

May 1, 2025

Update:

West Webster Hamlet Revitalization

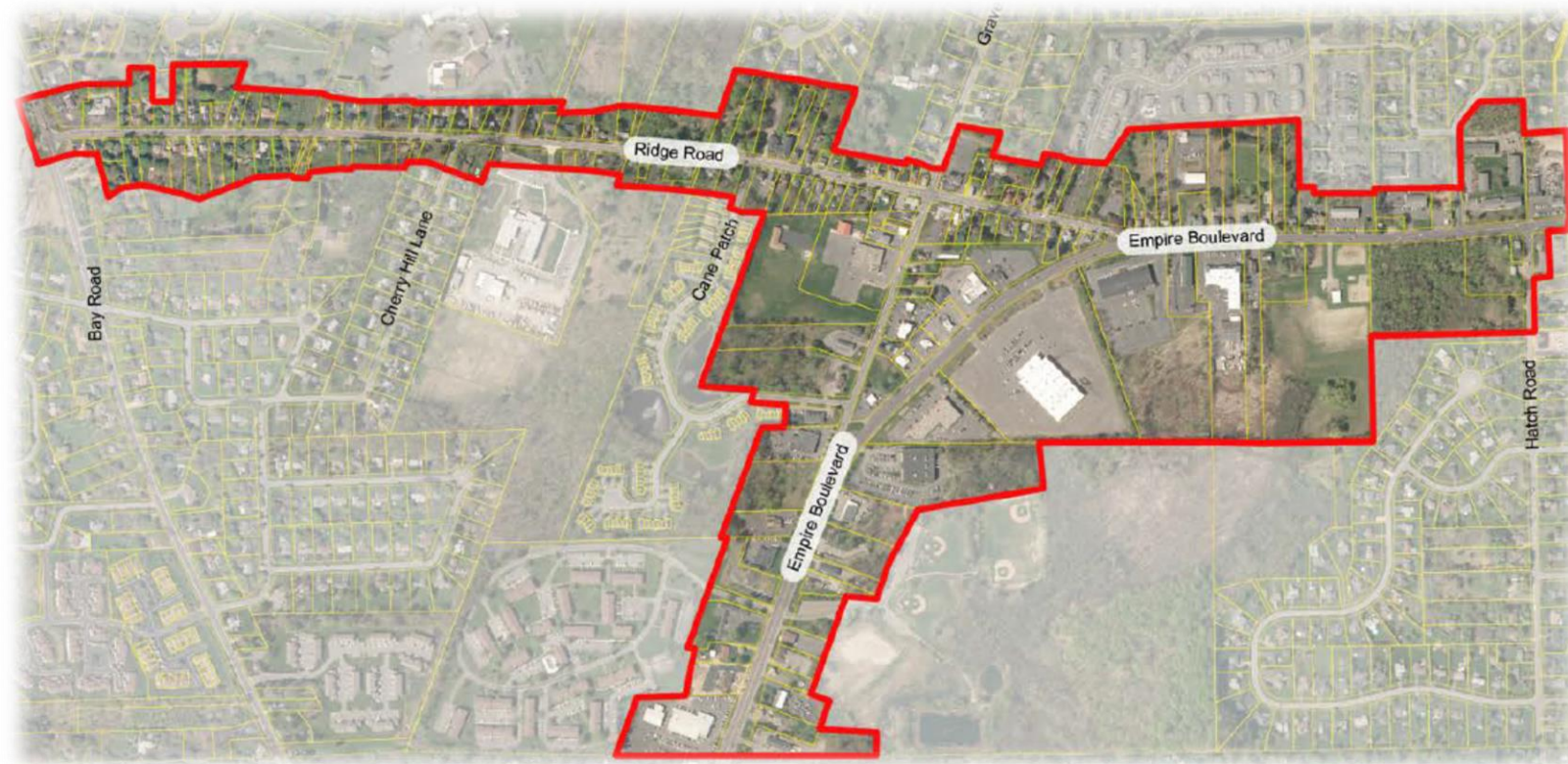


Town of Webster, NY
Department of Community Development



