

fa!rlife®



## Webster Planning Board Presentation

December 2, 2025

# Project Progress Update

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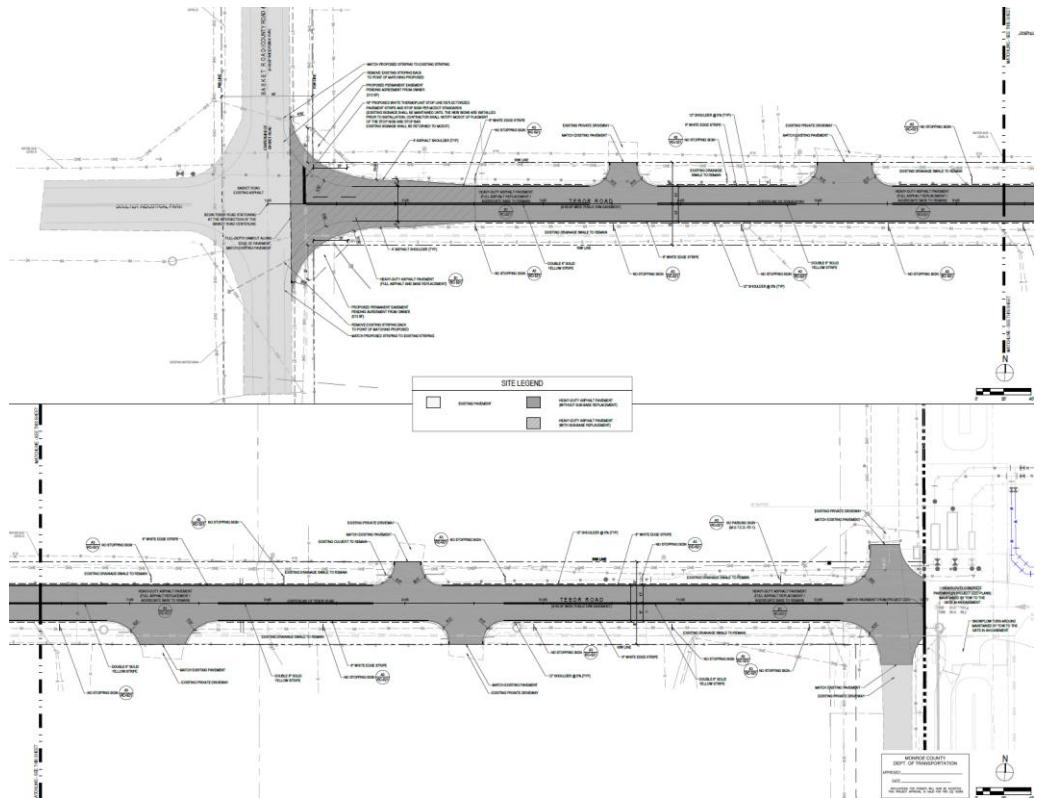
- All major building and civil works complete. Ongoing fit out and finishing throughout parts of the plant
- Paving, landscaping and permanent fencing will be ongoing throughout the winter and spring
- Wastewater, utility, packaging and processing equipment installation almost complete with commissioning and validation activities in progress
- Daily construction personal peaked, now ramping down significantly to <300 /day
- 282 / 336 Operations staff hired and undertaking training
- We anticipate first production in early 2026 on one production line
- Additional lines to be brought on line throughout H1 2026, with full ramp up through 2027.



