



TOWN OF PERINTON

1350 TURK HILL ROAD ■ FAIRPORT, NEW YORK 14450-8796
(585) 223-0770 ■ Fax: (585) 223-3629 ■ www.perinton.org

NUMBER _____ FEE _____

MEETING DATE

APPLICATION FORM - APPEALS

Instructions to Applicant

1. Submit original and 11 (eleven) copies of this application. Type or print.
2. A non-refundable fee of \$ 100 shall accompany this application. See Fee Schedule at <http://www.perinton.org/Boards/Feeschedule>
3. Twelve (12) copies of a tape location or instrument survey map should be attached to the application.
4. Twelve (12) copies of a floor plan, **when necessary**, drawn to scale, should be attached to the application.
5. Zoning Boards of Appeal in New York State are bound by court cases which have clearly set forth the factors to be considered by the Board in reviewing your request. These may seem unnecessary in many instances but by handling all cases under the same guidelines, you are assured equitable treatment by the Board.

1. APPLICANT

AFTER: Todd Tickner, Trustee of the Donald R.

Interest in Property: Owner Lessee Other
of 616 Pittsford-Victor Road

2. OWNER (if other than above)

Name _____ Phone _____

3. ATTORNEY (if represented)

Name Alan J. Knauf Phone 585-546-8430

Street & Number 100 S. Clinton Ave. Ste. 2600 Post Office Rochester Zip 14604

4. INTEREST: Does any officer or employee of the State of New York, County of Monroe, or Town of Perinton have any interest in the owner/applicant or the subject property?

If yes, who? Name _____ Address _____

INTEREST (explain):

5. **LOCATION:** Street Address or Legal Description (subdivision and lot number)
604 Pittsford-Victor Road, Pittsford NY 14534 and adjoining lands

6. **SIZE OF PARCEL:** .12 acres, .15 acres, plus Canal Corp. lands

7. **PRESENT USE OF PROPERTY:** Aurora Brewing
Mixed Use, Residential B &

8. **ZONING DISTRICT:** Village, State, Railroad Land **TAX ACCOUNT #** 179.09-2-1, 179.09-2-84
and ECCO overlay

9. **DESCRIBE SPECIFICALLY THE NATURE OF YOUR REQUEST:** Applicant appeals
from the determinations made in the April 25, 2024 letter from the Town Attorney regarding
the proposed expansion of Aurora Brewing, as set forth in the accompanying letter from Alan
J. Knauf.
The Applicant owns 616 Pittsford-Victor Road (tax account no. 179.09-2-4).

10. DESCRIBE THE LOCATION, USE AND SIZE OF STRUCTURES AND OTHER LAND

USES WITHIN 100 FEET OF THE BOUNDARIES OF THE SUBJECT PROPERTY:
To the east (upon information and belief) is NYS Canal Corp. parkland. To the north is the
Eric Canal. Adjacent to the east is 616 Pittsford-Victor Road, which is a Child Psychology
practice. Beyond that is the applicant's property, which is used for a nail salon and an
office. Across the street to the south are residences and an office.

I certify that the information supplied on this application is complete and accurate, and that the project
described, if approved, will be completed and the premises used as stipulated in this request.

Signature of Applicant: 
Todd Tickner, Trustee

Date: 6/23/2024

Owner (If other than above) The owner is an adverse party and does not join in this appeal.

I have read and familiarized myself with the contents of this application and do hereby consent to its
submission and processing.

Signature of owner: _____ Date: _____



2600 Innovation Square
100 South Clinton Avenue
Rochester, New York 14604
nyenvlaw.com

ALAN J. KNAUF
ATTORNEY AT LAW

T 585.546.8430
C 585.370.9362
aknauf@nyenvlaw.com

June 23, 2024

Zoning Board of Appeals
Town of Perinton
1350 Turk Hill Road
Fairport, NY 14450

Re: 604 Pittsford Victor Road – Aurora Brewing – Appeal

Ladies and Gentlemen:

We are attorneys for Todd Tickner, Trustee for the Donald R. Tickner Family Wealth Trust (“Tickners”), owner of the property at 616 Pittsford-Victor Road (“Tickner Property”). The Tickners appeal to the Zoning Board of Appeals (“ZBA”) from the April 25, 2024 letter from Town Attorney Joe LaFay (“LaFay Letter”) (attached as Exhibit A), which made various determinations regarding the proposal by Canal House Properties, LLC (“Applicant”) for expansion (“Expansion”) by Aurora Brewing of the existing “tasting room” (“Tavern”) at 604 Pittsford-Victor Road (“Canal House Property”), not only onto the second floor above, but also into outdoor spaces, including 5650 SF of “Canal Corp. Occupancy Land” (“Canal Occupancy Land”) along the Erie Canal. Much of the parking will be provided off-site at the Crescent Trail parking lot (5 spots) and at 640-642 Kreag Road (30 spots). Attached as Exhibit B is a survey of the property, and as Exhibit C are the plans for the Expansion. We are providing 12 copies of this letter and exhibits and the application to the ZBA, and the \$100 fee.

