



Presentation to the Town Board

10/5/2023

With you today...

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- Site Overview
- Mitigation to the Neighbors & Local Community
- Fill & Excavation Timeline & Engineer's Estimate

Project Team



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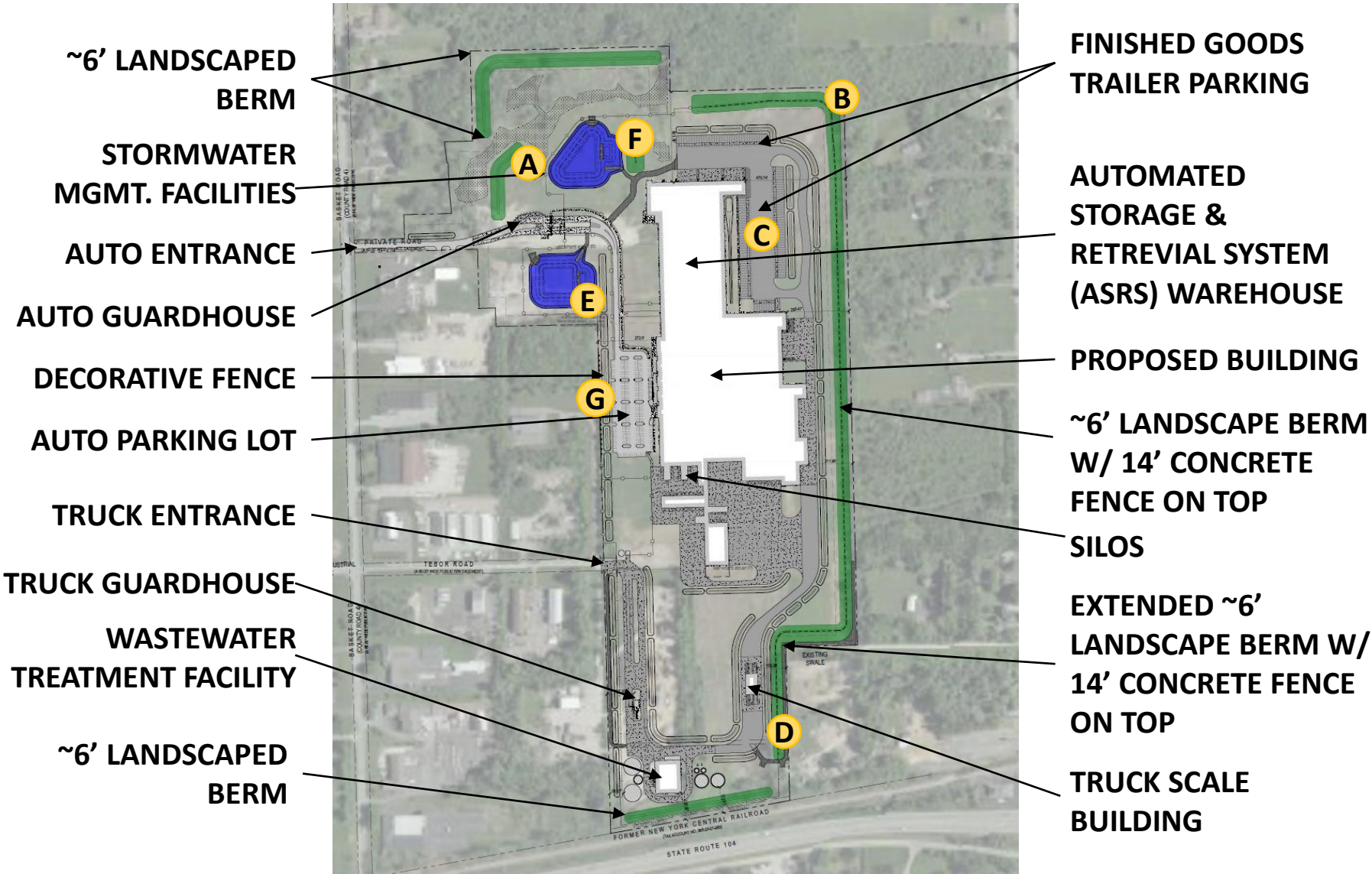
Background