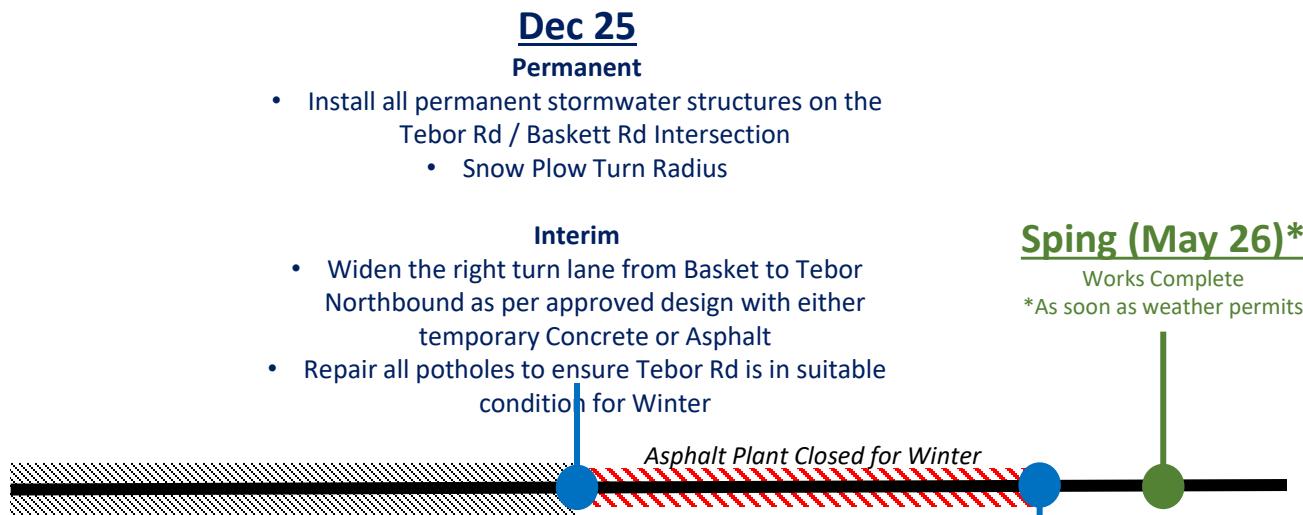
**We are extremely grateful and appreciative of the support extended by all local businesses, governing bodies and the individuals who have and continue to contribute to the ongoing success of this project**

# Tebor Rd Remediation and Improvements

- Proposed design remediates and improves Tebor Road following all construction activities and to accommodate the additional vehicle traffic once the facility is fully operational and ramping up (H2 2026 - 2027)
- Numerous governing bodies and entities have been consulted throughout the design process including Monroe County Department of Transportation and the Town of Webster Highway and Building Departments all of which have jurisdiction of Tebor Rd.
- The final approved and permitted design includes
  - Replacing stormwater drainage structures on the South side of the Tebor Rd/ Basket Rd Intersection
  - Widening Tebor Rd / Baskett Rd intersection with the addition of a 4 feet shoulder and greater turning radius
  - Widening of Tebor Rd to have a total width of 26 feet
  - New heavy duty asphalt pavement including driveway entrances off Tebor Rd
  - New signage including “No Stopping Signage” along Tebor Rd
  - Re-grading and shaping of all stormwater swales to new inverts to improve drainage
  - A dedicated snowplow turn around at the fairlife entrance
- All easements, improvements and remediation efforts fully funded by fairlife
- **Requesting planning Board Approval to complete interim improvements prior to TCO and all improvements in Spring 2026 prior to CO.**



# Schedule to complete the Proposed Works on Tebor Rd



## Q1 – Q4 2025

Design, Easements and Permitting

- Numerous reviews and requests by MCDOT and TOW completed / accommodated by the design
- 6 formal design plan iterations prior to construction issue set
- Two permanent easements secured with private landowners
- All permits now granted to move to execution

## **Spring (From April 26)\***

- Complete Baskett Rd / Tebor Rd Intersection with permanent Heavy Duty pavement
- Widen, Mill and Re-Asphalt Tebor Rd with Heavy Duty Asphalt
- Re-grade all stormwater swales to revised inverts
  - Signage and line striping

