STAFF REPORT

Ellicottville Planning Department

Zoning Permit:	ZP25-32
Applicant:	Gabriella Iuculano
Location:	29 Washington Street, Ellicottville, N.Y. 14731
Tax Map No:	55.035-5-11
Zoning District:	Village Commercial 1 (VC1)
Review(s):	Historic District Review, Architectural Design Review
Report Date:	5/27/2025
Prepared By:	Gregory Keyser

STAFF RECOMMENDATION

The Planning Department recommends the Planning Board review the application for completeness. If the Board determines the application is complete, it may classify the project as a Type 2 SEQR Action and put the application on agenda for the June 10, 2025 regular meeting to schedule a public hearing for July or August.

OVERVIEW

Applicant Gabby Iuculano is requesting Historic District Review and Architectural Design Review for front entry doors that were replaced without prior approval. The applicant was notified of the violation on April 29, 2025, and submitted the application on May 27, 2025.

PLANNING REVIEW PROCESS

1. Application Review – Determine whether the application is complete for public review.
2. SEQR – Classify the project as a Type 2 Action.
3. Public Hearing – Schedule a public hearing to occur within 62 days after determining the application is complete.
4. County Referral – Not required.
5. Decision – Make a final decision within 62 days after the public is hearing is closed.

ZONING REVIEW

Land Use – The current use of the building for a retail clothing store is permitted in VC-1.

Dimensional Requirements – Not applicable.

ZONING APPROVALS

- Area Variance(s): Not required. No additions or expansions are proposed.
- Use Variance: Not required. The current use is permitted.
- Subdivision: Not required. No changes to the lot is proposed.
- Historic District Review: **Required**. The removal and alteration of any exterior feature on a structure in the Historic District is subject to review by the Planning Board.

- Architectural Design Review: **Required**. Modifications to storefronts in VC1 are subject to review by the Planning Board.
- Landscape Design Review: Not required. No SUP or Site Plan Review is required.
- Special Use Permit: Not required. No change of use is proposed.
- Site Plan Review: Not required. Repair, maintenance and exterior alterations are exempt.

ENVIRONMENTAL REVIEW

The proposal does not exceed any Type 1 thresholds and meets the definition of a Type 2 Action under 617.5(c)(1) involving maintenance and repair of an existing structure. As a Type 2 Action, the project is not anticipated to have any significant adverse impacts, and no further environmental review is required.

COUNTY ZONING REFERRAL

Referral to the Cattaraugus County Planning Board is not required. While the project site (parcel) is within 500-feet of U.S. Route 219/NY Route 242 (Washington Street), Historic District Reviews involving architectural materials or features on an existing structure is exempt from referral.

DEPARTMENT REVIEWS

No department reviews completed.

PEER REVIEWS

No peer reviews completed.

DISCUSSION

Submission Requirements – Minimum submission requirements for applications are set forth in the Zoning Code and provided for on checklists to the applicant. Not all items have been submitted with the application. However, the Planning Board can waive any it deems not necessary for a complete understanding of the proposal.

Historic Preservation Standards – This application is reviewed per Section 11 (Historic Preservation) of the Village Zoning Local Law and requires a Certificate of Appropriateness approving the plans to remove previous entry doors on a historic structure and replace it with the current entry doors installed. Standards for review are found under Sections 11.5.A and 11.5.D.

Architectural Design Standards – This application is reviewed per Section 10 (Architectural Design and Landscape Review) of the Village Zoning Local Law and requires Architectural Design Approval authorizing a Building Permit to alter the existing storefront and replace the entry doors. General architectural design guidelines are found under Sections 10.6, 10.8.B and 10.9.

Village of Ellicottville
PO Box 475
Ellicottville, New York 14731
Phone (716) 699-4636
Fax (716) 699-4316

John A. Burrell
Mayor

Amy Hayward
Village Clerk

April 29, 2025

Sweet Xenia LLC
750 Ensminger Road, Suite 112
Tonawanda, N.Y. 14150

Re: **NOTICE OF APPARENT VIOLATION**
29 Washington Street, Tax Parcel 55.035-5-11

Dear Sweet Xenia LLC,

According to records of the Town of Ellicottville Assessor, you are the owner of the building at 29 Washington Street, Ellicottville, N.Y. 14731 (Tax Parcel 55.035-5-11). The property is zoned Village Commercial and is also situated in the Ellicottville Historic District. This notice is to advise you that it has been brought to our attention that the storefront has been altered by replacing the front door, which is not allowed without review and approval by the Village Planning Board. The following approvals are required.

