



TOWN OF WEBSTER

TOWN BOARD APPLICATION

Office (585) 872-7028 • Fax (585) 872-1352 • publicworks@ci.webster.ny.us

Applicant/Contact Person:

Name: Katie Soscia

Address: 2760 Kenmore Ave., Buffalo NY 14150

Phone: 716-431-2003

E-mail: ksoscia@montante.com

Property Owner Information (if different than above):

Name: John Barrett, Xerox Corp.

Address: _____

Phone: 585.509.0733

E-mail: john.barrett@xerox.com

Architect / Engineer (if applicable):

Name: _____

Address: 800 Phillips Rd., Webster, NY 14580

Phone: _____

E-mail: _____

Project Address: 139 Caracas Dr. (Parcel ID: 065.02-1-40.11)

Project Name: Webster Solar Garden LLC

Application Type:

Industrial Use
Permit

Planned Dev.
District (PDD)

Special Use
Permit

Code Amendment
Rezoning

Easement
Encroachment

Meeting Type Request:

Town Board Workshop
(Concept stage)

Town Board Meeting
(Approval stage)

Project Description (additional information can be attached):

Please see attached letter describing the proposed project.

Length of time to complete project: Approx. 12-14 months

APPLICANT: By the signature below, on behalf of the applicant or owner, I hereby authorize representatives from the Town of Webster to enter the above referenced property, during normal hours, for the purpose of conducting inspections of the proposed construction/activity, as required by applicable law, rules, regulations, ordinances and orders. I also certify that the information supplied on this application is complete and accurate, and that the project described, if approved, will be completed in accordance with the conditions and terms of that approval.

SIGNATURE: *[Signature]* **DATE:** 6/30/25

Office Use Only

Parcel Number (SBL): _____ **Zoning District:** _____



Montante Solar

Email & US Postal Delivery

June 30, 2025

Town of Webster
Josh Artuso
Director of Community Development
1000 Ridge Rd.,
Webster, NY 14580

Re: **Webster Solar Garden LLC: 6.63 MW Solar Project, Inclusive Community Solar Project, hosted by Xerox-** Initial Town Board Application, Request for Referral to Planning Board for Sketch Plan Review

Dear Mr. Artuso and Members of the Town Board,

TM Montante Solar Developments LLC (“**Montante Solar**”) is proposing the development, construction, and operation of a 6.63 MW solar generation facility, Webster Solar Garden LLC (the “**Project**”) at Caracas Drive in the Town of Webster (the “**Site**”). The Project involves the development, construction, and operation of an approximate 20-acre project site on a parcel owned by Xerox Corporation, SBL: 065.02-1-40.11 and requires the issuance of Industrial Use and Special Use Permits through the Town Board.

Project Details: **Webster Solar Garden LLC**

Developer:	Montante Solar
Developer Address:	2760 Kenmore Avenue, Tonawanda, New York 14150
Project Location:	SBL: 065.02-1-40.11, Town of Webster, New York
Property Owner:	Xerox Corporation
Zoning District:	Industrial

Project Narrative

The Applicant is proposing a 6.63 MW Solar Generation Facility across approximately 20-acres of a +120-acre parcel owned by Xerox Corporation. The Project will directly benefit Xerox Corporation, the Town of Webster, and those in the Greater Rochester Area through an Inclusive Community Solar Project. Xerox Corporation will be hosting the solar array at its campus and will be utilizing 60% of the power produced by the solar project through a Power Purchase Agreement. The project will also allocate 40% of the energy to go to the eligible subscribers in the community through a Community Solar Program. (“Eligible subscribers” are those in the Low-to-Medium income or those in a disadvantaged community.) In addition to providing Xerox and the community with reliable, safe, renewable power at a reduced rate, the project will also help meet Corporate Xerox Environmental Social Governance (“ESG”) goals.



Montante Solar

The Project site will be located near the dead-end north of Caracass Drive on the Xerox Campus. The project is surrounded by other industrial land owned by Xerox and Tessy. The next neighboring parcels are +250 feet from the edge of the edge of the nearest solar panel. There are no site lines by any residential neighbors into the Project Site, as there are natural vegetative buffers that surround it. The Project as currently designed complies with all Town code requirements.