The Canal House Property is located in Canal Walk Plaza (“Canal Walk”), a commercial retail and office complex that is comprised of four separately-owned parcels (604, 610, 616 and 624 Pittsford-Victor Road), which share parking spaces pursuant to a 1988 Easement Agreement (“Easement”) (attached as Exhibit D).

1. Use Variances Are Required.

While the LaFay Letter only indicates that Site Plan approval is required for the Expansion, which was granted by the Planning Board on June 18, 2024, the Expansion will also require use variances.

A. Uses Outside the Mixed Use District Are Not Allowed.

The Canal Occupancy Land, as well as the Crescent Trail parking lot, are zoned Village, State, Railroad Land, while some of the land involved in the Expansion is also zoned Residential B. The Zoning Law does not allow any uses on Village, State, Railroad Land, and of course operating a bar or brewery is not allowed in a residential district. Zoning Law § 208-32(A). Further, while the Expansion will use property on Kreag Road is zoned Restricted Business District, which does not allow a parking lot as a principal use or as an accessory to an off-site use. Zoning Law § 208-39(A). Thus, a use variance is required for use by the Tavern for the proposed use of areas outside the Mixed Use District.

B. The Tavern is Not a Restaurant.

Zoning Law § 208-43(B)(3)(b) requires that in the Mixed Use District where Canal Walk is located, “[a]ll principal and accessory uses shall be conducted within completely enclosed structures, except for an outdoor eating area associated with a restaurant, provided that... [the] total number of outdoor seats is approved by the Planning Board.” However, the Tavern is not a restaurant. A “restaurant” is defined by the *Oxford Dictionary* as “a place where people pay to sit and eat meals that are cooked and served on the premises.” Since the Tavern does not serve meals or food prepared on-site. Thus, outdoor seating is not allowed without a use variance from the Zoning Board of Appeals (“ZBA”). According to Aurora’s website:

Currently our Rochester location i[s] only serving small snacks for food. We plan on introducing more food items in the coming weeks, but we wanted to get open and pouring you all this great beer first before we tackle food. We encourage you to order in takeout from a delivery service like grubhub or from one of our local restaurants.



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Page 3

<https://www.brewaurora.com/menu-3>.¹ But even if the Tavern was a restaurant, outdoor seating is not automatic, and requires Planning Board approval.

2. The Parking Calculations Are Erroneous.

There are numerous deficiencies with the proposed parking, as explained below and in the attached letter from Douglas Eldred, P.E. (Exhibit E).

A. Parking Space Requirement. In his July 28, 2023 letter (attached as Exhibit F), Planning Director Michael Doser stated that pursuant to Town Zoning Law § 208-16(B), if the Applicant sought to proceed with the Expansion, under the Institute of Traffic Engineers (ITE) *Parking Generation Manual* (5th edition), the Tavern should be classified as a High-Turnover (Sit Down) Restaurant - Lounge/Bar (Land Use 932), so the parking requirement would be 11.82 spaces per 1,000 SF of floor area. Now, according to the LaFay Letter, under the new 6th edition of the *Parking Generation Manual*, the Tavern should be classified as Land Use 971, “Brewery Tap Room,” so the requirement would be relaxed to only 6.76 parking spaces per 1,000 SF of floor area. However, while the Tavern may be licensed to operate a brewery, there is no brewery at this location – the beer is brewed in Cayuga County, The Tavern serves beer, wine, ciders and cocktails like other bars, and does not just provide sampling of Aurora’s beer. *See* <https://www.brewaurora.com/rochester-location>. It is a bar, not a brewery tap room.² So, the prior determination of 11.82 spaces per 1,000 SF should apply. But as discussed below, the Applicant fails to satisfy even the lesser standard for brewery tap rooms, which according to the LaFay Letter, would require 57 spaces.

B. 10% Credit. While the LaFay Letter indicates that “the Town will permit a reduction of the overall parking load by 10 percent due to the Mixed Use District shared parking provision,” that provision does not apply, so even as a brewery tap

¹ While the Tickners raised a similar issue with regard to the former tenant, Seven Stories, and the ZBA decided it was a restaurant, this decision, and other prior determinations of the ZBA regarding Steven Stories, are not binding precedent, since the Tickners’ appeal to the Appellate Division seeking to overturn this ruling was ruled moot after the Applicant advised the court that Seven Stories had vacated, and “the canal area is not open to customers.” *See Tickner v. Town of Perinton*, 224 A.D.3d 1347 (4th Dep’t 2024).

