

Webster Town Board

January 8, 2026

A regular meeting of the Webster Town Board was called to order by Supervisor Scialdone at 7:30 p.m. at the Webster Town Board Meeting Room, 1002 Ridge Road, Webster, New York, with the following officials present:

Supervisor.....	Alexander B. Scialdone
Councilman.....	John J. Cahill
Councilwoman.....	Jennifer S. Wright
Councilman.....	Nicholas E. Hunter
Councilman.....	Garrett J. Wagner
Attorney for the Town	Kyle Taylor
Town Clerk.....	Danene M. Marr

Department Heads Present:

Finance Director	Paul Adams
Community Development Director	Joshua Artuso

Also in attendance was Rick Kenealy, Wastewater Treatment Plant Chief Operator.

Supervisor Scialdone led the Pledge of Allegiance to the Flag.

The meeting was open to the floor for public comment and the following Webster residents appeared before the Town Board.

Christopher Nacca, a Webster resident, raised concerns about pedestrian safety in Town, using a recent accident on Route 104 as a starting point. Mr. Nacca noted that pedestrian activity has increased over the years, particularly in colder months, but the Town lacks adequate sidewalks and infrastructure to safely accommodate people walking. This is especially evident near Route 104 and Bay Road, where apartment developments are increasing but pedestrian facilities are minimal, leading to accidents, particularly in winter.

Mr. Nacca connected pedestrian safety to broader issues such as affordability, transportation access, and job opportunities, noting that some residents walk out of necessity rather than choice. He emphasized that as the Town shifts toward higher-density housing like apartments, it must also plan for and invest in pedestrian infrastructure. Overall, Mr. Nacca urged the Town to proactively improve sidewalk and pedestrian safety measures to protect residents and adapt to changing development patterns.

Kevin Lockart, a Village of Webster resident, expressed his opinion with the Town's governance, accusing officials of systematically excluding residents from important decisions. Mr. Lockart opined that the Town violated laws and policies by allowing a former supervisor to handpick the Comprehensive Plan Steering Committee, preventing the broader public from participating. According to Mr. Lockart's opinion, only a small number of individuals were recognized as stakeholders, leaving the majority of taxpayers without meaningful influence over the Town's future.

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Mr. Lockart shared his opinion about land use, environmental impacts, and community character. He highlighted projects such as a 20-acre solar farm, road expansions, and tree removal near Town Hall, which he argued were being executed without proper public input. These actions were framed as part of a broader pattern of the Town prioritizing development over residents' interests, ignoring the consequences for the environment and the community's long-term character.

Finally, Mr. Lockart opined on issues of transparency and accountability, including denied public records requests and disregard for legal and procedural requirements. He felt residents were being exploited, both financially through taxes and politically through exclusion from decision-making processes.

Monica Gorlick, a Webster resident, addressed the Board to respond to the prior speaker. Ms. Gorlick emphasized that no one should speak for everyone and encouraged people to speak calmly and respectfully so their points can be heard. She thanked the Board for their work and expressed her appreciation for living in Webster, noting that she values the Town's beauty and community.

While she acknowledged concerns about tree removal, she suggested that some trees needed to be cleared for necessary development and progression. Ms. Gorlick also stressed the importance of presenting factual evidence when citing laws or criticizing the Board, so residents can see proof rather than hear unverified claims. Overall, her message was a call for civility, clarity, and respect in public discourse. She urged speakers to represent their own views, provide evidence when making claims, and communicate in a way that allows others to listen and understand.

Resolution No. 54: MOTION by Supervisor Scialdone, seconded by Councilwoman Wright, to approve the January 2, 2026 Organizational Meeting Minutes as submitted by the Town Clerk.

Vote on motion:

Supervisor Scialdone	Aye	Councilman Cahill	Aye
Councilwoman Wright	Aye	Councilman Hunter.....	Aye
Councilman Wagner.....	Aye	Motion carried	5-0

Resolution No. 55: MOTION by Councilwoman Wright, seconded by Councilman Cahill, to approve the bills as submitted in Warrant #0126 by the Director of Finance.