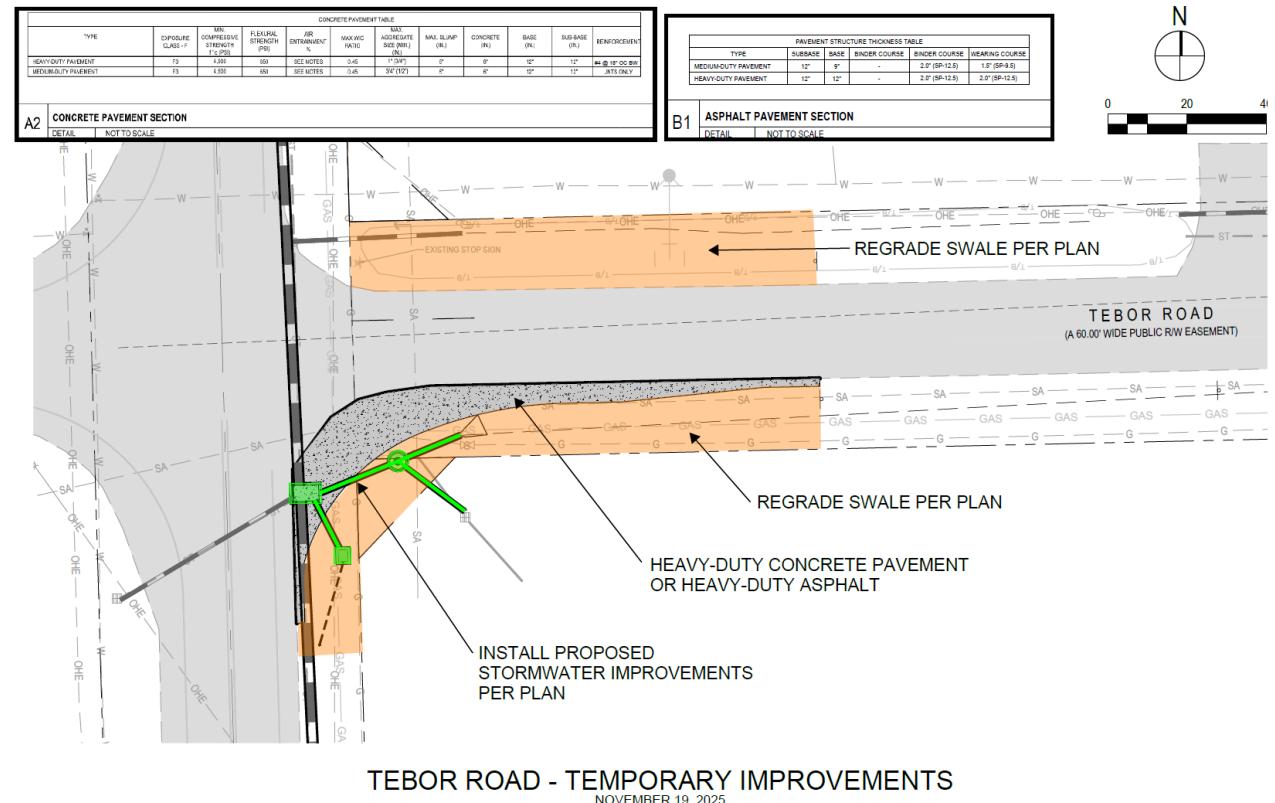
\*As soon as weather permits

- Seeking approval to complete work in two phases**
  - December 25, Improve the Tebor Rd / Baskett Rd Intersection for Winter
  - April 26, Complete all remaining work and new asphalt subject to weather conditions
- 18 Days to complete construction in the Spring of 2026 (Target April)
- Phased construction approach to ensure access along Tebor Rd and to impacted properties will be maintained including that for emergency service vehicles
- April will be a quieter period with all construction and commissioning activities largely complete and the plant starting up slowly (<40 Inbound / Outbound trucks /day over 24 hours)
- Asphalt cannot be placed over winter as the plant is closed.