WEBSTER
ECONOMIC DEVELOPMENT ALLIANCE

West Webster Hamlet Revitalization Study Area Map

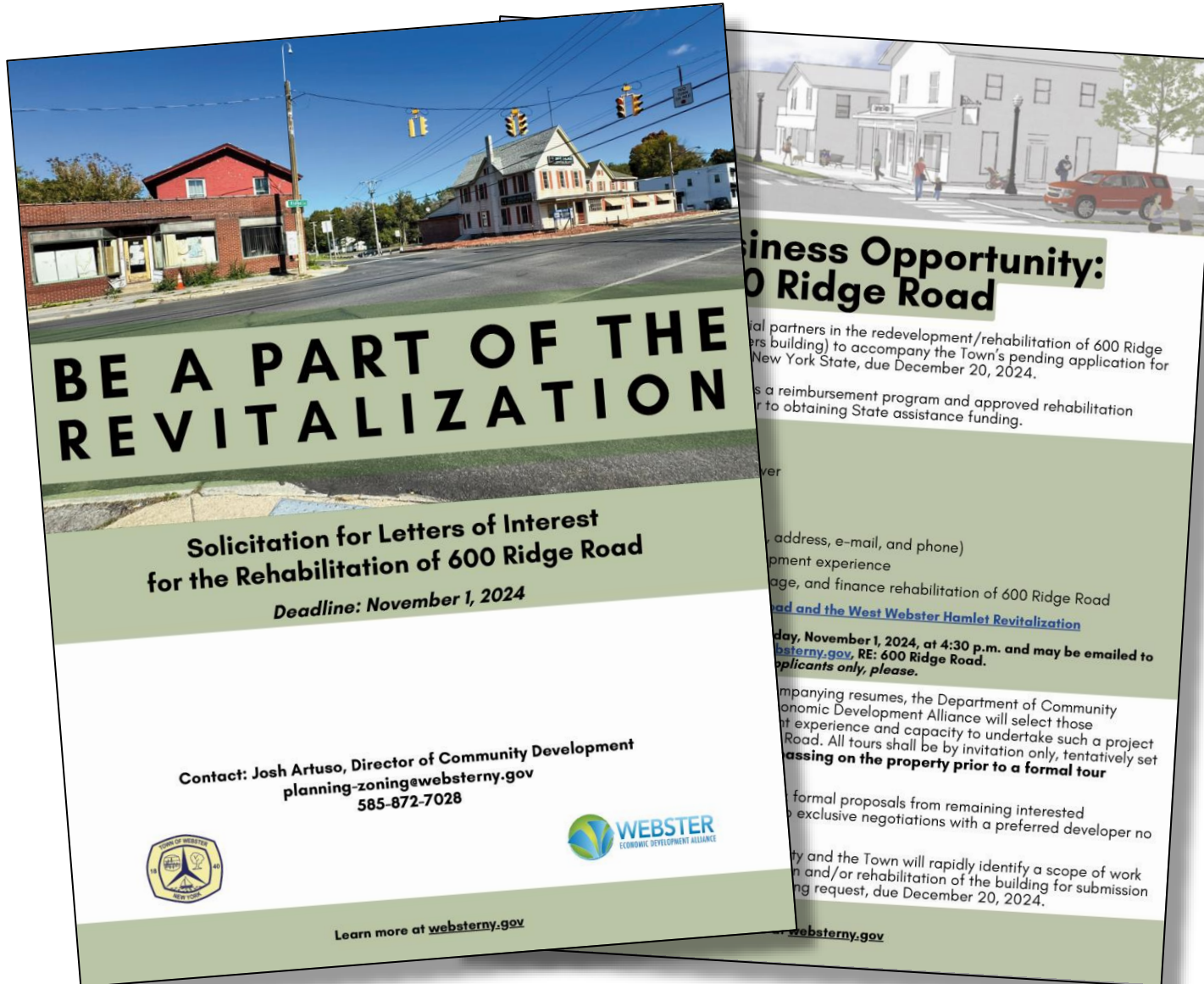


PRESENTATION OVERVIEW:

- Status Update:
 - 600 Ridge Road (former furniture stripper bldg.)
 - 602 Ridge Road
 - 598 Ridge Road
- Next Steps / Q & A / Board Discussion



600 RIDGE ROAD SOLICITATION: OCTOBER 2024 & FEBRUARY 2025



- Town of Webster sought potential partners in the redevelopment/rehabilitation of 600 Ridge Road through:
 - Formal solicitation to developers
 - Media coverage
 - Social Media / Website / e-mail blasts
- Result:
 - Underwhelming response from development community
 - No viable redevelopment proposals submitted
 - Condition of building and size of site makes for difficult investment proposition



2024 RESTORE NY PROGRAM ROUND 9 REQUEST SUMMARY

Site 1: Owner – Town of Webster

600 Ridge Road SBL – 78.20-1-11

Status: Abandoned, Contaminated

Proposed Action: Demo/Remediation

Anticipated Cost: \$275,000 (est.)

- \$150,000 – Demo, Site, Utilities, Abatement
- \$50,000 – Soft Costs, Investigations
- \$75,000 – Contingencies

Restore NY Request: \$250,000

Site 2: Owner – Louis Buddy Inc

602 Ridge Road SBL – 78.20-1-16

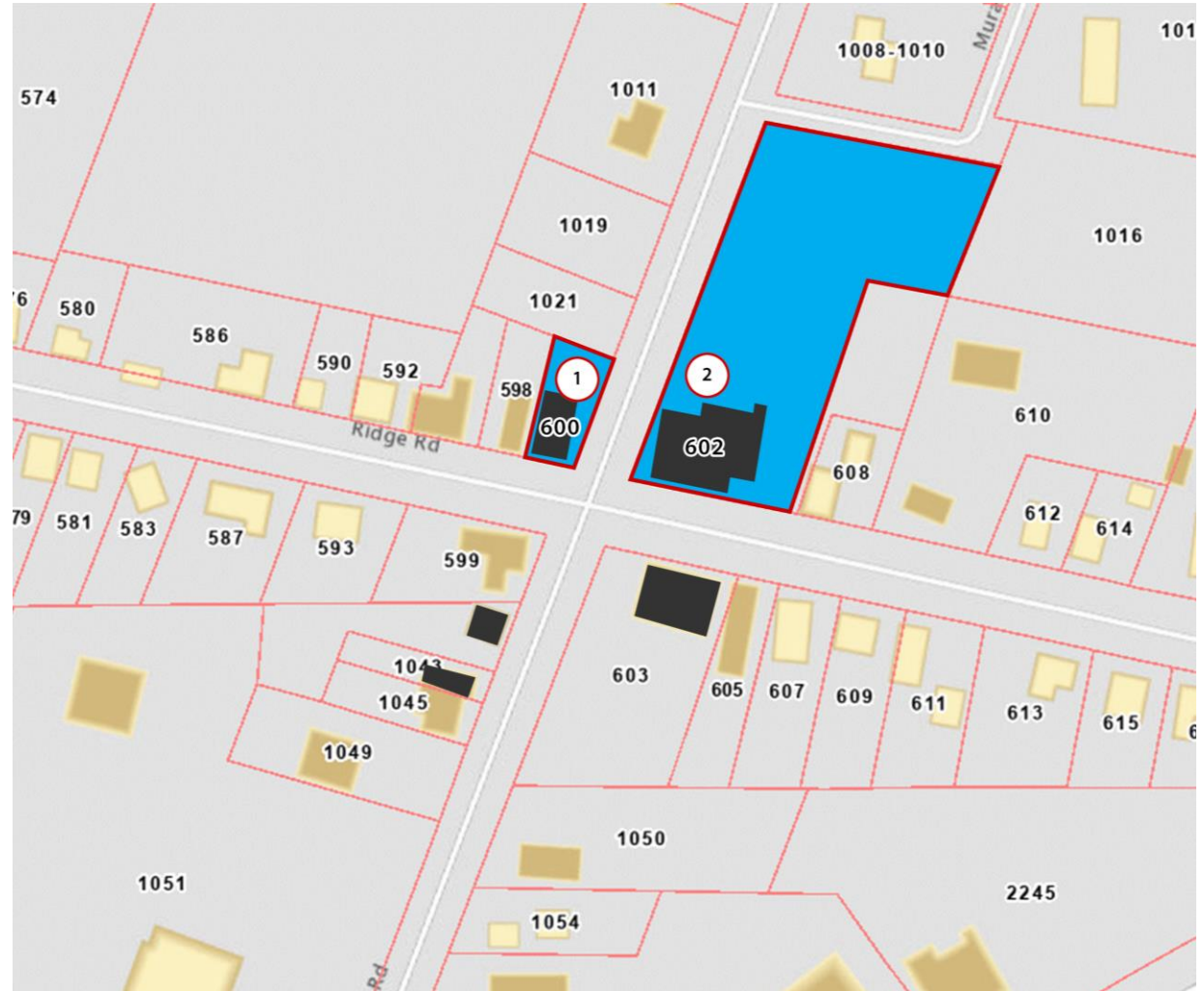
Status: Vacant

Proposed Action: Rehabilitation

Anticipated Cost: \$2,275,000 (est.)

- \$1,250,000 – Building Rehabilitation
- \$530,000 – Demo, Site, Abatement
- \$220,000 – Soft Costs, Investigations
- \$275,000 – Contingencies

Restore NY Request: \$700,000



Submitted 12/13/24. As of April 29th, 2025, award announcements have not yet occurred



TARGETED BROWNFIELD ASSESSMENT (TBA) GRANT

ENVIRONMENTAL TESTING

Site 1: Owner – Town of Webster 600 Ridge Road SBL – 78.20-1-11

Status: Abandoned, Contaminated

Proposed Action: Demo/Remediation

Purpose:

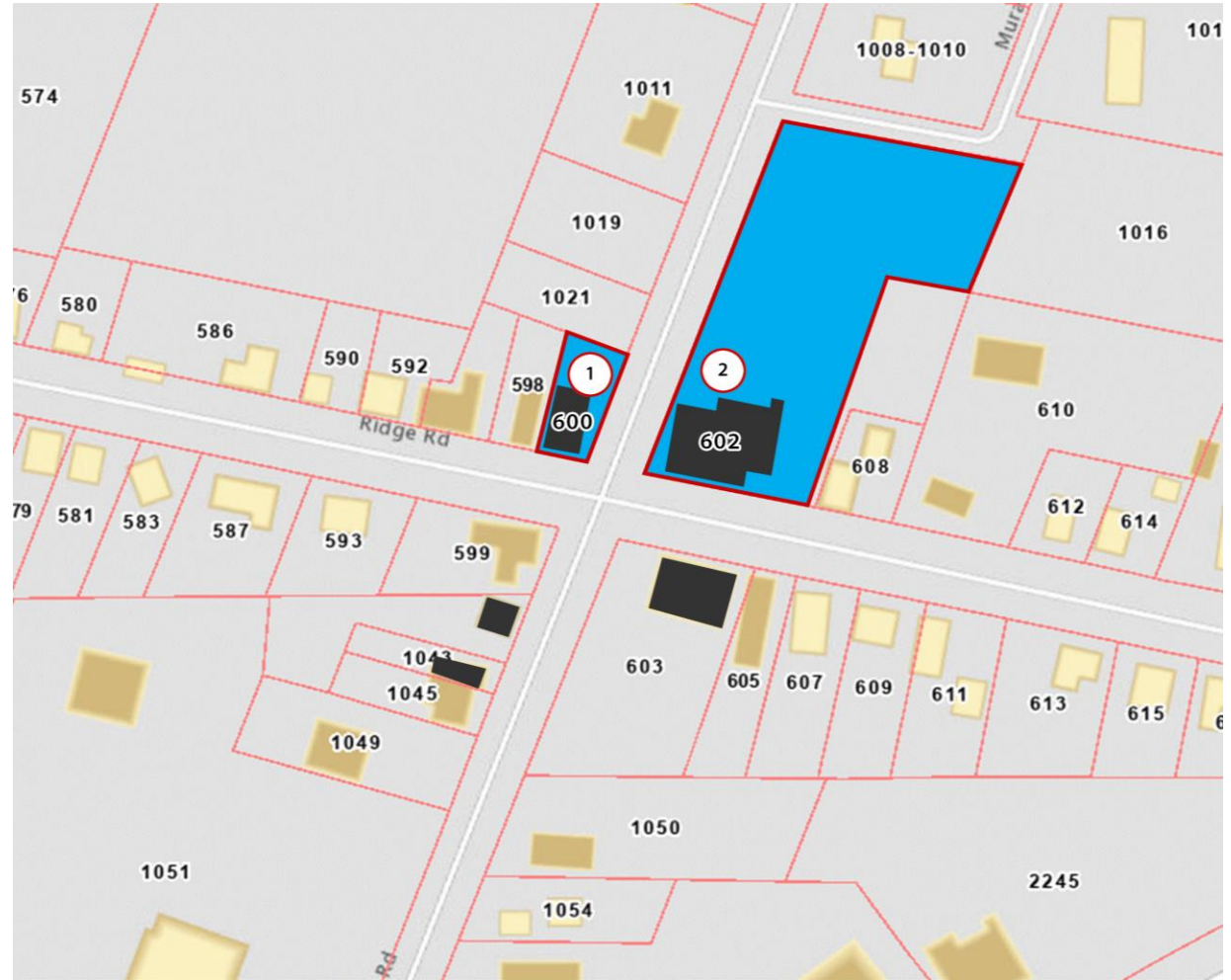
- helps municipalities minimize the uncertainties of contamination associated with brownfield sites.