Fund	Inside	Outside	Card/ACH	Total
General (A,B) CL #4576-4786, 0001-0009	152,846.82	216,043.07	28,330.34	397,220.23
Highway (C,D)	26,253.26	158,957.63	4,700.75	189,911.64
Sewer (G)	43,009.73	150,875.56	4,445.91	198,331.20
Library (L)	16,226.89	7,195.38	252.51	23,674.78
Drainage Districts (M)	14,087.49	9,801.99	0.00	23,889.48
Park Districts (P)	1,550.00	73.63	0.00	1,623.63
Water Districts (R)(R/SW)	0.00	6,159.38	0.00	6,159.38
Special Districts (N,Q,S)	0.00	4,079.50	0.00	4,079.50
Trust & Agency (T/A,N/SF,T/T, WEMS)	0.00	606,883.11	0.00	606,883.11
Capital Projects (H) #201-210				

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Fund	Inside	Outside	Card/ACH	Total
H211 Finn/Gravel Stormwater Pond	3,375.68	0.00	0.00	3,375.68
H220 WWTP Improvement	18,850.00	0.00	0.00	18,850.00
H231 WWTP Upgrade Phase II	2,389,559.33	41,907.25	0.00	2,431,466.58
H232 Highway Garage Building	55,938.75	0.00	0.00	55,938.75
TOTAL	2,721,697.95	1,201,976.50	37,729.51	3,961,403.96

Vote on motion:

Supervisor Scialdone	Aye
Councilwoman Wright	Aye
Councilman Wagner.....	Aye

Councilman Cahill	Aye
Councilman Hunter.....	Aye
Motion carried	5-0

Resolution No. 56: MOTION by Supervisor Scialdone, seconded by Councilman Hunter, to approve the prepaid vouchers included in Warrant #0126 by the Director of Finance in the amount of \$1,201,976.50. [Included in the summary of vouchers approved in Resolution #55]

Vote on motion:

Supervisor Scialdone	Aye
Councilwoman Wright	Aye
Councilman Wagner.....	Aye

Councilman Cahill	Aye
Councilman Hunter.....	Aye
Motion carried	5-0

Resolution No. 57: MOTION by Supervisor Scialdone, seconded by Councilman Cahill, to approve purchase orders as submitted by the Director of Finance.

Vote on motion:

Supervisor Scialdone	Aye
Councilwoman Wright	Aye
Councilman Wagner.....	Aye

Councilman Cahill	Aye
Councilman Hunter.....	Aye
Motion carried	5-0

Resolution No. 58: MOTION by Supervisor Scialdone, seconded by Councilwoman Wright, to approve the renewal of a Mobile/Manufactured Home Park Permit for the Sunset Valley Manufacturing Home Community located at 898 Ridge Road, Webster, New York for the calendar year 2026 which was inspected by the Department of Community Development and Planning and is being operated according to the zoning and land use standards or requirements at the time the use was legally commenced. The fee for the permit was received, and the application is on file in the Town Clerk's Office.

Vote on motion:

Supervisor Scialdone	Aye
Councilwoman Wright	Aye
Councilman Wagner.....	Aye

Councilman Cahill	Aye
Councilman Hunter.....	Aye
Motion carried.....	5-0

Resolution No. 59: MOTION by Councilwoman Wright, seconded by Councilman Cahill, to authorize the Supervisor to enter the Town of Webster into Inter-Municipal Agreements and funding with the County of Monroe for STOP DWI and High Visibility Programs.

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NOW, THEREFORE, BE IT RESOLVED:

1. The Town Supervisor is hereby authorized to enter into an Inter-Municipal Agreement with the County of Monroe in the amount of Seven Thousand Two Hundred Fifty-Seven Dollars (\$7,257.00) for the 2026 STOP DWI Program.
2. The term of the 2026 STOP DWI Program Agreement shall be from January 1, 2026 through December 31, 2026.
3. The Town Supervisor is hereby authorized to enter into an Inter-Municipal Agreement with the County of Monroe in the amount of Two Thousand Five Hundred Dollars (\$2,500.00) for the High Visibility Engagement Campaign.
4. The term of the High Visibility Engagement Campaign Agreement shall be from October 1, 2025 through September 30, 2026.
5. The Town Supervisor is hereby authorized to accept any additional funds which may become available from the New York State STOP-DWI Foundation, Inc. for the period of October 1, 2025 through September 30, 2026.
6. This Resolution shall take effect immediately upon its adoption.

