



CEC Entertainment
1707 Market Place Blvd, Suite 200
Irving, TX 75063

May 14, 2026

LETTER OF INTENT

Project: Chuck E. Cheese Adventure World
Location: 1900 Empire Blvd, Webster, NY 14580
SBL #: 093.02-1-23.111

CEC Entertainment LLC is requesting Conditional / Special Use approval for the conversion of an approximately 13,398 square foot existing mercantile tenant space into a Chuck E. Cheese Adventure World within the existing commercial shopping center located at 1900 Empire Blvd in Webster, New York.

The proposed project consists primarily of an interior tenant finish-out within the existing building footprint. Improvements will include interior renovations, associated utility improvements, updated lighting, and installation of exterior signage in accordance with CEC Entertainment design standards. Minimal exterior modifications are proposed as part of the project.

The proposed use is intended to provide an indoor family-oriented entertainment and recreation venue within an existing commercial corridor and is consistent with the surrounding commercial development pattern and character of the area. The project will utilize existing site infrastructure, parking, utilities, access drives, and stormwater systems currently serving the shopping center.

The project is not anticipated to create significant adverse impacts to neighboring properties or the surrounding community. No substantial site disturbance, expansion of the building footprint, or environmental impacts are proposed as part of this tenant improvement project.

Thank you for your consideration of this application.

Justin Lee

CEC Entertainment
Vice President of Construction and Facilities