- Back in May 2023, TCCC/fairlife selected Webster for our new 785,000 sq.ft. facility, after an intensive, multi-state site selection search that spanned over 10 months
- TCCC/fairlife selected Webster for several key reasons:
 - Favorable surrounding dairy environment
 - Local workforce/experience in manufacturing
 - Tebor Rd parcel characteristics and proximity to nearby roadways
 - Available utilities (inc. wastewater)
 - Timeline to approve and build the production facility
 - Town Board and the Town staff's capability to manage a large-scale project
- Since May, we have followed the Town of Webster's rigorous development process, working with the 3 local Boards, resulting in submitting 20+ documents and responding to 200+ comments from Town, County and State level agencies

Key Meetings during the Project Development Process

- 5/8 – Public Announcement
- 5/18 – Sketch Plan Review (Town Board)
- 5/30 – Meeting with Neighbors Surrounding the Site
- 5/30 – Webster Community Meeting
- 6/13 – Project Update (Zoning Board of Appeals)
- 7/26 – Meeting with Neighbors Surrounding the Site
- 7/27 – Construction Community Meeting
- 8/1 – Site Plan Update (Planning Board)
- 8/10 – SEQOR Presentation (Town Board)
- 9/7 – SEQOR Determination (Town Board)
- 9/12 – Variance Presentation (Zoning Board of Appeals)
- 9/19 & 10/3 – Site Plan Presentation (Planning Board)