The Project is being constructed on vacant land that is home to two (2) capped landfills, small building used as a warehouse/extra storage, and numerous long-term environmental monitoring wells. Existing vegetation is dominated by woody stem brush & trees. The natural topography allows for extremely minimal site work.

The project will be constructed utilizing an above-ground ballasted racking system. The racking system is “geo-ballasted,” utilizing rock to weight baskets down-allowing for zero penetrations to the ground. Sitting atop racking will be approximately 10,872 solar panels. Solar panels will be strung and connected to 18 inverters. Construction of this project will take approximately 12 months to complete. A data sheet of the geo-ballasted system can be found attached as **Exhibit D**.

Xerox has identified this solar project occupying this space for 25 years as being the highest and best use for this land based on the environmental restrictions and on-going environmental monitoring requirements.

Conclusion

On behalf of the Montante Solar, we respectfully request the Town Board refer this project to Planning Board for public Sketch Plan Review. To support our application, please find the enclosed documentation:

- Exhibit A:** Site Plan for Sketch Plan Review
- Exhibit B:** Short EAF
- Exhibit C:** Non-Collusion Form
- Exhibit D:** Data Sheet: APA Racking System “Geo-Ballast”
- Exhibit E:** Tax Incentive Disclosure Form
- Exhibit F:** Landowner’s Affidavit

A check was previously provided & accepted by the Town of Webster for application fees, totaling \$200: Industrial Use Permit: \$100 & Special Use Permit: \$100

If you have any questions, please do not hesitate to contact the undersigned.

Very truly yours,
Montante Solar

Katie Soscia, Director of Project Development

Exhibit A:

Site Plan



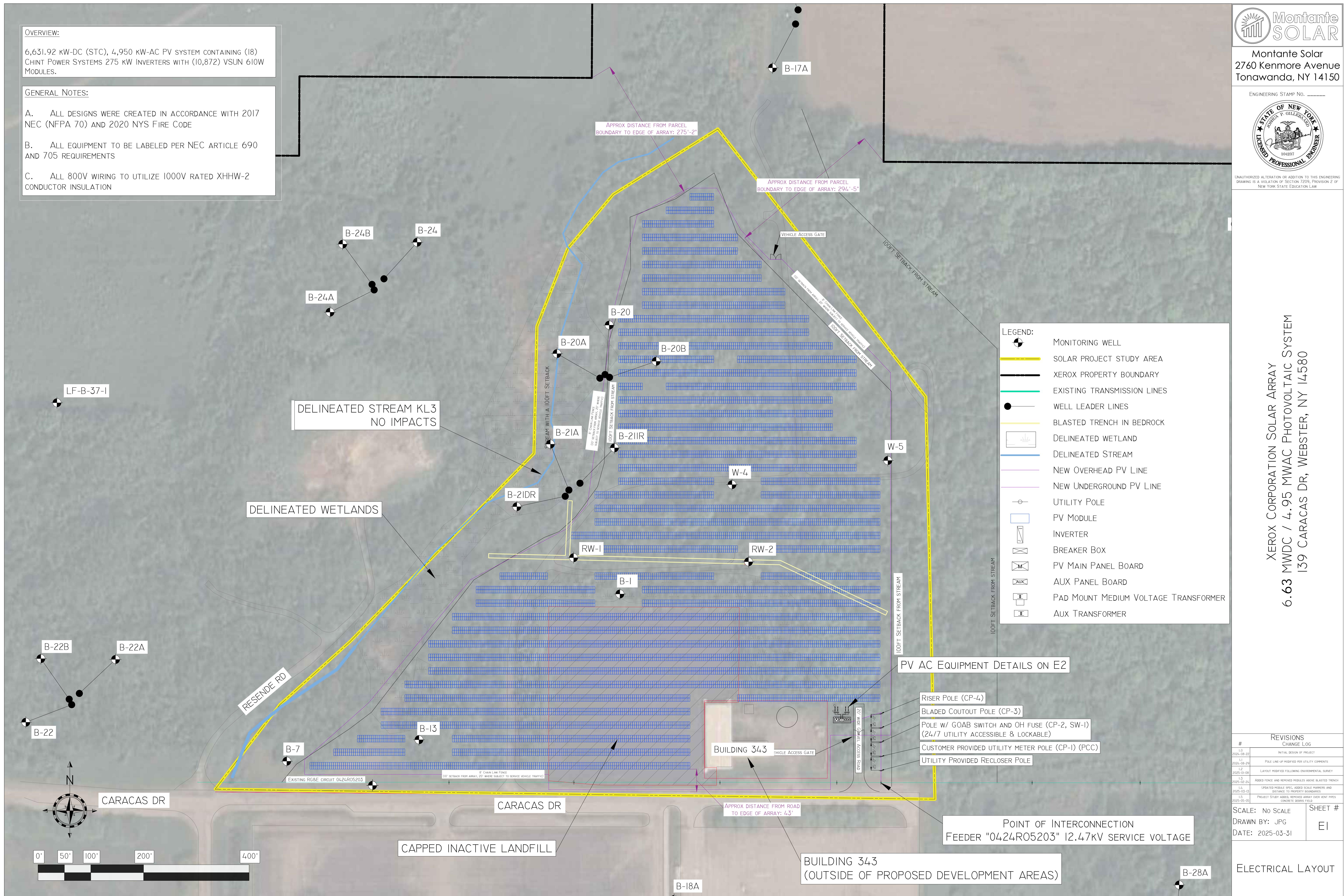


Exhibit B:

Short EAF



Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project:			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action:			
Name of Applicant or Sponsor:		Telephone:	
		E-Mail:	
Address:			
City/PO:		State:	Zip Code:
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			
2. Does the proposed action require a permit, approval or funding from any other government Agency?			
If Yes, list agency(s) name and permit or approval: <small>USFWS no effect or not likely to adversely effect concurrence; NYSHPO no effect concurrence; NY SPDES permit; NYSDEC wetland parcel jurisdictional determination; NYSDEC part 373 change in use; town board/planning board approval; town special use permit; town building permit</small>			
3. a. Total acreage of the site of the proposed action? _____ acres b. Total acreage to be physically disturbed? _____ acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres owned by Xerox Corporation			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. Urban Rural (non-agriculture) Industrial Commercial Residential (suburban)			
<input type="checkbox"/> Forest Agriculture Aquatic Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations? with a special use permit	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____ _____	<input type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____ _____	<input type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____ _____	<input type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	<input type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

Shoreline Forest Agricultural/grasslands Early mid-successional
Wetland Urban Suburban

15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?

NO	YES
<input type="checkbox"/>	<input type="checkbox"/>

16. Is the project site located in the 100-year flood plan?

NO	YES
<input type="checkbox"/>	<input type="checkbox"/>

17. Will the proposed action create storm water discharge, either from point or non-point sources?

If Yes,

NO	YES
<input type="checkbox"/>	<input type="checkbox"/>

a. Will storm water discharges flow to adjacent properties?

<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?

If Yes, briefly describe:

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?

If Yes, explain the purpose and size of the impoundment:

NO	YES
<input type="checkbox"/>	<input type="checkbox"/>

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?

If Yes, describe:

A portion of the project is located on a closed inactive, asphalt capped landfill, with closure completed under NYSDEC approved plans. The project is also located adjacent to Xerox Building 343 which is a former hazardous waste storage area for the Webster complex that was closed in June 2021 in compliance with a closure plan approved by the NYSDEC.

NO	YES
<input type="checkbox"/>	<input type="checkbox"/>

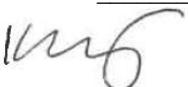
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?

If Yes, describe: The Project would be located within the larger Xerox Webster campus, which is a NYSDEC RCRA Facility (Site Code 828178) for identified groundwater and soil contamination currently managed under a RCRA Part 373 Hazardous Waste Management Permit (No. 8-2654-00064/00040). As such, the Solar Project has been designed to minimize potential ground disturbances to the greatest extent feasible.