² According to ITE *Parking Generation Manual* (6th ed.): “A brewery tap room is a designated area found in conjunction with a brewery in which customers can try samples of a brewery’s products. These rooms are typically located on-site and can be used as a way to sell beer or related products directly to the customer. Depending on its size, a tap room can also be used to house social gatherings. A brewery tap room may also be used to facilitate complimentary tours of the brewery.”

room, 57 spaces would still be required. Town Zoning Law § 208-43(H)(5) provides that “Shared parking is encouraged in the Mixed-Use District to promote efficient use of land and resources by allowing users to share off-street parking facilities for uses located within close proximity to one another with different peak parking demands or different operating hours.” However, the LaFay Letter states that only 12 out of the 57 required parking spaces would be shared spaces in the Mixed Use District governed by the shared parking provision, which is only about 21% of the required spaces. 25 of the spaces would be outside of the Mixed Use District, and thus not encompassed by the shared parking provision, while 14 spaces on the Canal House Property would not be shared in any way.

In the Mixed Use District, where sharing of parking spaces is used to satisfy the parking requirements, sharing is limited to ten percent of the total “[w]here the uses to be served by shared parking have overlapping peak hours of operations.” That is the case here, since the nail salon, hair salon, and ice cream store peak hours substantially overlap the peak hours of operation with the Tavern. However, not only must the shared spaces be located in the Mixed Use District, but “[t]he parking areas [must] share a property line.” Zoning Law § 208-43(H)(5)(b)(2)(a). Thus, neither the Kreag Road nor the Crescent Trail parking lots qualify under the Mixed Use parking sharing provision.

Thus, it is erroneous to give an across-the-board 10% credit due to sharing, in the Mixed Use District, only a small fraction of the necessary spaces.

C. Crescent Trail. The five spaces at the Crescent Trail parking lot cannot be used to satisfy the parking requirements. They do not meet the requirement under Zoning Law § 208-16(A)(1,2) and (C)(1,3) for parking spaces, since they are not properly sized, striped, screened or paved. Furthermore, the Town has no authority to authorize or approve use of this lot, since it is public parkland, and authorizing use by Aurora Brewing would be an illegal alienation of public parkland.

D. Easement. The Easement created a cross-easement for shared parking in Canal Walk, so there are about 26 common parking spaces between the four properties. However, these must be shared among the four Canal Walk properties, so it is improper to allocate nearly half (12 spaces) to the Canal House Property. To allow shared use, “[t]he contractual agreement” allowing the allocation must be “approved between involved property owners.” Zoning Law § 208-43(H)(5)(a)(4).



However, paragraph 5 of the Easement states that the four owners, “and their guests, invitees and employees shall all have use of the parking areas,” so they cannot be exclusively allocated in this fashion. Dr. Harrison has no right to assign 6 spaces to the Tavern, since they are not on his property, and are subject to the Easement for the use by all of Canal Walk.

Moreover, there is no right to use the common spaces in Canal Walk for patrons using the Canal Occupancy Land, which is outside Canal Walk. Paragraph 6 of the Easement provides that the common parking is “for the benefit of each of and all of the properties involved,” and not for the benefit of additional properties that an owner might acquire.

Further, parking has already been allocated to the businesses that were in operation prior to the arrival of Aurora. Where there is shared parking, “the total collective sum shall not be less than the sum of the various uses as computed separately.” Zoning Law § 208-16(A)(6). When shared parking is located in the Mixed Use District, “the property owner or owners shall provide parking stalls equal to the total of the individual parking requirements,” except that a reduction of up to 10% can be allowed when the conditions discussed above are met. Zoning Law § 208-43(H)(5)(B)(2). As indicated by the attached letter from Douglas Eldred, P.E. (Exhibit E), the Canal Walk spaces were already required for the existing businesses. The Town cannot put these businesses out of compliance with parking requirements in order to allocate parking to Aurora. According to Mr. Eldred, on a Friday, which is assumed to be the overall peak usage for the development, all of Canal Walk would require 81 spaces with the Expansion (as a brewery tap room), so even with a 10% credit, still 73 spots would be required on-site for the entire complex. But only 40 would be available in total (including 14 on the Canal House Property and 26 common spaces), even if the Easement allowed parking for the Canal Occupancy Land. Thus, Aurora Brewing cannot use spaces that other Canal Walk tenants already have vested rights to use.