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



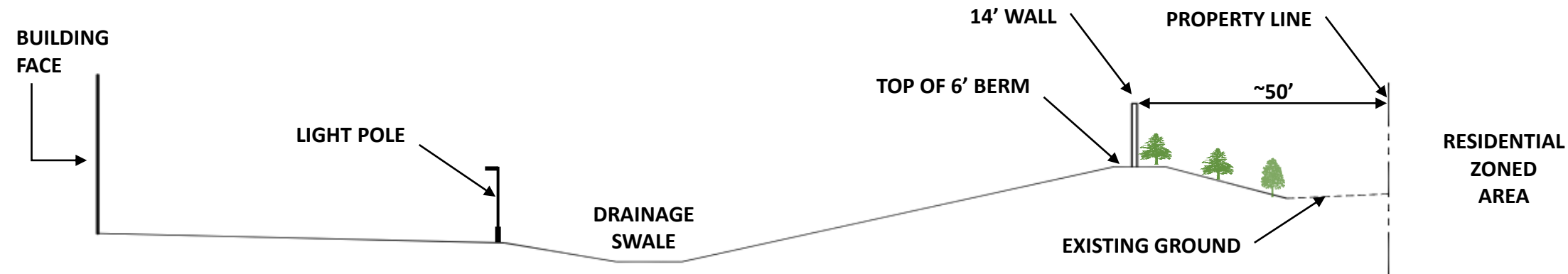
Design Updates

- 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





Mitigation to the Neighbors & Local Community

Fence and/or 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

Acoustic Analysis

Summary of the Analysis



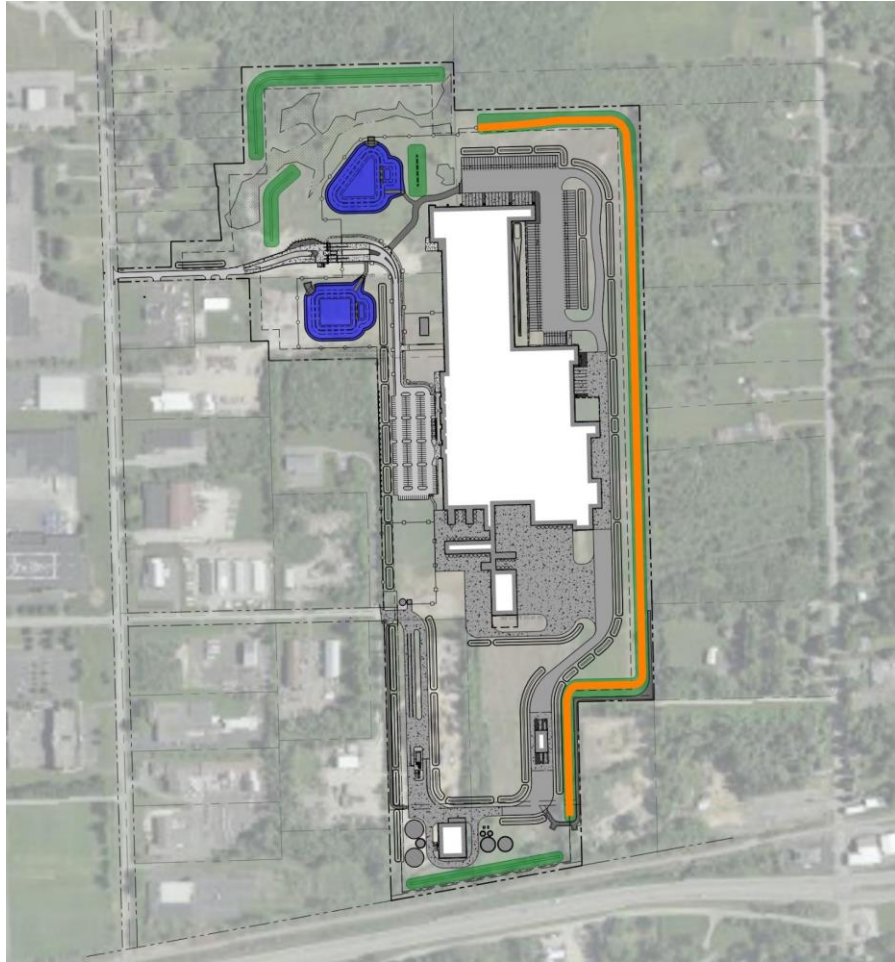
Location	Existing Equivalent Ambient Sound Level, dB(A)	Maximum Site Sound Emissions, dB(A)	Future Equivalent Sound Levels, dB(A)	Change from Existing to Future
A	46	39	47	1
B	46	49	51	5
C	46	48	50	4
D	46	48	50	4
E	46	45	49	3
F	46	46	49	3

Takeaways

- fairlife will implement measures to limit the noise from the facility and truck movements to under 50 dB(A) at the property line during the nighttime (far less than the industrial zoning requirement). Measures include:
 - 6' landscaped earthen berm
 - 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

Decorative Sound Wall



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

Mitigation to the Neighbors & Local Community

Line of Sight Example (1 of 3)

