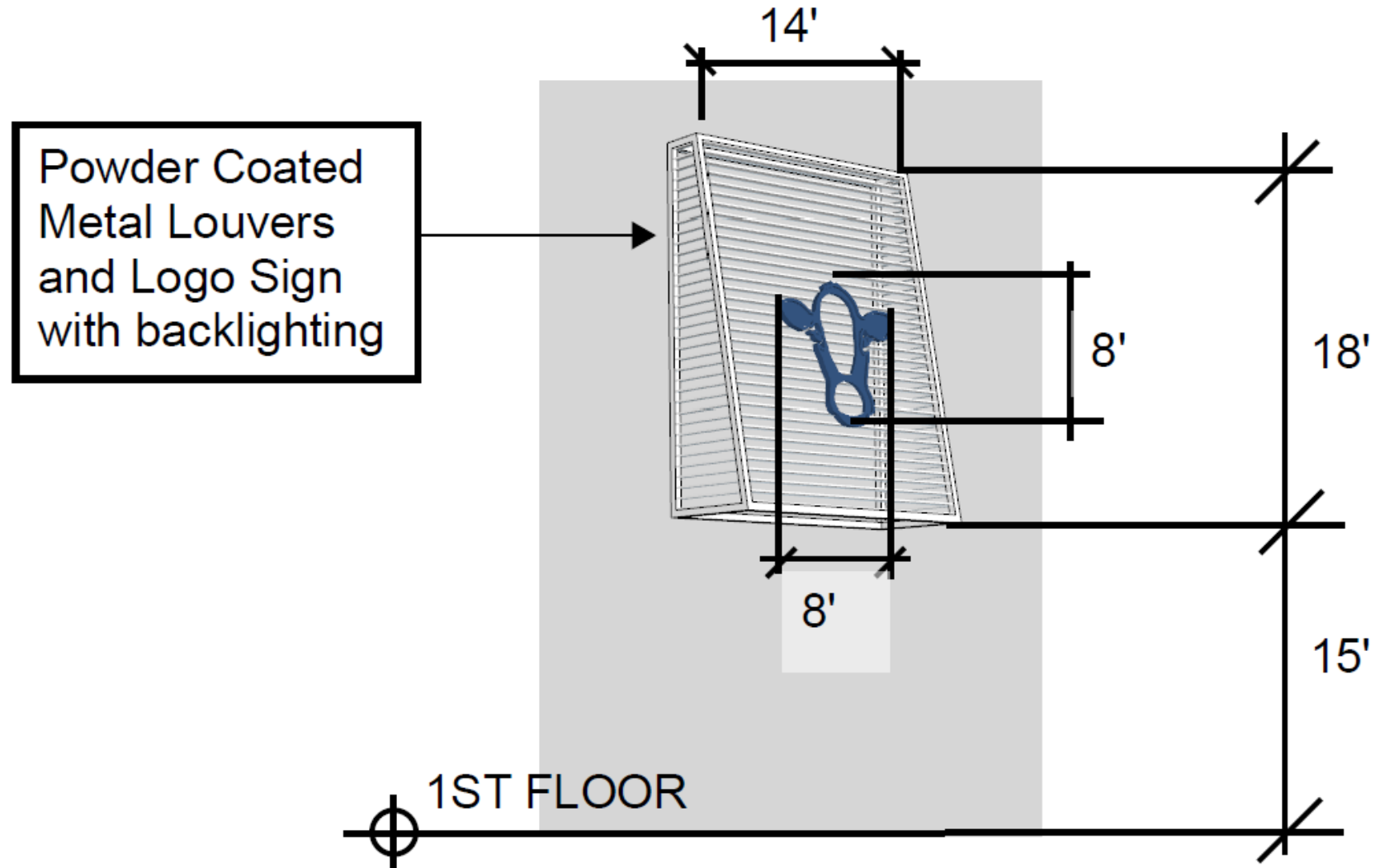


7



Site Design

Facility Signage (front entrance)



