



MCMAHON LARUE ASSOCIATES

ENGINEERING & LAND SURVEYORING

July 15, 2025

Town of Webster
1000 Ridge Road
Webster, New York 14580

Re: Lockwood Electric New Office Site
Tax Map #s 066.030-01-9.11
Industrial District Development
Final Planning Board Application
LETTER OF INTENT

Dear Planning Board Chair and Members of the Planning Board,

Please accept this letter of intent to accompany our resubmission of the site plan application for the development of a new Lockwood Electric facility located at 633 Basket Road. We have received the necessary zoning variances for buffer area relief and are now proceeding with our request for Final Site Plan Approval.

Project Overview

The applicant proposes to construct a post-frame style building on a 1.482-acre former farmstead property to house office space, fleet parking, vehicle maintenance facilities, leasable garage spaces, and a dog daycare facility. The development will incorporate the existing garage structure while adding approximately 0.67 acres of new impervious surface for a total of 0.82 acres of impervious area.

The site was previously used as a farmhouse with agricultural infrastructure that has been demolished, except for the original garage space that will be part of the proposed building footprint. The parcel is zoned Industrial with adjoining industrial uses on the west side of Basket Road.

Site Improvements

The site improvements include:

- Construction of a new post-frame style building

- Paved parking areas for Lockwood Electric's fleet and customer/employee parking
- Vehicle maintenance facilities
- Leasable garage spaces for other tenants
- Dedicated space for a dog daycare operation
- Stormwater management infrastructure
- Site utilities including water, sewer, and electrical service
- Landscaping and lighting

Zoning Compliance

The proposed development complies with the Town of Webster zoning ordinance requirements for the Industrial Zoning District and meets all applicable setback, height, and coverage requirements.

Variances were granted at Town ZBA meeting dated June 10, 2025 for a (east) **front** buffer area of 26.60 feet where 50 feet is required, a (south) **side** buffer area of 13.20 feet where 20 feet is required, a (north) **side** buffer area of 19.2 feet where 20 feet is required, and a (west) **rear** buffer area of 24.1 feet where 25 feet is required.

Stormwater Management

The site plan limits soil disturbance to less than 1.0 acre. The project does not require permit coverage under the NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity. We have prepared and submitted a Storm Water Pollution Prevention Plan (SWPPP) that complies with Town ordinance requirements.

Environmental Review

We have completed the required Environmental Assessment Form (Short Form) for this Industrial Development application.

Project Status

This is a resubmission following completion of the zoning variance process. We are seeking Final Site Plan Approval to proceed with construction.

Should you require any additional information or have questions regarding this resubmission, please contact our team at (585) 436-1080 or team@mcmahon-larue.com.

Sincerely,

A handwritten signature in black ink, reading "Ian Kuchman". The signature is written in a cursive, flowing style.

Ian F. Kuchman, P.E.

Enclosures:

- Site Plan Application Form
- Site Plan Drawings
- EAF Short Form
- Application Fee