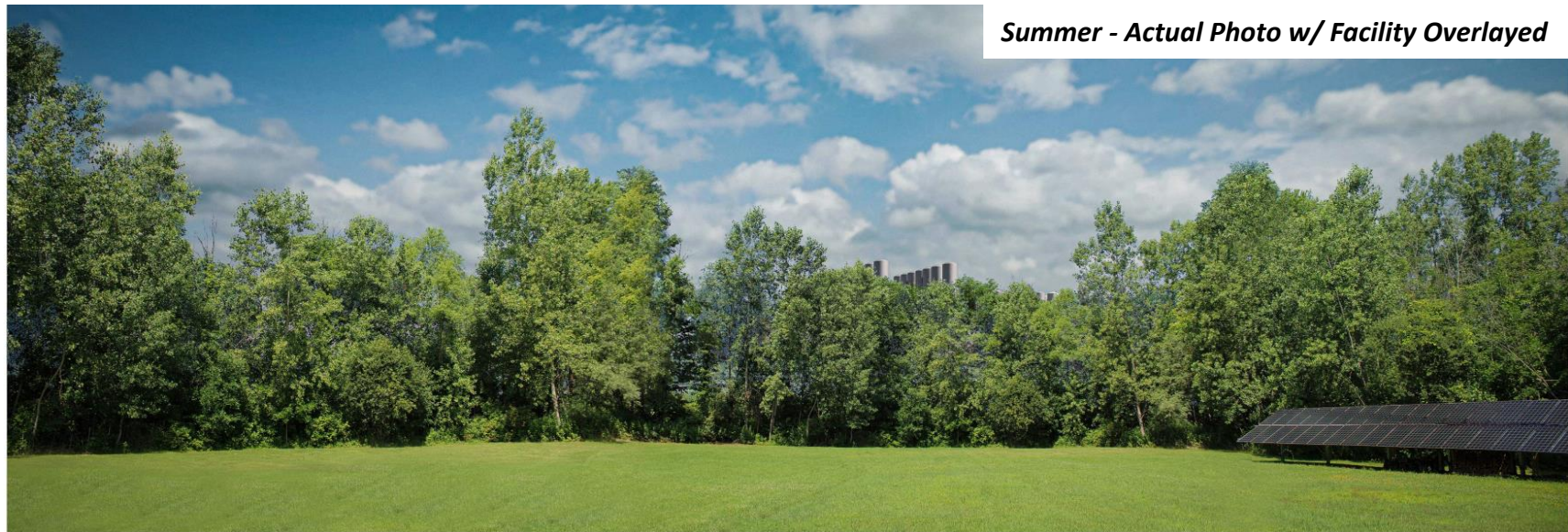
East of Site



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

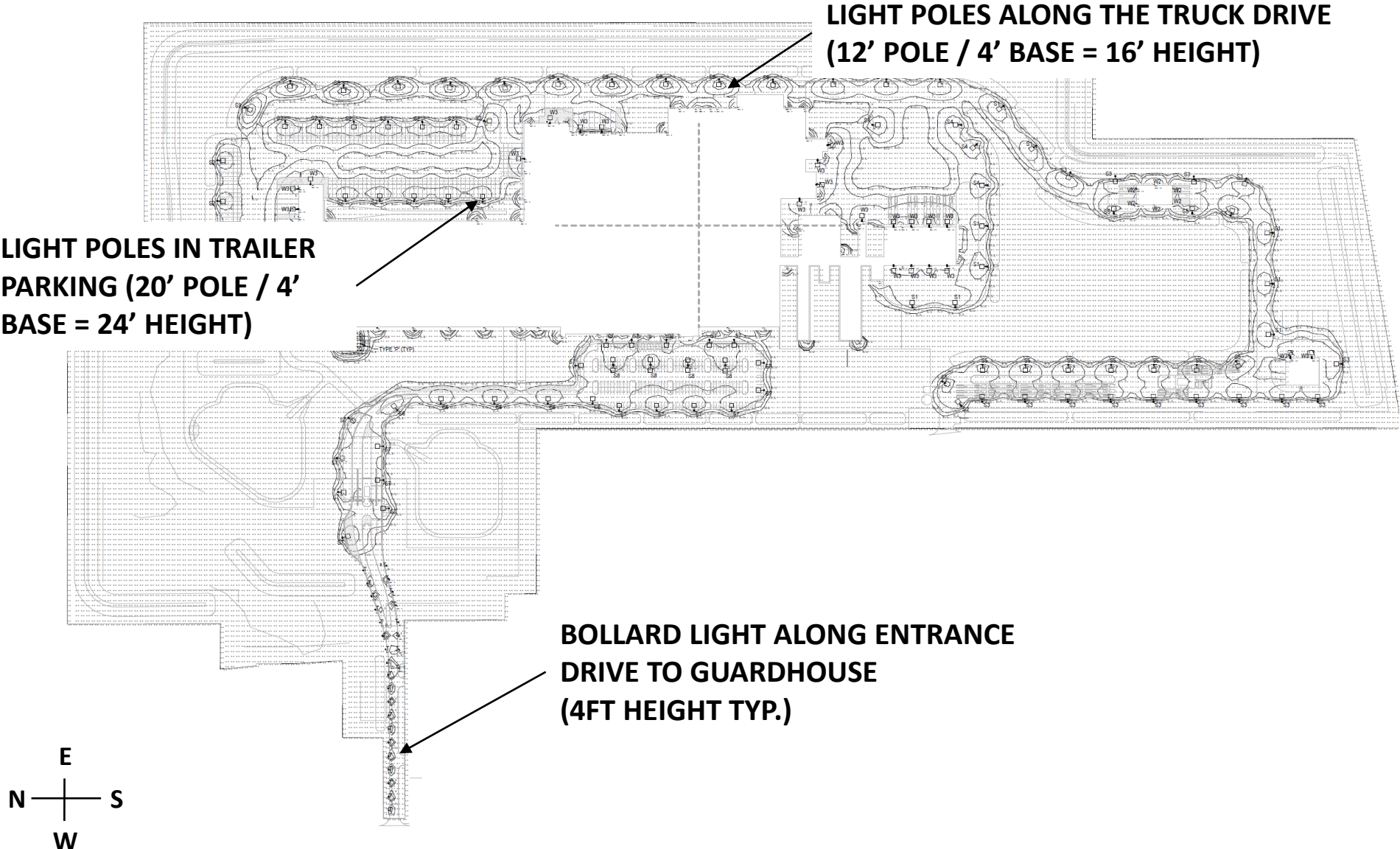


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Mitigation to the Neighbors & Local Community