NO	YES
<input type="checkbox"/>	<input type="checkbox"/>

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: TM Montante Solar Developments LLC d/b/a/ Montante Solar Date: 3/26/25

Signature:  Title: Director of Project Development



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

Exhibit C:

Non-Collusion Form



NON-COLLUSION DISCLOSURE PURSUANT TO
SECTION 225-111
OF THE WESTER ZONING ORDINANCE

TO WHOM IT MAY CONCERN:

No officer or employee of the State of New York, County of Monroe or Town of Webster has any financial interest in the land affected by or in the partnership making application for the project known as **Webster Solar Garden LLC**

DATED: 6/12/25

BY: _____
Authorized Representative

Exhibit D:

Racking Data Sheet





NO MORE CONCRETE

By utilizing locally sourced quarry rock, simply drop the weight in and you're done. No more waiting on concrete trucks, renting concrete pumps, or washing out trucks onsite. No more labor hours for setting up temporary concrete molds. No more waiting 24 hours for concrete to cure. The flow and speed of your job is 100% in your control.

RAPID SETUP

The galvanized steel wire box is delivered to the site over 70% pre-assembled. Simply unfold the box, install the spiral wires and connect the anchor tubes. The Geoballast foundation is then fully assembled and can be moved to the proper position in the row and filled with quarry rock. It's easy to assemble, stage, and stringline.

GEOBALLAST FOUNDATION

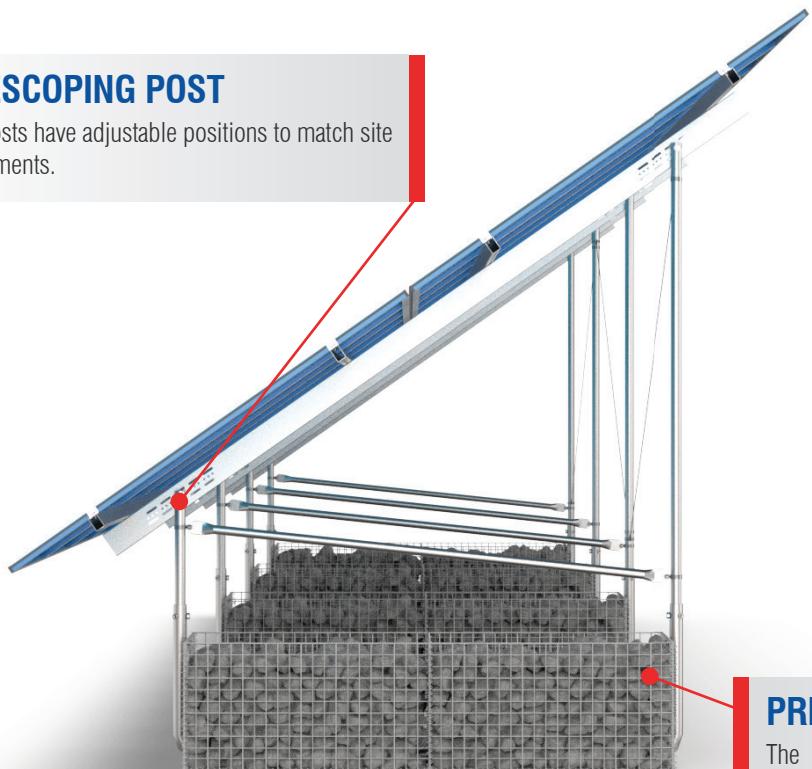
The **Geoballast Foundation** was developed after years of installing ballasted solar projects. Concrete, whether pre-cast or pour in place, proved to be an expensive and time-consuming method. Our innovative engineering and R&D teams developed a revolutionary process for ballasted projects. The goal was to remove all concrete and take the idea of a standard gabion basket and engineer it to excel as a ballast solution. Our highly engineered Geoballast box has the fastest installation time available, and is one of the most cost effective products on the market.

In business since 2008, APA offers a versatile line of racking and foundation solutions for projects in even the most challenging environments. With projects nationwide, APA is a trusted racking partner.

WHY USE A GEOBALLAST FOUNDATION?

TELESCOPING POST

Both posts have adjustable positions to match site requirements.



