



# Town of Webster Conservation Board

## Project Concept Review Report

**Project Name:** Piranha Rents

**Location:** Five Mile Line Road in Lowe's Plaza

**Project Specs:** Acres 7.94 Lots 1 Zoning HC High Intensity Commercial

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

**Inspected by:** C. Zlotkus and S. Deasy

**Date of Inspection** 01/13/2025

Tree Mitigation	Area of development contains no trees except for pine hedge on west side which board recommends keeping. Board likes tree plantings along entranceway.
Wetland Protection	Observed water retention ponds on west border and swale on north side. All are outside proposed site. No low land observed on west side of development even though it is on topography maps. Most likely filled in during water retention ponds built during Lowes construction.
Comprehensive Plan Alignment 2008	The area of site is listed in Comprehensive Plan 2008 as Undeveloped in Commercial area.
Visual Impacts	Leaving Pine Hedge on west side will partially block view from Five Mile.
Erosion Control	Current natural grade is relatively flat in construction site.
Environmental Protection	Deer observed between water retention pond and Five Mile Line Rd. Concern over gravel storage lot size which will house equipment containing possibly gas, oil, hydraulic fluid on porous gravel storage yard.

### Additional Comments

Noted a concrete pad area at location from pre-existing build. (See pictures and site pictures below.)



Pine Hedge



View from Lowes Parkinglot



Veiw NW corner towards Lowes SW



Concrete pad

**Print Name Reviewer(s)** Charles Zlotkus and Susan Deasy

**Signed Reviewer(s)** \_\_\_\_\_ **Date** 11.13.25

**Signed Chairman, Conservation Board** \_\_\_\_\_