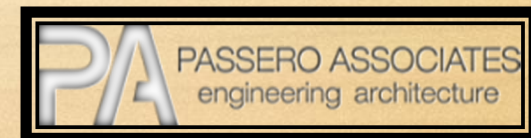
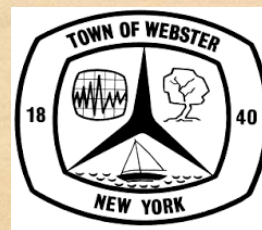


Town of Webster Sandbar Park

Public Meeting - October 28, 2021
6:00-8:00 PM

Webster Thomas High School Auditorium





Project & Purpose

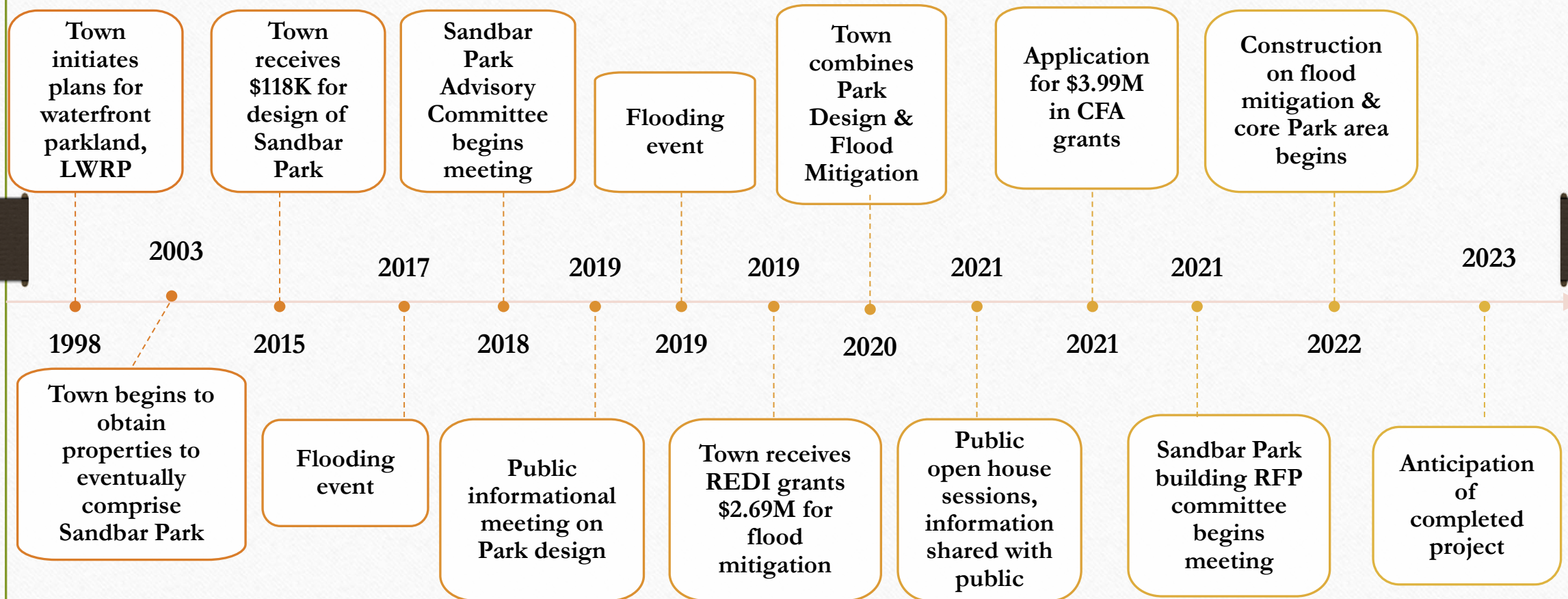
- **PROJECTS**

- **Flood Mitigation (REDI)**
 - Lake Road elevation
 - Flood protection wall
 - Pump station protection
- **Park- Improvements to existing town park**
 - Improved parking
 - Accessible paths and walkways
 - Roof top launch
 - Fishing access location
 - Educational area
 - Restrooms
 - Natural play area
- **Building**
 - New building to be built on site to be a maximum size of 2400 sq ft
 - Town working towards developing a State required bid process to occupy space as a restaurant type of facility.

