

Town of Webster Conservation Board
Project Concept Review Report

Project Name: Dinks and Links Social

Plans Town Submission Date: 04/11/25

Location: 5 Mile Line Parcel B

Project Specs: Acres 9.38 acre Lots 1 Zoning HC High Intensity Commercial

Project Status (Please Circle) Concept Preliminary Preliminary/Final

Inspected by: C. Zlotkus Date of Inspection 05/07/25

Tree Mitigation	North parcel designated parking lot has flat fields no trees. Water drains along the roadway from the southern parcel. South parcel heavily treed first half and southern part mostly open.
Wetland Protection	Water actively moves from the southern parcel through pipe under roadway to north parcel. The first half of the southern parcel is very wet with standing water. Southern edge of property is active stream.
Comprehensive Plan Alignment	(Plan currently under revision)
Visual Impacts	Main parking lot across road from facility. Will have to have multiple pedestrian walkways and the edge along roadway appears to be wetlands.
Erosion Control	Land is relatives flat with a couple berms crossing southern parcel.
Environmental Protection	Plans do not list chemicals used at facility, their storage, or emissions projected to be given off so it cannot be evaluated.

Additional Comments (optional) Nature- Rabbits observed along creek on southern edge of parcel. Birds observed (Merlin App) White-throated Sparrow and Red-winged Blackbird. The land is surrounded by large developments and route 104. Isolated pockets of wildlife.

Print Name Reviewer(s) Charles Zlotkus

Signed Reviewer(s) CLS Date 5/12/25

Signed Chairman, Conservation Board Michael Deneen Date 5-12-25