Therefore, the determinations in the LaFay letter should be reversed, as explained above.

As you know, under New York Town Law §267-a(6), the “appeal shall stay all proceedings in furtherance of the action appealed from, unless the administrative official charged with the enforcement of such ordinance or local



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law, from whom the appeal is taken, certifies to the board of appeals, after the notice of appeal shall have been filed with the administrative official, that by reason of facts stated in the certificate a stay, would, in his or her opinion, cause imminent peril to life or property.”

If this matter is scheduled for a hearing on July 22, I would plan to participate remotely. I can appear in person on August 26.

Thank you for your consideration.

Respectfully submitted,

KNAUF SHAW LLP

A handwritten signature in blue ink, appearing to read 'A J KNAUF'.

ALAN J. KNAUF

cc: Joe LaFay, Esq.

Michael S. Doser, MPA

Mr. Todd Tickner

John Refermat, Esq.

EXHIBIT A



TOWN OF PERINTON

1350 TURK HILL ROAD ■ FAIRPORT, NEW YORK 14450-8796
(585) 223-0770 ■ Fax: (585) 223-3629 ■ www.perinton.org

April 25, 2024

JOHN T. REFERMAT, ESQ.

Refermat & Daniel PLLC

919 South Winton Road, Suite 314

Rochester, New York 14618

RE: 604 Pittsford Victor Road

Dear Mr. Refermat:

The Town of Perinton has reviewed the parking requirements for the property at 604 Pittsford-Victor Road, (Canal House Properties LLC - Paul Zachman) using the Institute of Transportation Engineers' Parking Generation Manual (6th edition), as required by the Town Code.

The Town has determined that the proposal to convert and change the property from tasting room and architectural office (as approved by the Planning Board in 2018) to exclusively a tasting room requires Site Plan approval from the Planning Board. It also requires the property to adhere to the current Town Code parking standard for that use. The most appropriate standard is Land Use 971, "Brewery Tap Room," on a Saturday in a General Urban/Suburban setting. The data indicates that there should be 6.76 parking spaces per 1,000 sf of floor area.

The property diagram, dated April 1, 2024, indicates there is 8,480 sf of indoor and outdoor space, including the New York State Canal Corporation lands that you have occupied in the past under a Use and Occupancy permit with the agency. That square footage requires the property to have 57 parking spaces. However, the Town will permit a reduction of the overall parking load by 10 percent due to the Mixed Use District shared parking provision, which means Mr. Zachman will need to arrange/provide for 51 parking spaces.

The Town will give credit for 14 spaces on the property, as indicated by the 2024 site plan modification map that was provided by your client, which proposes six additional parking spaces to be constructed. The Town will not credit your client for the three parallel parking spaces along the southern portion of the property because they do not meet Town design criteria; however the Town will not prohibit those spaces from being used by patrons.

The Town will also credit your client for 12 spaces in Canal Walk (six spaces for 604 Pittsford-Victor Rd and six for spaces for 610 Pittsford-Victor Road, with a written contractual agreement between the two property owners approving of such agreement).

Additionally, the Town will credit your client for five spaces on the Crescent Trail parking area to the west.

Overall, your client would be credited for 31 spaces, which means he will need to find parking agreements for the remaining 20 spots for overflow demand in order to fulfill the 51 spaces required by Town Code.

In order to proceed, the Town requires Site Plan approval from the Planning Board and a Certificate of Appropriateness from the Historic Architecture Commission (under § 208-52.1, Erie Canal Conservation Overlay District guidelines). Should the boards approve the application, then your client would be required to amend the Use and Occupancy permit with the New York State Canal Corporation.