STANDARD SPECIFICATIONS

Engineering: APA Drawings can be PE stamped for all 50 States and territories

Tilt Angles: 5°-35° Tilt Options

Wind Loading: Up to 130mph

Snow Loading: Up to 100psf

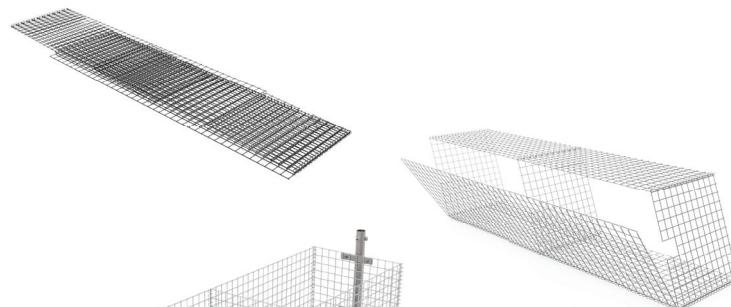
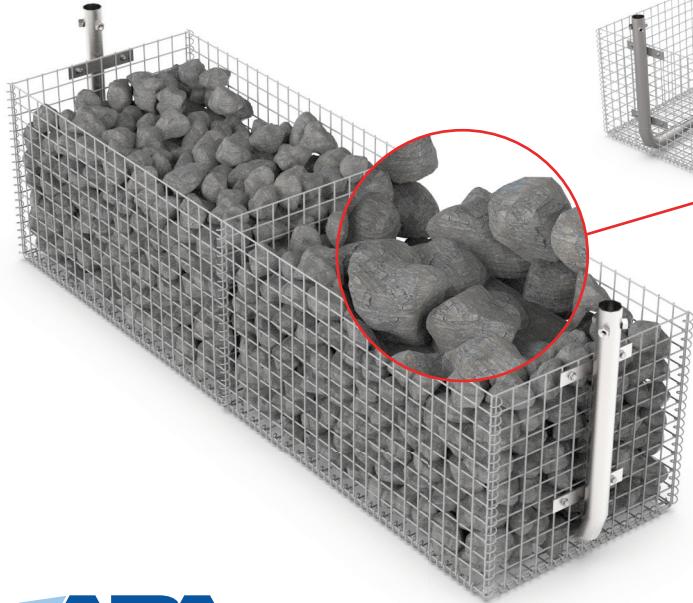
Mounting Orientation: 2-High in Portrait

Weight Requirement: 2,250 lbs per basket

Foundation Coating: Galvanized with PVC coating for added protection

SIMPLE SETUP PROCESS

- Place folded ballast basket on the ground
- Unfold basket and insert lower tube
- Install spiral retainers and u-bolt connections
- Place in desired location and fill with quarry rock



STANDARD QUARRY ROCK

Rock can be sourced from local quarries to reduce shipping costs.

Exhibit E:

Tax Incentive

Disclosure Form



DISCLOSURE OF INTENT TO REQUEST TAX INCENTIVES, ABATEMENTS, OR EXEMPTIONS

Have you currently applied for, or intend to apply for any tax incentives, abatements, or exemptions?

Yes

No

If **YES**, would you agree to enter into a Host Community Agreement* (HCA) with the Town of Webster?

Yes

No

→ If **NO**: If you apply for or receive any tax incentives, abatements or exemptions in the future, would you agree to enter into a Host Community Agreement (HCA)?

Yes

No

Daniel Montante

NAME OF PROPERTY / BUSINESS OWNER


SIGNATURE OF PROPERTY/BUSINESS OWNER

March 19, 2025

DATE

* A Host Community Agreement (HCA) is an agreement between the business/property owner, wherein the business/property owner recognizes that the Town provides services which benefit the business/property and the owner desires to compensate the Town for such services, by making payment to the Town (and to make the Town whole in regard to property taxes) by entering into this agreement to acknowledge the Town's cost of providing services to its residents and property owners.

Exhibit F:

Landowner Affidavit



OWNER'S AFFIDAVIT

(Sign and return if property owner is different than applicant)

I, John Barrett do hereby certify that I am an owner and/or contract purchaser of property involved in this request and that the foregoing statements, answers and supporting documentation submitted are in all respects true and correct to the best of my knowledge and belief. If this application is granted approval, all actions shall be in accordance with the terms of that approval.

On behalf of Xerox Corporation - John Barrett

NAME OF PROPERTY / BUSINESS OWNER


SIGNATURE OF PROPERTY/BUSINESS OWNER

March 24, 2025

DATE