1. Section 10(5)(D) - Projects requiring Architectural Design Review and Approval by the Planning Board include modifications and alterations of any structure in the VC-1 District.

2. Section 11(4)(A)(1) – The review of plans by the Historic District Commission (or Planning Board) for a Certificate of Appropriateness include the removal and alteration of any exterior architectural feature in the Ellicottville Historic District.

I hereby request that you either eliminate the apparent violation, and restore the original door, or file plans with this office to commence the appropriate review processes noted above by **May 29, 2025**. If you believe that you are not in violation of the Zoning Law, please contact this office to review situation. If you intend to bring your property into compliance with the law, but cannot meet the stated deadline, please contact this office and we will attempt to work with you on a short extension.

If you do not take the requested action or make other arrangements with this office by **May 29, 2025**, we will begin formal enforcement action against you. **THIS IS THE ONLY LETTER YOU WILL RECEIVE**. Your next communication from us will involve formal enforcement action.

Thank you for your prompt attention on this matter. I can be contacted by phone at 716-699-9005, Extension 3, Monday through Friday between 8:00 am and 4:30 pm.

Sincerely,

Gregory D. Keyser
Village of Ellicottville Zoning Official

CC: Kelly Fredrickson, Village of Ellicottville Code Enforcement Officer
John Burrell, Mayor, Village of Ellicottville

APPLICATION FOR ZONING PERMIT
ELLICOTTVILLE, NEW YORK

Applicant Information

Applicant Name: Gabby Iucolano

Mailing Address: 1620 W 3rd Blvd Jamestown NY 14701

Phone Number: (716) 499-2366 Email: Gabby.Iucolano@gmail.com

Property Owner: Whitney Beechner

Mailing Address: 807 Auburn Avenue Buffalo NY

Phone Number: (716) 512 3640 Email: whitney.beechner@gmail.com

Site Information

Project Address (or location): 29 washington st

Tax Parcel Number: ☐ Town of Ellicottville ☒ Village of Ellicottville

Purpose of Application: ☒ New Construction or Alteration ☐ Demolition ☐ Change of Use of Premises

Estimated Cost of Proposed Construction: 6,000

Proposed Work and/or Intended Use (attach additional information if necessary):

Replace Front Entry wall doors

Building Dimensions Width (ft): ____ Depth (ft): ____ Height (ft): ____ Stories: ____

Building Footprint (sf): ____ Gross Floor Area (sf): ____

Area to be Developed (sf or acres): N/A Current Open Space (sf or acres) N/A

Method of Water Supply: —

Method of Sanitary Sewerage Disposal: —

Building Setbacks: Front (ft): ____ Rear (ft): ____ Side (ft): ____ Side (ft): ____

Zoning District(s): ____

Lot Size: Area (sf/acres): ____ Frontage (ft): ____ Width (ft): ____ Depth (ft): ____

Flood Hazard Area? ☐ No ☐ Yes Firm Zone: ____ Base Flood Elevation: ____

The applicant agrees to comply with all applicable laws, ordinances, and regulations.

Signature of Applicant — Date: 5/18/25

Signature of Property Owner — Date

For Official Use Only:

Date Rec'd: 5/27/25 Application Fee: $540 Rec'd By: GM

Approved: ____ Denied: ____ Zoning Permit Number: 2025-32

Signature of Zoning Official: ____ Date: ____

Form Updated: 3/1/2024

PLANNING BOARD APPLICATION
ELLICOTTVILLE, NEW YORK

Applicant Information

Applicant Name: Gabriella Iucuiano Property Owner: ☐ Yes ☒ No

Company or Trade Name (if any): GI Threads

Mailing Address: 1620 Warren Jamestown Blvd, Jamestown NY 14701

Phone Number: (716)499-2366 Email: gabbyiucuiano@gmail.com

Applicant's Engineer or Representative Name: Chad Laska

Mailing Address: 1702 Davey Ave Jamestown NY 14701

Phone Number: (716)499-5762 Email: CMlaska29@Icloud.com

Site Information

Address (or location): 29 Washington ST, Ellicottville NY, 14731

Tax Parcel Number: _____ ☐ Town of Ellicottville ☒ Village of Ellicottville

Parcel Size (acres or s.f.): _____ Size of the site to be developed (acres or s.f.): _____

Briefly describe the current use of the property here:

Retail - clothing/homegoods boutique

Project Description

Project Name (if any): Replacement of Front Exterior Doors

Briefly describe the proposed use of the property here or attach additional pages if necessary:

Retail - Previous Doors were a hazard and Did NOT follow NYS means of Egress codes and glass Requirements.