Very truly yours,

Joseph H. LaFay

JHL/jl

Cc: Perinton DPW

EXHIBIT B

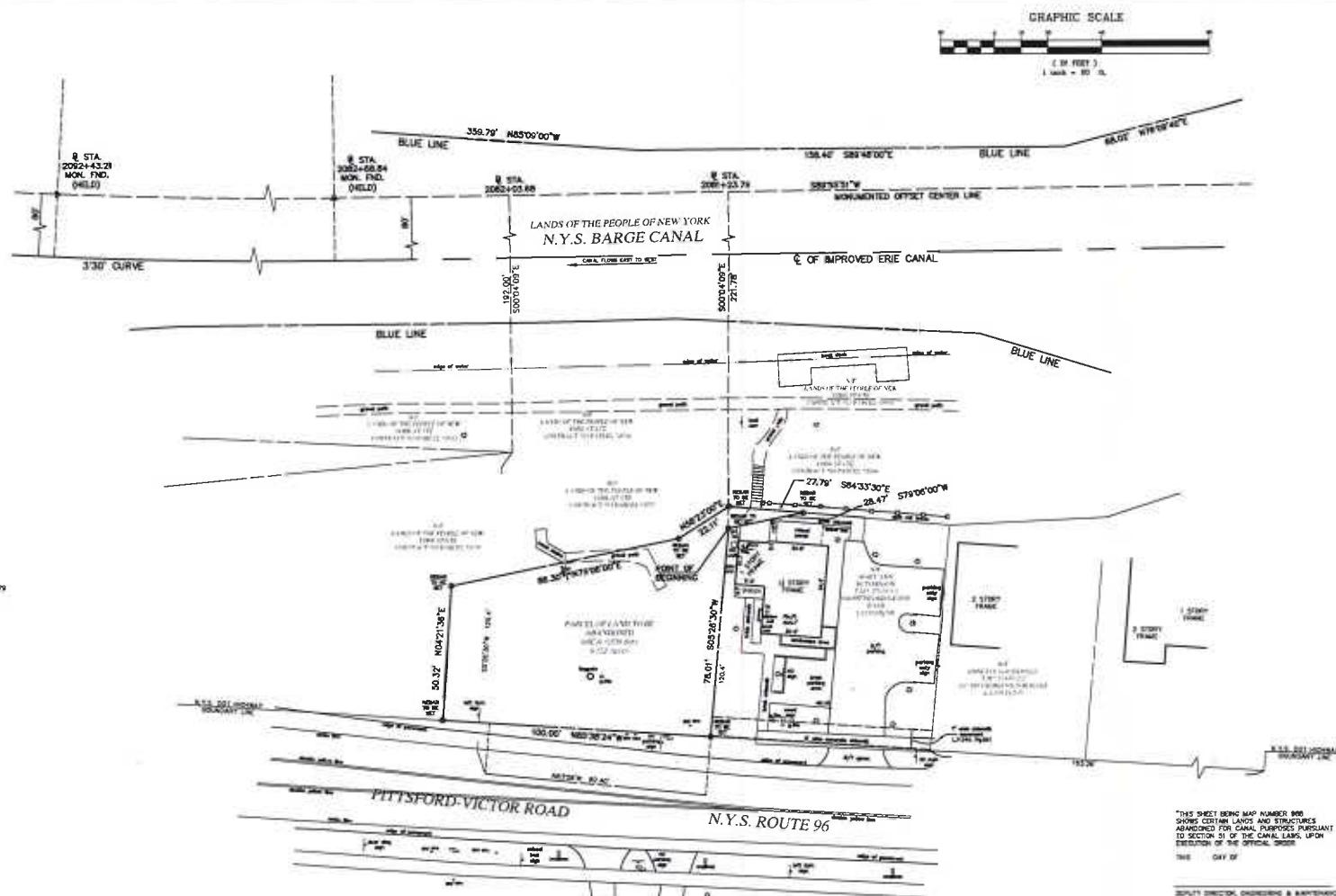


LOCATION SKETCH

LEGEND:
SOM - 
TRES - 
SANITARY MANHOLE - 
LIGHTPOLE, GROUND LIGHT - 
HYDRANT, WATER VALVE - 
WATER POLE, GUT WIRE - 

REFERENCES

1. MATT ANN PETERSON TO PAUL ZIMMERMAN AND KAREN ZADKIN, 06 DEC 2013 01/01/2013 AS LINES 11232 OF 11232
2. RE: [REDACTED] BY MATT PETERSON FROM THE HHS D.O.T. SM. 8225 PETERSON-RETRIEVE, FILE #14-CONTRACT (025127)
3. DATE: 10/01/2013
4. SUBJECT: CANCELLATION, STATE OF NEW YORK, WESTERN DIVISION, DIVISION SECTION 8, STATE DATE TO 01/01/2010
5. END
6. END OF A SUBJECT OF MATT PETERSON-RETRIEVE RECD PREPARED BY DAWN A. SCHWARTZ, DATED 11/19/2014.
7. SUBJECT TO AN EXAMINER/ADMINISTRATOR FILE #14-0986 AS 14-0986 OF DEPT. OF HHS, DATE 11/19/2014
8. END OF SUBJECT



SURVEY NOTES
DISTANCE SHOWN ARE DRIVING SURVEY MEAS. FOR THIS LINE
WAS COMPLETED TO AN ACCURACY OF 1 PART IN 10,000.
(1:10,000) IN METERS

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REVISION DATE: APRIL 24, 2018 - PGS HYDROIC COMMITTEE

NEW YORK STATE CANAL CORPORATION MAP SHOWING
LANDS OF THE BARGE CANAL TO BE ABANDONED
PREPARED FOR
#604 PITTSFORD-VICTOR ROAD
PART OF LOT 63, TOWNSHIP 12, RANGE 4 OF THE PHILIPS & CORHAM
PURCHASE, TOWN OF IRONDEQUOIT, WENONAH COUNTY, NEW YORK



MAGDE LAND SURVEYING, P.C.

