



April 22, 2025

Town of Webster
Zoning Board of Appeals
1000 Ridge Rd.
Webster, NY 14580

Attn: Members of the Zoning Board of Appeals

Re: Letter of Intent
Mama Lors' Subdivision
1309, 1315, and 1319 Lake Rd.

Dear Planning Board Members,

Please find attached our application for an area variance related to a proposed subdivision located at 1309, 1315 and 1319 Lake Road, east of NYS Route 250 (Webster Rd). The applicant is seeking relief from Town Code §350-10B.(1)(a) as it pertains to minimum lot area.

The subject parcels fall within the R-1 Single-Family Residential District and require a minimum lot area of 35,000 square feet. We are pursuing an area variance for 1315 Lake Rd to permit a parcel area of 19,457.9. It is important to note that the parcel, as it exists today, contains 22,176.1 square feet.

This pursuit of a variance was prompted by an inadvertent encroachment from 1319 Lake Rd onto 1309 Lake Road. Currently a portion of pavement, gravel and a refuse enclosure is over the property line and within the lands of adjoining owner Brandon Sterner.

Both 1315 and 1319 Lake Road parcels, known as 1315 Lake Road LLC and 1319 Lake Road LLC, respectively, are operated by Mama Lors'. Jonathan Oliva represents this party as the applicant for this application.

1305 and 1309 Lake Road are owned by Brandon Sterner. Brandon recently constructed a single-family home at 1305 Lake Road but also owns the vacant land adjoining to the east, known as 1309 Lake Road.

It is in the interest of both parties to reconfigure the existing parcel lines to remedy the existing encroachment and to provide a more natural parcel boundary between the residential parcels and Mama Lors'.

If the Board is supportive of this variance request, we will be preparing an administrative subdivision application with the Town of Webster for approval of the proposed lot lines. Once completed, a subdivision map will be recorded at the Monroe County Clerk's Office.

We look forward to presenting this application to the Zoning Board at your convenience. Should you have any questions or require additional information, please contact us at bryan@mcmahon-larue.com or (585) 436-1080.

Thank you for your consideration.

Very truly yours,



Bryan White, PLS
McMahon LaRue Associates