



Town of Webster Conservation Board

Project Concept Review Report

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Project Name: McAlpin Industries Publisher's Parkway (behind U of R Medical Building on Hard Road)

Location: Publishers Parkway

Project Specs: Acres 25.6 **Lots** 1 **Zoning** Office Park

Project Status (Please Circle) Concept Preliminary Preliminary/Final Re-Inspection

Inspected by: C. Zlotkus, S. Deasy Original Inspection 01/13/2025 Current Inspection 11/13/2025

Tree Mitigation	All trees removed in area of site plus cleared for phase 2, phase 3, and area beyond phase 3 which includes area for employee parking, water retention pond and area past pond for a berm which is being requested and not on original plans.
Wetland Protection	Area cleared to soil. No trees or shrubs in construction site. No wet areas were detected as the site is plowed flat.
Comprehensive Plan Alignment 2008	The Office Park area (OP) is located in the Core north of Route 104, west of the Village boundary and east of Five Mile Line Road. The Office Park area generally coincides with the existing Office Park zoning district. Development in this area is proposed to include uses currently permitted in the OP zoning district (indoor and outdoor recreation, office buildings and hotels as permitted uses; light manufacturing and warehouses with a special use permit) except that large retail uses should not be permitted, even with a special use permit.
Visual Impacts	North buffer area cleared to point that school complexes on Publishers can be observed.
Erosion Control	No grading plans listed so it could not be evaluated. Current natural grade is relatively flat
Environmental Protection	Deer tracks observed in mud.

Additional Comments

Conservation Board was asked to review site following clearing of land beyond initial development phase. Also assess area north of projected water retention pond for creation of a large berm.

Following review of current site Conservation Board does not advise a berm north of water retention pond. Board advises replanting areas disturbed with several hundred 6-8-foot pines to quickly replace disturbed areas providing habitat for wildlife displaced and a visual barrier for the school facilities on Publishers. Also recommend wildflower/pollinator seeding mix on any disturbed area not being built during this phase. (See page 2 for pictures and explanation.)

Print Name Reviewer(s) Charles Zlotkus, Susan Deasy

Signed Reviewer(s) _____ Date 11/13/25 _____

Signed Chairman, Conservation Board _____

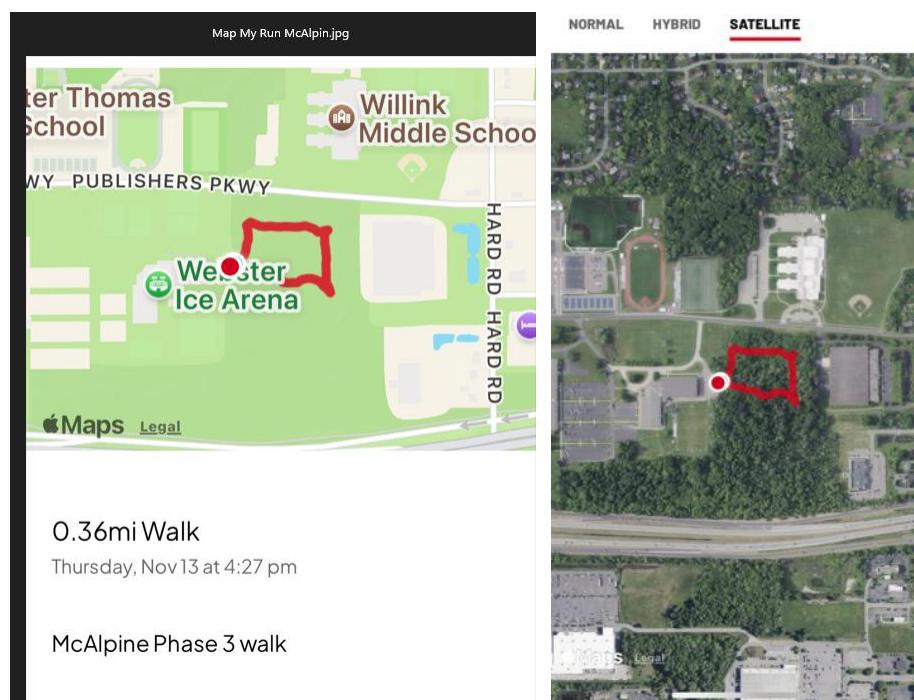


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Site review conducted on 11/13/25 by Conservation Board members Zlotkus and Deasy. Board entered site by parking lot next to ice rink as this is the area to be re-inspected. Board used GPS tracking app Map My Run to show area walked. (App pictures below.) Board observed deer tracks in mud all around site. Entire area board walked was clear of vegetation and all ground was disturbed to the bare soil. (Photographs below.) All areas south of walked area were cleared of vegetation and an active construction site with bulldozers and heavy equipment being operated. Board reviewed area that was cleared for a large berm. No other large berms observed in area and a berm adjacent to a water retention pond would cut off or limit wildlife access to pond. Board feels replanting disturbed areas with larger pines would quickly provide habitat for species disturbed and act as a visual barrier.





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S-SW-W View of site.

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E-SE-S View of site.



N-NE-E View of site.



W-NW-N View of site.





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E-S-SW View of site.