- **PURPOSE**

- The planned improvements to the Sandbar Park location are to protect the area from future flooding and provide a safe and improved public access to the park including the shores of Lake Ontario and Irondequoit Bay.

Project Timeline



PROJECT CONSTRUCTION : PHASE III

- **SANDBAR PARK IMPROVEMENTS PROJECT: WEST END ACCESS AND TRAIL**
ANTICIPATED CONSTRUCTION SCHEDULE: TBD / 2025

PROJECT CONSTRUCTION : PHASE I

- **LAKE ONTARIO RESILIENCY AND ECONOMIC DEVELOPMENT INITIATIVE (REDI) PROJECTS**
LAKE ROAD REALIGNMENT (MO 56) AND FLOOD WALL (59, & 78)
ANTICIPATED CONSTRUCTION SCHEDULE: 2022 - 2023
- **SANDBAR PARK IMPROVEMENTS PROJECT: CORE PARK**
ANTICIPATED CONSTRUCTION SCHEDULE: 2022 - 2023

PROJECT CONSTRUCTION : PHASE II

- **SANDBAR PARK IMPROVEMENTS PROJECT: EAST END ENVIRONMENTAL EDUCATION AREA AND FISHING OVERLOOK & PLATFORM**
ANTICIPATED CONSTRUCTION SCHEDULE: TBD / 2024

PROJECT CONSTRUCTION : PHASE IB

- **BAYFRONT BUILDING**
ANTICIPATED CONSTRUCTION SCHEDULE: 2022 - 2023

LAKE ONTARIO

IRONDEQUOIT BAY

NORTH
N.T.S.

SECURED FUNDING:

NEW YORK STATE DEPARTMENT OF STATE FUNDS PROVIDED UNDER TITLE 11 OF THE ENVIRONMENTAL PROTECTION FUND
(For Sandbar Park Improvements Design Only)
TOTAL AWARD = \$118,000

DORMITORY AUTHORITY of the STATE OF NEW YORK (DASNY) GRANT
TOTAL AWARD = \$200,000

NEW YORK STATE REDI GRANTS
TOTAL AWARD = \$2.5 Million

The Town of Webster and the Webster Economic Development Alliance are actively pursuing multiple State assistance programs to offset construction costs and support the continued revitalization of Webster's Sandbar Waterfront. New York State recently announced the availability of funds for the following funding programs, with applications due late July 2021:

LOCAL WATERFRONT REVITALIZATION PROGRAM (LWRP):

- State Funding for up to 75% of eligible project components
- Typical funding award of \$500,000 to \$2 Million

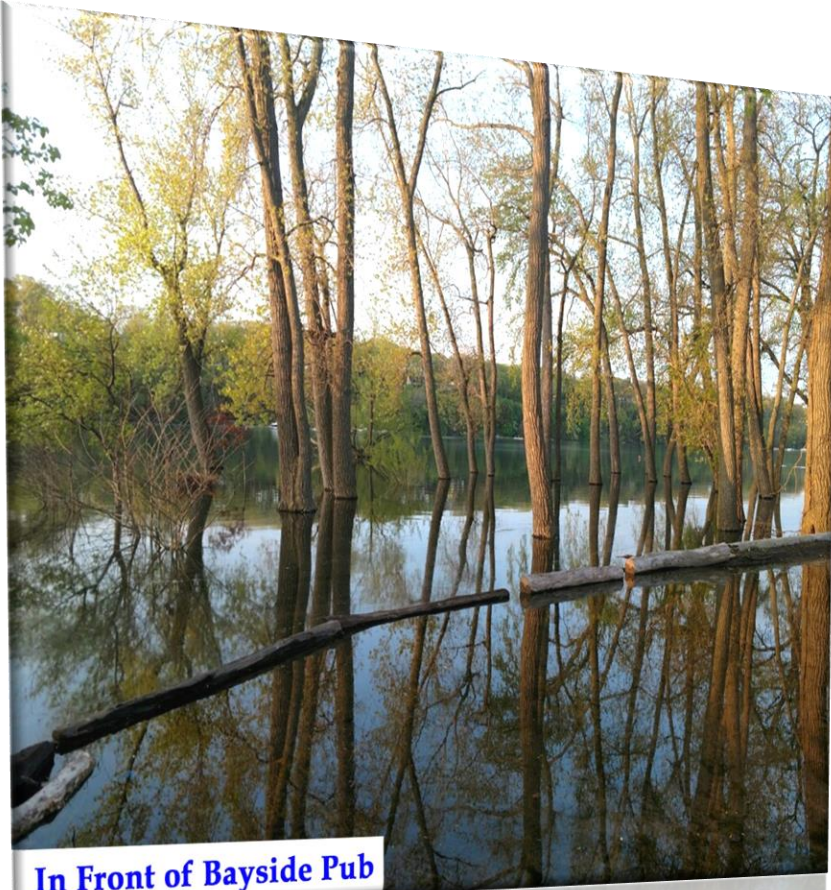
GREEN INNOVATION GRANT PROGRAM (GIGP)