[Agreements to be filed in the Town Clerk's Office]

Vote on motion:

Supervisor Scialdone	Aye	Councilman Cahill	Aye
Councilwoman Wright	Aye	Councilman Hunter.....	Aye
Councilman Wagner.....	Aye	Motion carried.....	5-0

Resolution No. 60: MOTION by Councilwoman Wright, seconded by Supervisor Scialdone, to authorize an agreement between the Town Board and the Town Highway Superintendent to spend 2026 Highway Funds.

WHEREAS, Highway Law Section 284 requires the Town Board of Webster and the Town of Webster Highway Superintendent to determine by agreement how certain moneys for highway repairs and improvements are to be used; and

WHEREAS, the Town Board of Webster and the Town of Webster Highway Superintendent have reviewed a proposed agreement entitled "Agreement to Spend Highway Funds" that sets forth the expenditure of monies for the repair and improvement of highways:

NOW, THEREFORE, BE IT RESOLVED:

That the Town Board of Webster is authorized to execute the Agreement to Spend Highway Funds pursuant to Highway Law Section 284 and shall be expended as follows:

1. GENERAL REPAIRS. The sum of Two Million Fifty-nine Thousand Nine Hundred Seventy-nine dollars (\$2,059,979.00) shall be set aside to be expended for primary work and general repairs upon **138.88** centerline miles of Town highways, including sluices, culverts and bridges having a span of less than five feet and boardwalks or the renewals thereof.

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2. PERMANENT IMPROVEMENTS. The following sums shall be set aside to be expended for the permanent improvement of Town Highways:

(a) **Pellet Road:** (2,600 LF) Expenditure: \$467,525.00
Type: Vertical profiling, Drainage Improvements, Mill, Pave
Thickness: 2" **Width of Traveled Surface:** 20'

(b) **Hard Road:** (3,475 LF) Expenditure: \$179,617.00
Type: Binder Repairs and Overlay **Width of Traveled Surface:** 30' w/gutters
Thickness: 1"

[Agreement to be filed in the Town Clerk's Office]

Vote on motion:

Supervisor Scialdone Aye
Councilwoman Wright Aye
Councilman Wagner..... Aye

Councilman CahillAye
Councilman Hunter.....Aye
Motion carried.....5-0

The Board had a discussion prior to the following Resolution being offered. The Board discussed whether to authorize funding for the engineering and design phase of a Renewable Natural Gas (RNG) Project at the Wastewater Treatment Plant. The project aims to capture natural gas produced by the plant's anaerobic digester and sell it, creating a potential long-term revenue stream. The engineering phase, estimated at around Three Hundred Forty-eight Thousand Dollars (\$348,000.00), would be funded from existing owner savings and is intended to finalize the project's design before construction. Supporters emphasized that this is a tiered process, and this vote does not commit the Town to the full project.

Financial considerations were central to the debate. Supporters highlighted potential net revenue of Four Hundred Fifty Thousand Dollars (\$450,000.00) annually and tax credits, which could reduce the project's net cost to a fraction of the overall estimate. They stressed that the timing is critical: construction must begin by April 2026 to maintain eligibility for the tax credits. Opponents expressed concern over the Town's current \$120 million debt load and other planned projects, arguing that revenue and tax credits are not guaranteed and that taking on additional risk may not be prudent.

The discussion also emphasized the extensive due diligence undertaken by the Board and consultants. Board members noted that the project aligns with previous infrastructure investments, promotes environmental benefits, and could help recover costs already spent on upgrades. Despite these advantages, members acknowledged split opinions on risk tolerance, with supporters focusing on long-term gains and opponents prioritizing fiscal caution.

Ultimately, the debate reflected a careful weighing of potential revenue and environmental benefits against existing debt and financial risk. The decision at this stage is only to move forward with the engineering phase, with full construction and additional funding decisions to be considered later. The discussion underscored the Board's commitment to informed decision-making and respecting differing perspectives.