4480 CALVER ROAD • 00 • HOG-ESTER • • NEW YORK • • 14023
5887 • (888) 034-8149 (FAX) • • 800-666-0000 • • bsmads@cooza.com

988

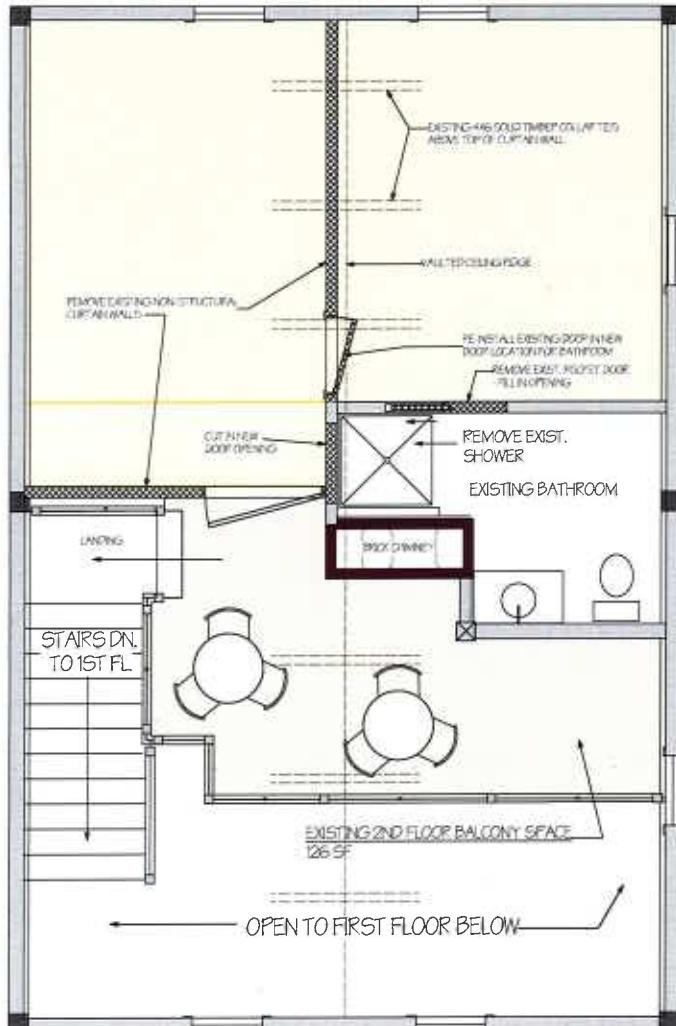
988



EXHIBIT C

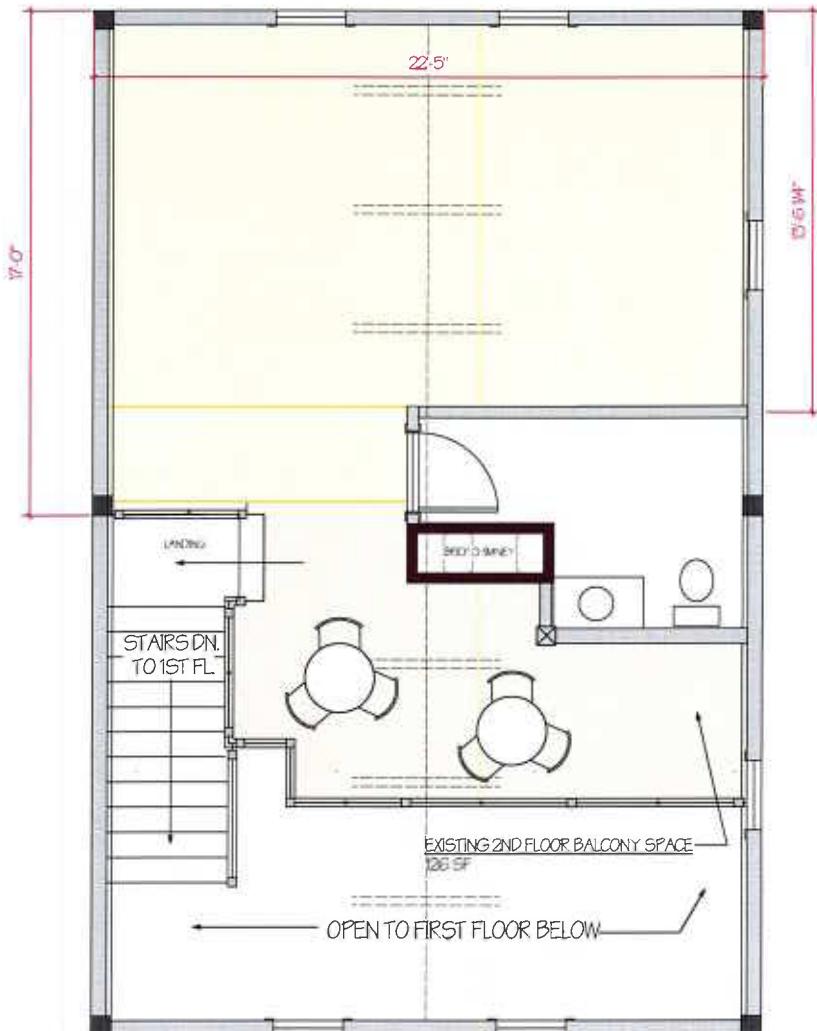
EXISTING OFFICE SPACE

305 57



PROPOSED OPEN FLOOR PLAN

308 SE



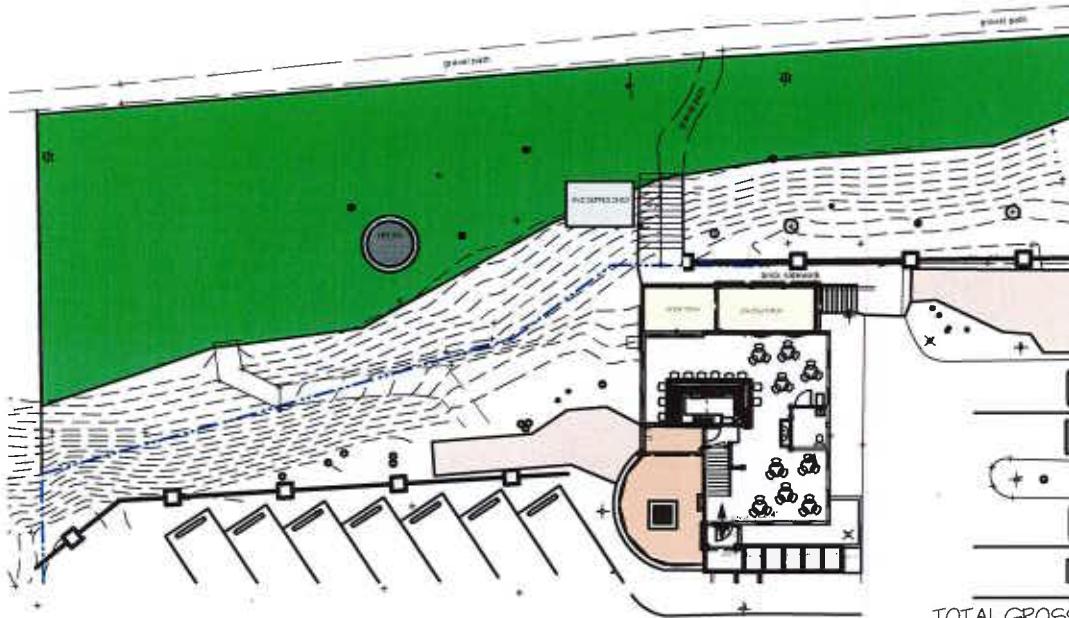
Plan Date: 2/20
Reviewers:

00- AUSTRIA BREWING COMPANY
604 FITSFORD VICTOR RD
TOWN OF PERINTON

ESTRUTURA DE DADOS - 2012.2 - PROFESSOR: JOSÉ E. B. SOUZA - UFSCAR - 111

2ND FLOOR

Sub: 12-152
Dated: 12/15/2014



OUTDOOR SPACE KEY

- TOTAL NYS CANAL CORP OCCUPANCY LANDS 5,050 SF
- INFORMAL NATURAL MULCHED SEATING AREAS 580 SF
- OUTDOOR PORCH SEATING AREAS 255 SF
- WEST FIREPIT PATIO AREA 350 SF
- BUILDING INTERIOR GROSS S.F. FLOORS 1 & 2 1645 SF

PROPERTY DIAGRAM INDOOR/OUTDOOR SEATING SPACE

CHAOTIC ALES, INC. DBA AURORA BREWING
604 Pittsford Victor Road

TOTAL GROSS S.F. = (8480/1000) X 6.76 = 57 PARKING SPACES
Mixed Use District Shared Parking Provision -6

TOTAL PARKING SPACES REQUIRED 51

EXISTING PARKING CREDIT PER TOWN CALCULATION

- ONSITE CURRENT	11
- ONSITE PROPOSED	3
- CRESCENT TRAILHEAD	5
- CANAL WALK	12
TOTAL	31

OFFSITE LEASED PARKING 30

TOTAL PARKING CAPACITY 61

PARKING ANALYSIS



Plan Date: 4-25-2024

Revisions:

ITE USE CODE
BREWERY 6.76/1000 S.F.