- State funding for up to 90% of eligible project components
- Typical funding award of \$600,000 to \$2 Million

EPP GRANTS (ENVIRONMENTAL PROTECTION FUND GRANTS PROGRAM FOR PARKS, PRESERVATION, AND HERITAGE)
(\$500,000 MAX REQUEST)

Costs associated with REDI and Park

- Up to 9.5M to be bonded by Town
 - Grants already known (2.49M) and CFA grants applied for (3.99M) potential to have 6.48M in grant funds to complete REDI and Park work. *This does not include cost for the building.*



In Front of Bayside Pub

In Front of Bayside Pub

Sandbar Park Preliminary Estimated Cost and Funding

Current Project Cost

- Flood Mitigation (REDI): \$3,563,000
- Sandbar Park (excl. building) \$4,824,000
- Eng, Survey, Inspection Fees: \$975,000
- Total Project Cost: \$9,362,000**

Project Financing

- Secured grant funds: \$2,491,100
- Parkland Trust Fund: \$324,000
- Committed Funds To Date: \$2,815,100**
- Anticipated grant funds: \$2,500,000
- Serial Bond Financing: \$4,046,900
- Total Funding: \$9,362,000**

Cost to Local Taxpayer

- With \$2,500,000 in additional grants, local cost is \$4,046,900 (\$.0927 per \$1,000)
 - Annual cost for a \$176,200 home = \$16.33
- Without additional grants, local cost is \$6,546,900 (\$.1577 per \$1,000)
 - Annual cost for a \$176,200 home = \$27.79

Building and future use



- ❑ The Town intends to replace the current Bayside Restaurant structure with a new building at a higher elevation to coincide with flood mitigation (REDI) projects. Date for closure of Bayside will be coordinated with current operator. Target date, January 2022.
- ❑ The new building may not be any larger than 2400 sq ft (existing building 1600sq ft and outbuilding is 800sq ft) pending agency approvals.
- ❑ State law requires Town to go through the RFP process for vendor selection, this process is open to any business and each business will need to submit required documentation per the RFP.
- ❑ Town intends to contract with a private entity to operate the new building as a restaurant facility; the operator will be determined by a public RFP process.

Building information

Construction of the new building is not included in the 9.5M bond.



*Preliminary concept, not final design

Proposed timeline

- The Town is planning to have a restaurateur selected in early 2022 (through the RFP process)
- Agreement in place with restaurateur prior to construction of new building
- Town will have new building “site” work begin as part of April 2022 work schedule.
- New building to be constructed and built out by restaurateur with expectation of opening in 2023

Open Comment Portion

1

**Raise Hand to
indicate
desire to
speak**

2

**Staff person
will bring a
microphone
to you**

3

**Keep comments
brief to allow for
maximum
participation**

4

**Public input
will end at
8:00 PM**