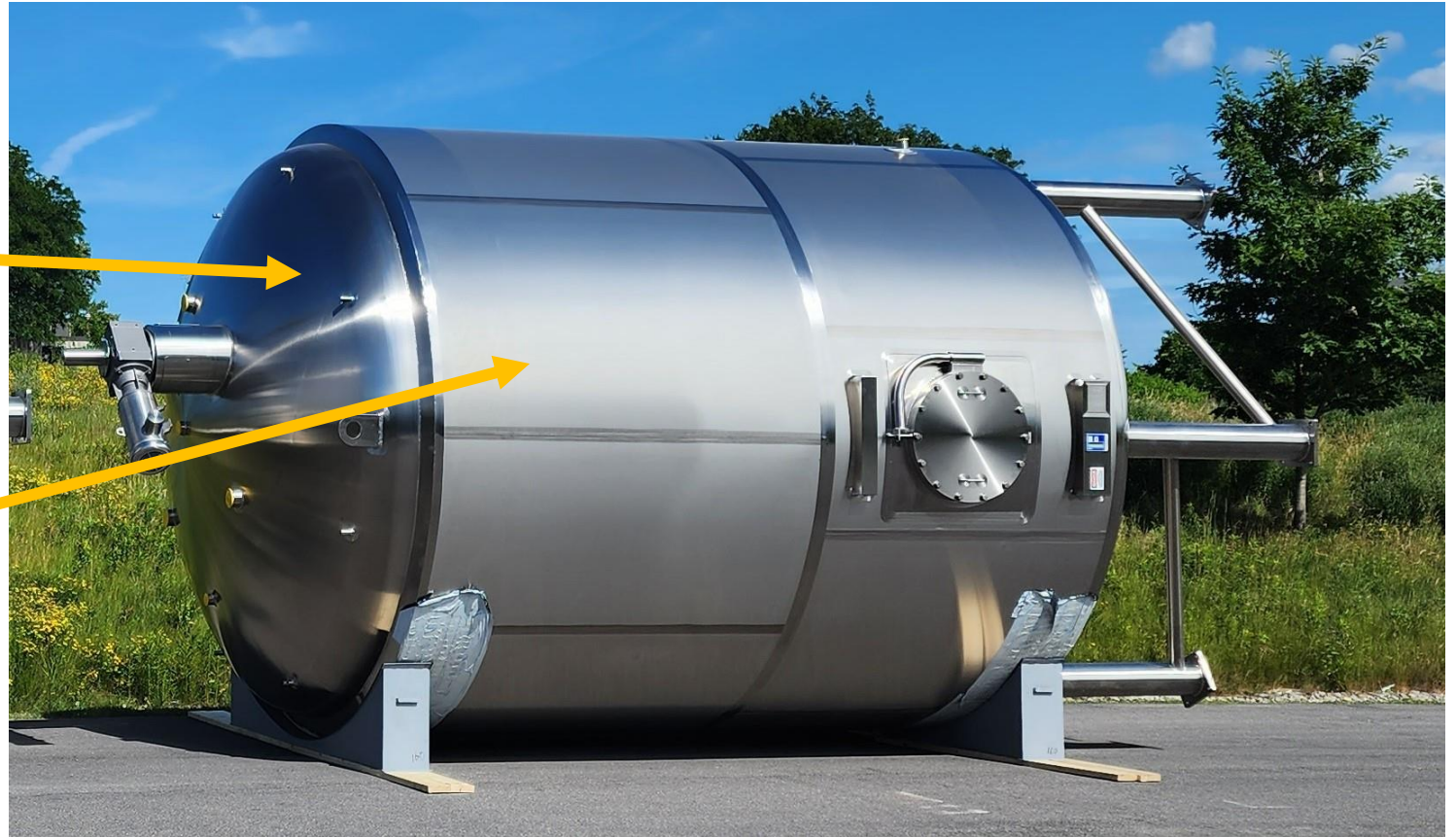
Example of Tank with Matte and Polished Steel Finish

fairlife's silos will be designed with a 2B matte steel finish (no polished steel finish – showing as a reference for contrast)



Polished Steel Finish

Matte Steel Finish



Source: Feldmier