



December

2022

SANDBAR PARK

Restaurant/Bar
Update

June

Presentation to Town Board June 23, 2022

- The Town Board indicated that the occupant must cover the cost of any bond for the construction of the building (no subsidy from taxpayers). If the bond was \$1M the monthly “rent” would be approximately \$7500/month. This would be an increase in the previous “rent” of \$3500/month and Bayside owners were not willing to pay that large a monthly payment.
- Town Board agreed that a better understanding of what the cost of a building would be, the \$1M figure had been preset and there was no basis for its value.

AUGUST

Town worked with Campus Construction

Met several times between August and September to finalize a draft of estimate.

- Requested financial estimates for the building of a shell based on designs, discussions and images submitted through the EOI.
- Requested that the cost for constructing a shell include infrastructure to support restrooms, fire alarm system, general power and lighting. All other interior features and exterior features would be responsibility of occupant.

SEPTEMBER

Received Financial Information from Campus Construction

- Estimate for a shell was \$715,000 (original figure was \$1M)
- Requested from Municipal Solutions a 15 Year bond payment schedule (this type of bond requires special financing and shorter term than 30 year):
 - Principal and interest would be approximately \$6,000 month (less than the \$7,500 per month originally shared for a \$1M bond).

OCTOBER

Town of Webster met with Bayside Pub Restaurant owners to discuss revised restaurant estimate and continued discussions related to process of permitting.

- New estimates were shared along with necessary steps needed prior to the building process to begin:
 - Consultant selection
 - SEQRA
 - Joint Application Permit (Army Corps, NYSDEC, OGS, DOS)
 - Design development and bidding.
 - Bond approval

These required steps necessitate that the building could not be open for business in 2023.

OCTOBER

Meeting Details Finalized

- A deposit would be required to begin work towards a 2024 opening of a restaurant/bar.
- If a licensing agreement could not be reached (meeting both entities interests) the deposit would be fully refunded.
- If construction of the shell took place and prior to opening the occupants “backed out” the deposit would remain with the Town of Webster.

COMING SOON!
SANDBAR PARK REVITALIZATION

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OCTOBER

Meeting Follow Up

- The Town requested Bayside Pub to inform the Town how they would like to proceed by October 28, 2022.
- On October 28, 2022 an email was received from Bayside owners indicating that they are “out” citing the following factors:
 - An uncertain “rent” amount
 - Size of building being unknown
 - The amount of required deposit being too high

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Next Step

The Town of Webster would like to revisit with all entities who shared their feedback during the EOI process to see if there is any potential for discussions with a new operator.

COMING SOON! SANDBAR PARK REVITALIZATION

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Bayer Landscape Architecture PLLC