Planning Board Approvals (check all that apply):

☐ Special Use Permit ☐ Site Plan Review ☐ Historic District Review ☐ Architectural/Landscape Design Review
☐ Conceptual Master Planned Development ☐ Final Master Planned Development ☐ Amendment

I have read and am familiar with the applicable zoning regulations for the above noted Planning Board Approvals under the Village of Ellicottville Zoning Law or the Town of Ellicottville Zoning Law.

_____ _____

Signature of Applicant Date

For Official Use Only:

Date Received: 5/21/25 File Number: 2025-32 (from zoning permit application)

Application Fee: $500 Rec'd By: [signature] on 5/21/25 (Date)

Updated: 8/6/2024

ARCHITECTURAL AND LANDSCAPE DESIGN REVIEW CHECKLIST

The following information should be included in the materials submitted with the historic district review application unless the Planning Board determines that a specific item or items are not necessary for a complete understanding of the project. The Planning Board may require additional information it determines necessary for a meaningful review of the application, based on the nature of the project or site. **Failure to provide all the required and/or requested information may prolong the approval process and be subject to resubmittal fees.**

1) ✓ A completed Zoning Permit application reviewed by the Zoning Official; and

2) _____ Plans SHALL be submitted showing all elevations of new structures and affected elevations in the case of additions, alterations or remodeling and such details as to elements of design, exterior materials and treatments, roof structures, exposed mechanical equipment, service and storage areas, retaining walls, landscaping, signs, light posts, parking areas and fences, service and loading areas and such other information as the Planning Board may require for a complete application; and

3) ✓ Photographs of the structures being modified; and

4) ✓ Environmental Assessment Form, with Part 1 completed and signed by the applicant; and

5) ✓ All required fees.

The Planning Board MAY require the following information based on the project, site and/or location.

_____ A site plan showing both existing and proposed contours at five-foot intervals, all existing trees with a trunk diameter of four inches or more at a point three feet above ground level and whether such trees shall remain or be removed, and/or other topographical features; or

_____ Photographs of all buildings within 250 feet of the proposed structure, addition, alteration, or remodeling.

HISTORIC DISTRICT REVIEW CHECKLIST

The following information should be included in the materials submitted with the historic district review application unless the Planning Board determines that a specific item or items are not necessary for a complete understanding of the project. The Planning Board may require additional information it determines necessary for a meaningful review of the application, based on the nature of the project or site. **Failure to provide all the required and/or requested information may prolong the approval process and be subject to resubmittal fees.**

1) ✓ Zoning Permit Application; and

2) ✓ Name, address and telephone number of the applicant; and

3) ✓ The location of the building, structure or land the exterior architectural features of which are proposed to be changed.

4) ✓ Photographs of the building and property as appropriate; and

5) _____ Scale drawings of exterior elevations showing all proposed changes: and

6) _____ Samples of materials to be used in the proposed change; and

7) _____ Where the proposed change includes signs or lettering, a scale drawing showing the type of lettering, all dimensions and colors, a description, of materials to be used and the method of illumination, if any, and a plan showing the location on the building or property; and

8) _____ A verification from the Building Inspector/Code Enforcement Officer and/or the Planning Board that the proposed project conforms to the Zoning Code, is a permitted nonconforming project or that all necessary variances for the proposed project have been granted; and

9) ✓ Building-Structure Inventory Form, Inventory Data, Determinations and/or other data as available through the NYSHPO Cultural Resource Information System; and

10) ✓ Environmental Assessment Form, with Part 1 completed and signed by the applicant; and

11) ✓ All required application fees; and

12) _____ Any other information that the Planning Board determines is necessary for meaningful review of the application, based on the nature of the project or the site. The Planning Board may waive any particular submission requirement(s) it determines are unnecessary for review of a particular project.

Photos

BEFORE

AFTER

BUILDING-STRUCTURE INVENTORY FORM

DIVISION FOR HISTORIC PRESERVATION
NEW YORK STATE PARKS AND RECREATION
ALBANY, NEW YORK (518) 474-0479

FOR OFFICE USE ONLY
UNIQUE SITE NO. 009-47-0026
QUAD
SERIES
NEG. NO.