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Resolution No. 61: MOTION by Supervisor Scialdone, seconded by Councilman Hunter, to authorize the Town Supervisor to sign an agreement with Navitas, LLC. for Renewable Natural Gas (RNG) engineering and design costs to come from the current Eighty-five Million Dollars (\$85 million) contract owner allowance and to have said engineering and design start immediately.

[Copy of the Agreement to be filed in the Office of the Town Clerk]

Vote on motion:

Supervisor Scialdone	Aye	Councilman Cahill	Aye
Councilwoman Wright	Aye	Councilman Hunter	Aye
Councilman Wagner	Aye	Motion carried	5-0

Mike Ziegler, President of Eagle Development Group, LLC, came before the Board, on behalf of the property owner to present a proposal for developing a property adjacent to Town-owned land. Mr. Ziegler explained that the property owner had previously attempted to gain approval for a McDonald's or an auto repair facility, but these uses were rejected due to their potential noise, traffic, and impact on nearby recreational areas. Mr. Ziegler emphasized that his team's approach focuses on creating a solution that balances development with community concerns, drawing on his experience revitalizing underused properties in other Towns, such as a 27,000 square-foot retail project in Fredonia that generated construction jobs and new tenants.

Mr. Ziegler and the property owners proposed a 7,200 square-foot retail building with a tenant already interested, designed to be low-impact and minimally intrusive. He noted that the site plan would preserve as much tree canopy as possible to create a natural buffer between the new building and the Town property. Additional landscaping would further protect the Town's recreational areas and maintain aesthetic appeal.

The goal of the proposal is to allow the developers to continue working with Town staff on a site plan review, including detailed landscaping plans, while creating jobs and tax revenue from both construction and ongoing retail operations. Mr. Ziegler emphasized that the development would avoid large-scale clear-cutting, maintaining at least 30–75 feet of undisturbed land along borders and adding plantings to further soften the impact on neighboring properties.

Supervisor Scialdone stated that within the Town Code, this should be conceptually sound and that it meets a community need, indicating that the Town already has an AutoZone, Advanced Auto Parts, and a litany of dealerships and oil change retailers nearby. Additionally, stating the safety concerns of Ridge Road, this area, especially next to Town Hall, gets very congested and the entrance/exit proposed is at a steep incline.

A Councilmember also commented that the Town is working on the Comprehensive Plan and since this is a nonconforming parcel that this could be addressed as part of the Comprehensive Plan, therefore this should wait to see what other opportunities may come up.

Resolution No. 62: MOTION by Supervisor Scialdone, seconded by Councilman Cahill, declining to refer an application to the Planning Board regarding lands commonly known as Tax Account #079.15-1-5 at 1030 Ridge Road for site plan review.

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WHEREAS, RDC Webster, LLC owns property at 1070 Ridge Rd., Town of Webster; and
WHEREAS, Eagle Development Group, LLC, as representative of RDC Webster, LLC, seeks to construct a building at 1030 Ridge Rd. in the Town of Webster to be occupied by an O'Reilly Auto Parts; and
WHEREAS, the affected lands are in a High-Intensity Commercial District ("H-C"); and
WHEREAS, Webster Town Code 350-19(F) requires the Town Board to refer the application as prior to a sketch plan conference with the Planning Board and prior to referring said application to the Planning Board, to determine whether the application is conceptually sound in that it meets a community need, the plan encourages sound development in the interest of safety and the general welfare of the public, and the plan shows a development pattern in harmony with the Town Comprehensive Plan:

NOW, THEREFORE, BE IT RESOLVED:

That the application, together with all supporting documents, has been reviewed by the Town Board and the Town Board declines to refer the application to the Planning Board because the proposed use as O'Reilly Auto Parts does not meet a community need and does not encourage sound development in the interest of safety and general welfare of the public.

Vote on motion:

Supervisor Scialdone	Aye	Councilman Cahill	Aye
Councilwoman Wright	Aye	Councilman Hunter.....	Aye
Councilman Wagner.....	Aye	Motion carried.....	5-0

There being no further business to come before the Board, the meeting was adjourned at 8:48 p.m.

Danene M. Marr, Town Clerk