# Phase 1 (Dec) Interim Improvement Plan

Focused on Improving the Right Turn Lane from Baskett Rd northbound onto Tebor Rd eastbound and removing potholes from Tebor Rd

- 7 Days to complete construction
- Install permanent stormwater structures
- Place Heavy- Duty Concrete or Heavy-Duty Asphalt as per approved plan geometries on the right turn lane from Baskett Rd to Tebor Rd
- Regrade the stormwater swales as per the plan on the intersection
- Install the permanent snowplow turn lane Wk. 12.8.25



# Summary

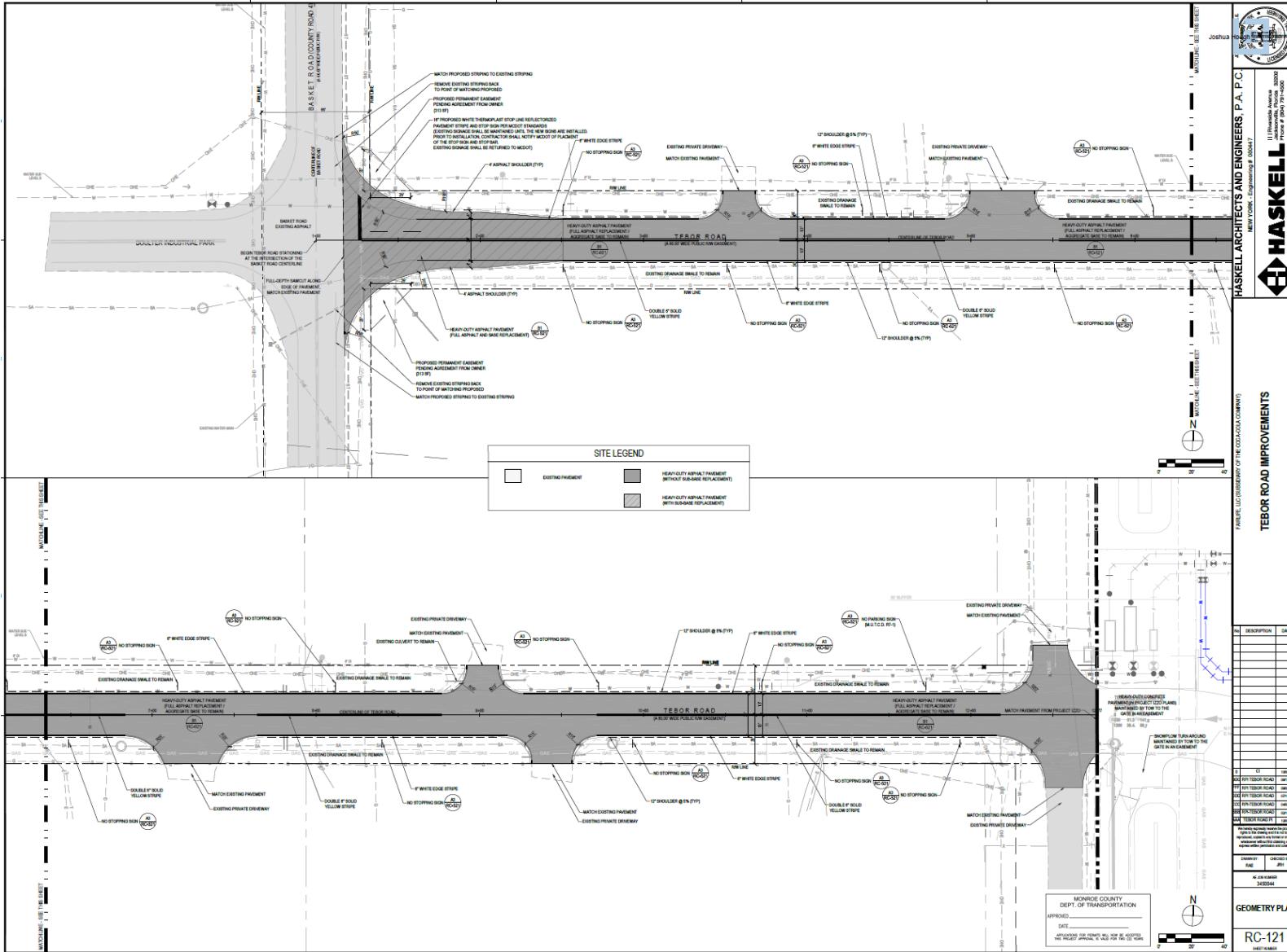
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- Construction activities are reducing, commissioning is ongoing and the plant is on track approaching start-up in Q1 2026
- Design is complete, easements have been secured and permits issued for all remediation and improvements works to Tebor Rd
- Requesting approval to implement a phased approach to initially improve the Tebor Rd / Basket Rd Intersection in December prior to TCO and the remainder of the works in Spring prior to CO.