Eligible activities:

- site assessments and sampling activities to identify types and concentrations of contaminants.

Average cost of assessments:

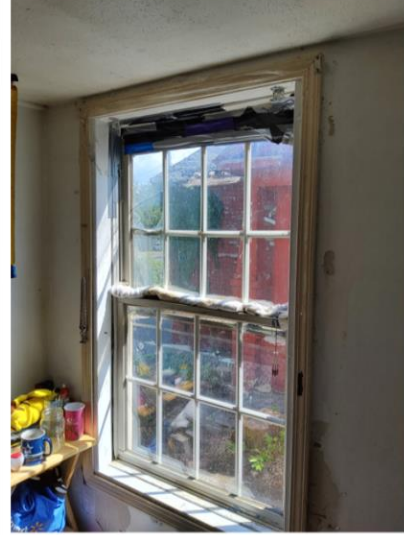
- \$50k-\$100k



Update: Town recently notified that remaining environmental testing will be funded through this grant program



598 RIDGE ROAD



- West Webster Fire Dept. responded to a 911 call regarding a suspicious odor on 9/1/24.
- Several interior health/safety violations were identified including, but not limited to:
 - Electrical / fire hazards throughout building
 - Exposed wiring
 - Open junction boxes
 - Heating appliance violation(s)
 - Floor joist in basement being held up by a 2" x 4"
- Structure deemed to be in unsafe condition; posted not to be occupied
- Out of state owner notified of violations in September; no progress made as of May 1, 2025





CURRENT STATUS / NEXT STEPS

- 600 Ridge Road:

- Solicit bids for demolition / Identify potential funding sources
 - Schedule & Execute demolition
 - Complete Environmental Testing via TBA Grant funding
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- 602 Ridge Road:

- Currently listed for sale
 - Awaiting results of Restore NY grant awards
 - Interested buyers express hesitation to invest until fate of 600 Ridge Road is known
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- 598 Ridge Road

- Continued code enforcement efforts to resolve health & safety violations
- Potential for Town to pursue emergency abatement of dangerous conditions if owner does not take prompt action





QUESTIONS / COMMENTS?

- To stay informed on West Webster Hamlet Revitalization progress, visit:

<https://www.websterny.gov/611/West-Webster-Hamlet>