YOUR NAME: Miss Lena Reynolds DATE: October 16, 1975

YOUR ADDRESS: Ellicottville, N.Y. TELEPHONE: 716-699-4096

ORGANIZATION (if any):

* *

IDENTIFICATION

1. BUILDING NAME(S): Sugar Bowl (former name, present name unknown)
2. COUNTY: Cattaraugus TOWN/CITY: VILLAGE: Ellicottville
3. STREET LOCATION: 31 Washington St.
4. OWNERSHIP: a. public ☐ b. private ☒
5. PRESENT OWNER: Mr. C. Rounds ADDRESS: Ellicottville, N.Y.
6. USE: Original: Shops and apartments Present: Shop and apartments
7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes ☒ No ☐
   Interior accessible: Explain Yes.

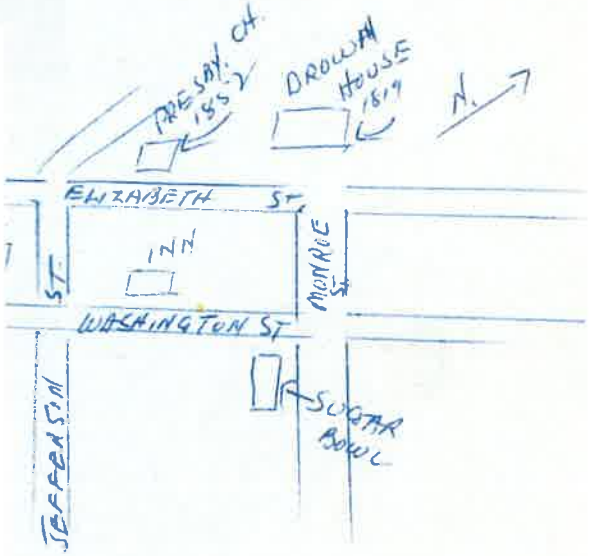
DESCRIPTION

8. BUILDING MATERIAL: a. clapboard ☒ b. stone ☐ c. brick ☐ d. board and batten ☐ e. cobblestone ☐ f. shingles ☐ g. stucco ☐ other:
9. STRUCTURAL SYSTEM: (if known) a. wood frame with interlocking joints ☒ b. wood frame with light members ☐ c. masonry load bearing walls ☐ d. metal (explain) e. other
10. CONDITION: a. excellent ☐ b. good ☐ c. fair ☒ d. deteriorated ☐
11. INTEGRITY: a. original site ☒ b. moved ☐ if so, when? c. list major alterations and dates (if known):

No major alterations to apartments on second floor. First floor interior remodeled 1975 from a candy and ice cream store to another type of business. Shingles put on clapboards about 1960.

12. PHOTO:

13. MAP:



14. THREATS TO BUILDING: a. none known ☒ b. zoning ☐ c. roads ☐
d. developers ☐ e. deterioration ☐
f. other: _____

15. RELATED OUTBUILDINGS AND PROPERTY:
a. barn ☐ b. carriage house ☐ c. garage ☐
d. privy ☐ e. shed ☐ f. greenhouse ☐
g. shop ☐ h. gardens ☐
i. landscape features: _____
j. other: _____

16. SURROUNDINGS OF THE BUILDING (check more than one if necessary):
a. open land ☐ b. woodland ☐
c. scattered buildings ☐
d. densely built-up ☐ e. commercial ☒
f. industrial ☐ g. residential ☐
h. other: _____

17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:
(Indicate if building or structure is in an historic district)

On corner of Washington and Monroe Streets -- main business streets in village. East of Brick Block (1852 or 1853).

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE (including interior features if known):

SIGNIFICANCE

19. DATE OF INITIAL CONSTRUCTION: about 1860.

ARCHITECT: _____

BUILDER: _____

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

21. SOURCES:

22. THEME:

PIN. 5101.34

BUILDING-STRUCTURE INVENTORY FORM

DIVISION FOR HISTORIC PRESERVATION
NEW YORK STATE PARKS AND RECREATION
ALBANY, NEW YORK (518) 474-0479

FOR OFFICE USE ONLY
UNIQUE SITE NO. 20947.000226
QUAD _____
SERIES _____
NEG. NO. _____ 91NR0032

YOUR NAME: _____ DATE: 1982

YOUR ADDRESS: _____ TELEPHONE: _____

ORGANIZATION (if any): _____

* *

IDENTIFICATION

1. BUILDING NAME(S): _____
2. COUNTY: Cattaraugus TOWN/CITY: Ellicottville VILLAGE: Ellicottville
3. STREET LOCATION: 31 Washington St.
4. OWNERSHIP: a. public ☐ b. private ☒
5. PRESENT OWNER: _____ ADDRESS: _____
6. USE: Original: BARN Present: COMMERCIAL
7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes ☒ No ☐
   Interior accessible: Explain _____

