



August 18, 2025

Town of Webster  
1002 Ridge Road  
Webster, N.Y. 14580

Attn: Town of Webster Zoning Board of Appeals

Re: 701 Summit Dr. Area Variance Application  
Letter of Intent

Dear Mr. Chairman and Members of the Board,

On behalf of our client, Eric Elwell, we have prepared this request for an area variance to seek relief for a recently constructed frame and composite deck located along the top of bank of Irondequoit Bay. The deck is currently located 3.1 feet from the northerly property line, where 15 feet is required by code.

The parcel is comprised of 0.907 acres of land in the R-2 Single-Family Residential District.

It's important to note that although this request is significant, it was reconstructed where a previous deck was historically built, maintaining a similar setback. This is shown on a instrument survey map made a part of this application.

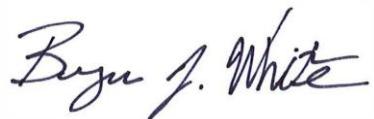
If the Board is supportive of granting this relief, it is our intention to pursue an administrative (EPOD) environmental protection overlay district permit for steep slopes. In addition, we are actively working with the Town and NYS DEC to discuss removal of the lower portion of decking currently located within the Coastal Erosion Hazard Area. The variance sought by the applicant pertains only to the upper portion of decking as depicted on our variance plan.

It is the applicants intention to bring the recently constructed deck into compliance with local municipal zoning code.

Please refer to the attached application package further describing our project.

Should you have any questions or require any additional information, please contact our office.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Bryan J. White".

Bryan J. White, PLS | Principal  
McMahon LaRue Associates