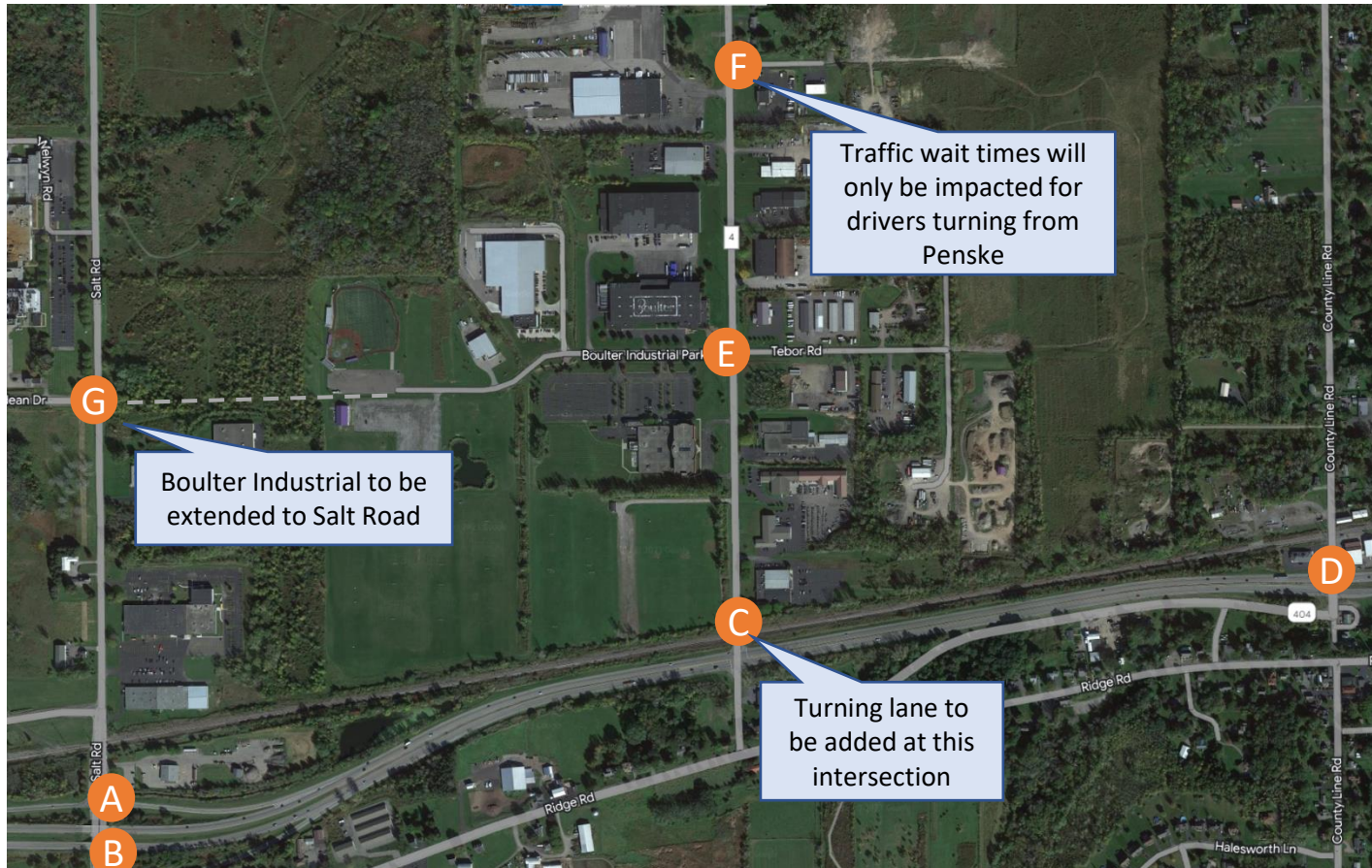
Photometric Study



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

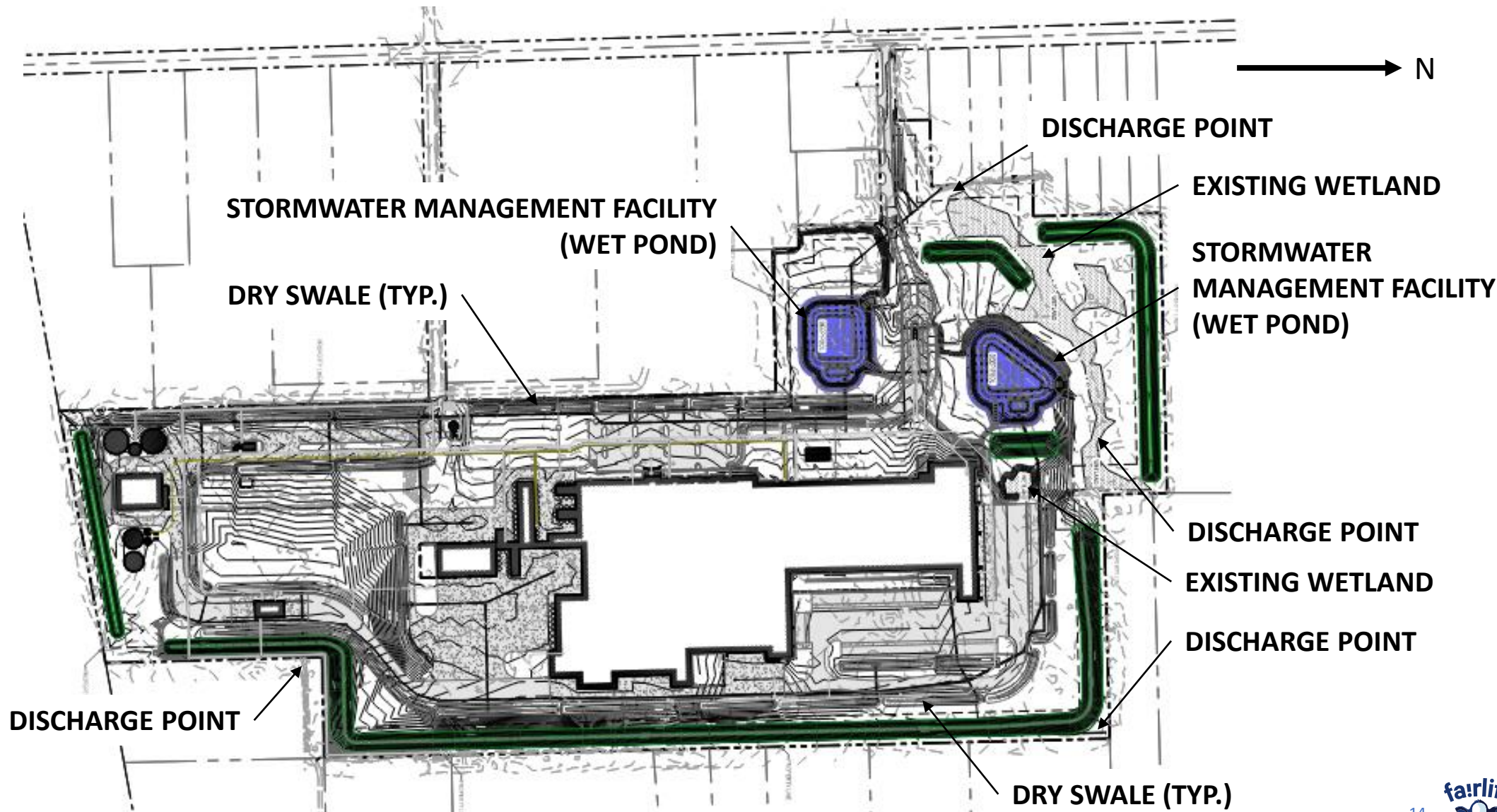
Expected Change In Overall Wait Times¹

	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

Mitigation to the Neighbors & Local Community

Stormwater

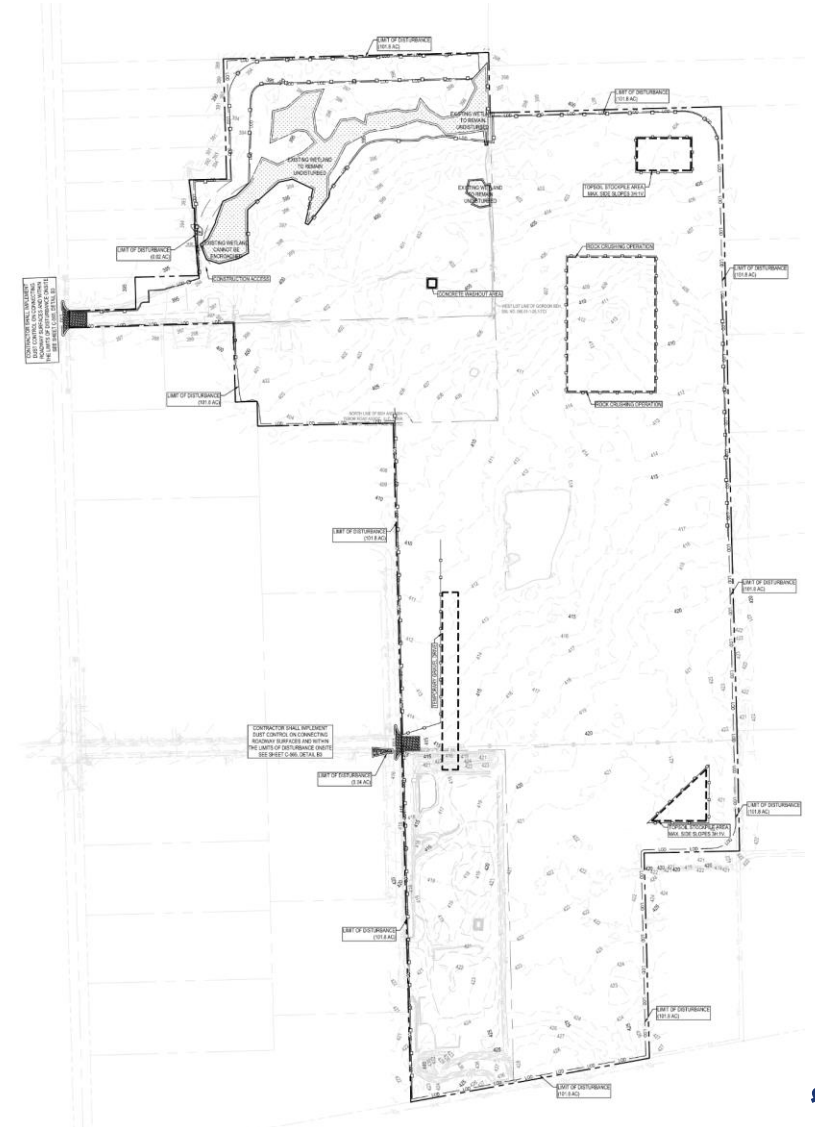


Fill and Excavation Permit

Overall Proposed Plan and Schedule

Proposed Schedule:

- Begin mobilization to site 10/18 (post real-estate closing)
- Install protection around the wetlands (Orange Barrier Fence)
- Install perimeter control measures (Silt Fence)
- Orange Barrier Fence and Silt Fence complete by 11/10
- Construction entrances complete by 11/15
- Drain, Demuck, and Backfill Existing Pond by 11/20
- Clear, Grub and Excavate for Sediment Basin #1 by 11/30
- Clear, Grub and Excavate for Sediment Basin #2 by 11/30
- Clear/Grub Entire Site completed by 1/19 (Weather Dependent)
- Demo existing features (fence, pavements, gravel) by 12/8
- Rock blasting to start by 12/18
- Mass Grading completed by 3/8
- Fine Grading completed by 3/27



Summary

- The design of the Project ensures fairlife's dairy processing use will be consistent with the safety, health and welfare of the Webster community
- The proposed \$11.3 million bond for Fill & Excavation is adequate as to form, duration, and sufficiency of surety to ensure proper performance of the grading work
- The proposed excavation and filling as designed will not have an adverse effect on the adjoining properties or road network

Approval Request

- fairlife requests that, subject to such conditions deemed necessary and appropriate, this Board:
 - Grant an Industrial Use Permit for dairy processing in the Town of Webster
 - Approve the proposed \$11.3 million surety bond for the site grading work
 - Authorize the issuance of an Excavation and Fill Permit
- Our team sincerely appreciates the time and commitment to our Project of the Town Board, Town staff, and Town's external resources