DESCRIPTION

8. BUILDING MATERIAL: a. clapboard ☒ b. stone ☐ c. brick ☐ d. board and batten ☐
   e. cobblestone ☐ f. shingles ☐ g. stucco ☐ other: _____
9. STRUCTURAL SYSTEM: (if known)
   a. wood frame with interlocking joints ☐
   b. wood frame with light members ☐
   c. masonry load bearing walls ☐
   d. metal (explain) _____
   e. other _____
10. CONDITION: a. excellent ☐ b. good ☒ c. fair ☐ d. deteriorated ☐
11. INTEGRITY: a. original site ☒ b. moved ☐ if so, when? _____
    c. list major alterations and dates (if known):

12. PHOTO:

13. MAP:

14. THREATS TO BUILDING: a. none known ☐ b. zoning ☐ c. roads ☒
d. developers ☐ e. deterioration ☐
f. other: _____

15. RELATED OUTBUILDINGS AND PROPERTY:
a. barn ☐ b. carriage house ☐ c. garage ☐
d. privy ☐ e. shed ☐ f. greenhouse ☐
g. shop ☐ h. gardens ☐
i. landscape features: _____
j. other: _____

16. SURROUNDINGS OF THE BUILDING (check more than one if necessary):
a. open land ☐ b. woodland ☐
c. scattered buildings ☐
d. densely built-up ☐ e. commercial ☑
f. industrial ☐ g. residential ☐
h. other: _____

17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:
(Indicate if building or structure is in an historic district)

Located in proposed historic district.

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE (including interior features if known):

SIGNIFICANCE

19. DATE OF INITIAL CONSTRUCTION: MID - 19th C

ARCHITECT: _____

BUILDER: _____

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

21. SOURCES: NORTHRUP INTERVIEW

22. THEME:

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

Name of Action or Project: Replacement of Exterior Doors (GI Threads)

Project Location (describe, and attach a location map): 29 washington st Ellicottville NY 14731

Brief Description of Proposed Action: Replace Existing Exterior Doors, The New Doors to meet NYS Fire codes.

Name of Applicant or Sponsor:	Telephone: (716) 499-2366
Gabriella Iuculano	E-Mail: gabbyiuculano@gmail.com

Address: 1620 w 2 J blvd

City/PO:	State:	Zip Code:
Jamestown	NY	14701

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☒	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:	☒	☐

3. a. Total acreage of the site of the proposed action? N/A acres
   b. Total acreage to be physically disturbed? N/A acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? N/A acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☐ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☐	☒
b. Consistent with the adopted comprehensive plan?	☐	☐	☒

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☒

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify: _____	☒	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☒	☐
b. Are public transportation services available at or near the site of the proposed action?	☒	☐
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☒	☐

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☒	☐

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____	☒	☐

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____	☒	☐

	NO	YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☒	☒
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☒	☐

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☒	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☒	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☒ Urban ☐ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☒	☐
16. Is the project site located in the 100-year flood plan?	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☒	☐
If Yes,		
a. Will storm water discharges flow to adjacent properties?	☒	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☒	☐
If Yes, briefly describe:		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	☒	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	☒	☐

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Gabby Iuculano Date: 5/18/25

Signature: [signature] Title: Store owner / tenant

PRINT FORM

1 West Washington Street
Ellicottville, NY 14731

Receipt Number: PE25-00103

Payer/Payee: IUCULANO, GABBY
1620 WARREN JAMESTOWN BLVD
JAMESTOWN NY 14701

Cashier: Greg Keyser **Date:** 05/27/2025

ZP25-0032 ZONING 27-29 Washington

Fee Description	Fee Amount	Amount Paid	Fee Balance
Site Plan Review	$500.00	$500.00	$0.00
Zoning permit application	$46.00	$46.00	$0.00
	$546.00	**$546.00**	**$0.00**

Payment Method	Reference Number	Payment Amount
CHECK	449	$546.00

Total Paid: $546.00