



Town of Webster Conservation Board

Project Concept Review Report

Project Name: Finger Lakes Federal Credit Union Plans Town Submission **Date:** 03/11/25

Location: 711 & 715 Ridge Road

Project Specs: Acres 2.07 Lots 2 Zoning MC-Medium Intensity Commercial

Project Status (Please Circle): Concept Preliminary Preliminary/Final

Inspected by: C. Zlotkus

Date of Inspection: 06.09.25

Tree Mitigation	Leave areas around wetlands natural. Supplement disturbed areas with natural plantings. No plantings are shown in plans. Recommend plantings.
Wetland Protection	Nothing in plans to protect wetlands but plans show construction only in areas outside designated wetlands. Parking lot backs up to wetlands. Concern about plowed snow, salt, vehicle fluids draining towards wetlands from parking lot. I would like to have some type of natural barrier like berm protecting wetlands.
Comprehensive Plan Alignment	Yes, Current zoning in this area is Medium Intensity Commercial (MC) and Commercial Outdoor Storage (CO), permitting only automotive, outdoor recreation and other outdoor storage uses. Permitted uses in the MC district include retail and service uses, professional offices, restaurants, bars, child care centers and banks, with a minimum lot area of approximately one acre.
Visual Impacts	Property is surrounded by commercial properties.
Erosion Control	Grading plans show retention techniques board not familiar with.
Environmental Protection	Plans call for banking establishment.

Additional Comments

New plans include clear cutting over 75% of property. A percentage appears to be just so business gets exposure along Ridge Road. Recommend keeping more natural borders along the west part of property. Current plans would still need a berm to protect wetland due to significant grade. All pavement salt and grass fertilizers go towards wetlands. Large mature trees are right in construction site. House currently has environment service doing abatement.

See attached pictures

Print Name Reviewer(s) Charles Zlotkus

Signed Reviewer(s) *Charles Zlotkus* Date 06.09.25

Signed Chairman, Conservation Board *Michael Durkin* 6-9-25