# Thank You

# Supporting Slides – Approved Plans



# Supporting Slides – Construction Phasing

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## MAINTENANCE OF TRAFFIC - PHASING PLANS

PHASE	DURATION
PHASE 1: REPLACE THE EXISTING STORM STRUCTURES	3 DAYS
PHASE 2: REBUILDING WEST SECTION OF TEBOR ROAD - SOUTH	2 DAYS
PHASE 3: REBUILD WEST SECTION OF TEBOR ROAD - NORTH	2 DAYS
PHASE 4: MILL EXISTING ASPHALT AND RECOMPACT AGGREGATE BASE - SOUTH	1 DAY
PHASE 5: MILL EXISTING ASPHALT AND RECOMPACT AGGREGATE BASE - NORTH	1 DAY
PHASE 6: PLACE BASE AND BINDER COURSE OF ASPHALT PAVEMENT - SOUTH	1 DAY
PHASE 7: PLACE BASE AND BINDER COURSE OF ASPHALT PAVEMENT - NORTH	1 DAY
PHASE 8: PLACE WEARING COURSE OF ASPHALT PAVEMENT - NORTH AND SOUTH	1 DAY
PHASE 9: MILL AND PLACE ASPHALT DRIVEWAY CONNECTIONS	2 DAYS
PHASE 10: REGRADE DRAINAGE SWALES AND STABILIZE - NORTH AND SOUTH	3 DAYS
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TOTAL DURATION:	21 DAYS (17 DAYS + 4 WEATHER DAYS)

## MAINTENANCE OF TRAFFIC NOTES

1. ALL MAINTENANCE OF TRAFFIC SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE NEW YORK STATE DOT REQUIREMENTS FOR MAINTENANCE OF TRAFFIC. TEBOR ROAD IS UNDER THE JURISDICTION OF THE TOWN OF WEBSTER, BUT NYSDOT REQUIREMENTS GOVERN THE MAINTENANCE OF TRAFFIC.
2. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ANY ADDITIONAL SAFETY MEASURES DURING CONSTRUCTION AS NECESSARY TO PROTECT THE EXISTING TRAFFIC AND CONSTRUCTION TEAM MEMBERS. THE PLANS SHOW THE MINIMUM STANDARDS AS DEFINED BY THE NYSDOT.
3. HASKELL AND CONTRACTOR SHALL COORDINATE WITH THE TOWN OF WEBSTER FOR THE COMMENCEMENT OF CONSTRUCTION TO ENSURE THAT SUBSTANTIAL SITE ACTIVITIES AND DELIVERIES ARE COMPLETED FOR PROJECT WEBSTER. CONSTRUCTION SHALL NOT COMMENCE UNTIL A DATE IS AGREED UPON.
4. CONTRACTOR SHALL INSTALL ALL EROSION CONTROL MEASURES PRIOR TO THE COMMENCEMENT OF LAND DISTURBANCE ACTIVITIES.
5. CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED INSPECTIONS AND COORDINATION WITH MCDOT AND TOWN OF WEBSTER FOR MAINTENANCE OF TRAFFIC.
6. CONTRACTOR SHALL COORDINATE WITH ALL IMPACTED PROPERTY OWNERS ON TEBOR ROAD TO ENSURE ACCESS TO THEIR PROPERTIES DURING CONSTRUCTION. CONTRACTOR SHALL PROVIDE NOTICE TO PROPERTY OWNERS SEVEN (7) DAYS NOTICE PRIOR TO IMPACTS.

# Tebor Rd/Basket Rd Intersection Design and Easement Timeline

