

# SANDBAR PARK BUILDING INFORMATION



## CURRENT BUSINESS AT BAYSIDE PUB

### **Q- Why can't the Town of Webster give exclusivity to the current owner for the new building?**

A- As the land-owner of the Town Park, the Town of Webster must follow strict laws as to any "Public-Private" partnership. A formal "Request for Proposal" (RFP) process gives all potential private business owners a chance to submit a proposed business plan.

### **Q- Why was the Town able to enter into a licensing agreement with the current business owners back in 2003 when the town purchased the land the building is on, and not have to go through a formal RFP like they have to in 2021?**

A-When the town purchased the land and converted into park land circa 2003, it entered into a "Public - Private" partnership with the business owners there that had previously been in a lease with the prior land owner. Since the town had no imminent development plans on the park land, and no government funds were going into any development of the building at that time, it was not necessary to go through a formal RFP process.

### **Q- When will the business have to close down?**

A- Groundbreaking for the REDI project is tentatively scheduled for Spring 2022, so the business will most likely close sometime between January and March of 2022.

## CURRENT BUILDING

### **Q- Who owns the building and the land the building is on?**

A-The Town of Webster has owned both since approximately 2003.

### **Q- Why does the current building need to be torn down?**

A-The Water level resiliency project will bring in 3-6 foot of "fill" to raise the road and land around it as it slopes to the Bay. There will then be a break wall built so that even if the water level raises to 252 feet, Sandbar Park, including the new building, will be protected. Because the road and surrounding land are being raised, it is not possible to keep the current building at its current level.

### **Q- How do we know if the water level will ever rise again like it did in 2017 and 2019?**

A- We don't. The IJC 2014 plan, often credited with why the water levels rose in 2017 and 2019, has not been repealed. The IJC decided in the spring of 2020 and 2021 to keep the water flowing out into the ocean so the water levels on the Great lakes did not rise in those years. It's hard to predict whether they will keep the water flowing in 2022 and years beyond.

Over for more information...

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## SUB-COMMITTEE ON A NEW BUILDING

### **Q- What will the main task of the sub committee be?**

A- To develop the specific Request for Proposal (RFP) that will be put out for private business/restaurants/bars to submit bids on to occupy some or ALL of the proposed 2,400 square foot new building, and the surrounding outside patio, deck, grass area.

### **Q- When will this subcommittee be formed?**

A- Applications will begin to be accepted the week of June 21st, following the culmination of the 4 open houses being held June 2-12.

### **Q- How will someone be able to apply to be on the sub committee?**

A- There will be a portal on the Town website to do so by visiting:  
<http://ci.webster.ny.us/>

## POTENTIAL NEW BUILDING USE

### **Q- How is it possible that the new building would NOT be a restaurant, bar or private business in a lease/licensing agreement whereas the business/tenant would have the Town of Webster as the landlord?**

A- If there are no bids received from the RFP the sub-committee creates or if the bids that come in are deemed unacceptable by the town.

### **Q- What would make a bid “unacceptable”?**

A- There are several reasons including but not limited to: dedicated parking, monthly lease/licensing payments, term of the lease/licensing agreement, options for renewal on the lease/licensing agreement, buildout costs of up to 2,400 square feet on a shell, metes and bounds of outside patio/deck/grass area dedicated to the business seeking to occupy some or all of the 2,400 square foot building.

### **Q- What would the building’s use be if a private business does not occupy it in the future?**

A- It will most likely become a Park lodge managed by Webster Parks and Recreation.

### **Q-Will the building in the proposed plan be limited to 1-story and no more than 2,400 square feet?**

A- Yes. The proposed 2,400 square foot building is the maximum allowable size of the building per the NYSDEC. Final approval for the footprint is still required however suggestions from the NYSDEC indicate any structure constructed must not extend beyond current boundaries of the existing structures.

**THANK YOU!**

FOR MORE INFORMATION, VISIT:

[WWW.CI.WEBSTER.NY.US/522/SANDBAR-PARK-PROJECT](http://WWW.CI.WEBSTER.NY.US/522/SANDBAR-PARK-PROJECT)  
[FACEBOOK.COM/SANDBARPARKPROJECT](https://FACEBOOK.COM/SANDBARPARKPROJECT)