Scale: 1"=20"

Drawn By P. ZACHMAN

BOARDWALK DESIGN INC 166 MILL ROAD PITTSFORD, NY

EXHIBIT D

00007560331

COUNTY OF MONROE

COUNTY CLERK'S OFFICE RECORDING PAGE

Patricia L. McCarthy - County Clerk

Carolee A. Conklin - Deputy County Clerk

TR NO. 89037169700
BOOK 7560 PAGE 331
REEL 9
02/06/89 16:07:00
MONROE COUNTY CLERK

MORTGAGE TAX

Serial # _____

City/Town \$ _____

S.M.A. \$ _____

Trans. Auth. \$ _____

Total \$ _____

PAID AT RECORDING

TRANSFER TAX

Transfer Tax # 0-12817

Amount \$ — 0 —

PAID AT RECORDING

RETURNED TO:

RETURNED TO:
MARY S. ELLSWORTH, TOWN CLERK
1350 TURK HILL RD.
FAIRPORT, N.Y. 14450

STATE OF NEW YORK
MONROE COUNTY, N.Y.

RECORDED ON 02/06/89
TRE 16:07:00
BOOK 7560 PAGE 331
REEL 9
DEED OF
AND EXAMINED
PATRICIA L. McCARTHY
MONROE COUNTY CLERK

EASEMENT

THIS AGREEMENT, made as of the 1st day of April, 1988, is by and among HERBERT G. HUTCHINSON and MARY D. HUTCHINSON, 1473 Lowery Road, Caladonia, New York 14423, ("Hutchinson"), MICHAEL CONN, 618 Webster Road, Webster, New York 14580 ("Conn"), DONALD A. TICKNER and JACQUELYN M. TICKNER, 81 Penfield Road, Rochester, New York 14610 ("Tickner"), FRANK DE CIANTIS, 368 Carling Road, Rochester, New York 14610 ("DeCiantis").

WITNESSETH:

WHEREAS, Hutchinson is the owner of 604 Pittsford-Victor Road, Town of Perinton, Monroe County, New York, and more particularly described on Exhibit "A", attached hereto; and

WHEREAS, Conn is the owner of 618 Pittsford-Victor Road, Town of Perinton, Monroe County, New York, and more particularly described on Exhibit "B", attached hereto; and

WHEREAS, Tickner is the owner of 616 Pittsford-Victor Road, Town of Perinton, Monroe County, New York, and more particularly described on Exhibit "C", attached hereto; and

WHEREAS, DeCiantis is the owner of 624 Pittsford-Victor Road, Town of Perinton, Monroe County, New York, and more particularly described on Exhibit "D", attached hereto; and

TAX ACCT #S 179.090-02-001
179.090-02-002
179.090-02-003
179.090-02-004

RETURN TO:
MARY S. ELLSWORTH, TOWN CLERK
1030 TURK HILL RD.

WHEREAS, the parties hereto are desirous of developing the aforementioned properties respectively owned by them and of making provision for the common use of portions of the properties and the sharing of the cost relative to the development and maintaining of the properties, (the "Site").

NOW, THEREFORE, in consideration of the foregoing and in consideration of the covenants hereinafter contained, it is mutually agreed as follows:

1. Hutchinson, Conn, Tickner and DeCiantis hereby grant to each other an easement for the development of site improvements including parking, landscaping, walkways, drainage, sewers and other improvements as such may effect their respective premises in accordance with a plan prepared by D.J. Parrone & Associates, P.C. dated May 18, 1988, (the "Plan"), more particularly described on Exhibit "E", attached hereto.

2. Conn, Tickner, and DeCiantis shall share equally, one-third each, the cost of installing and maintaining the site improvements shown on the Plan as well as in the legal and engineering costs involved in the development of the Plan and the Site.

3. Hutchinson, Tickner, Conn and DeCiantis hereby represent and covenant that none of them will enter into any business at the Site which will compete with any business conducted by any of the rest of them.

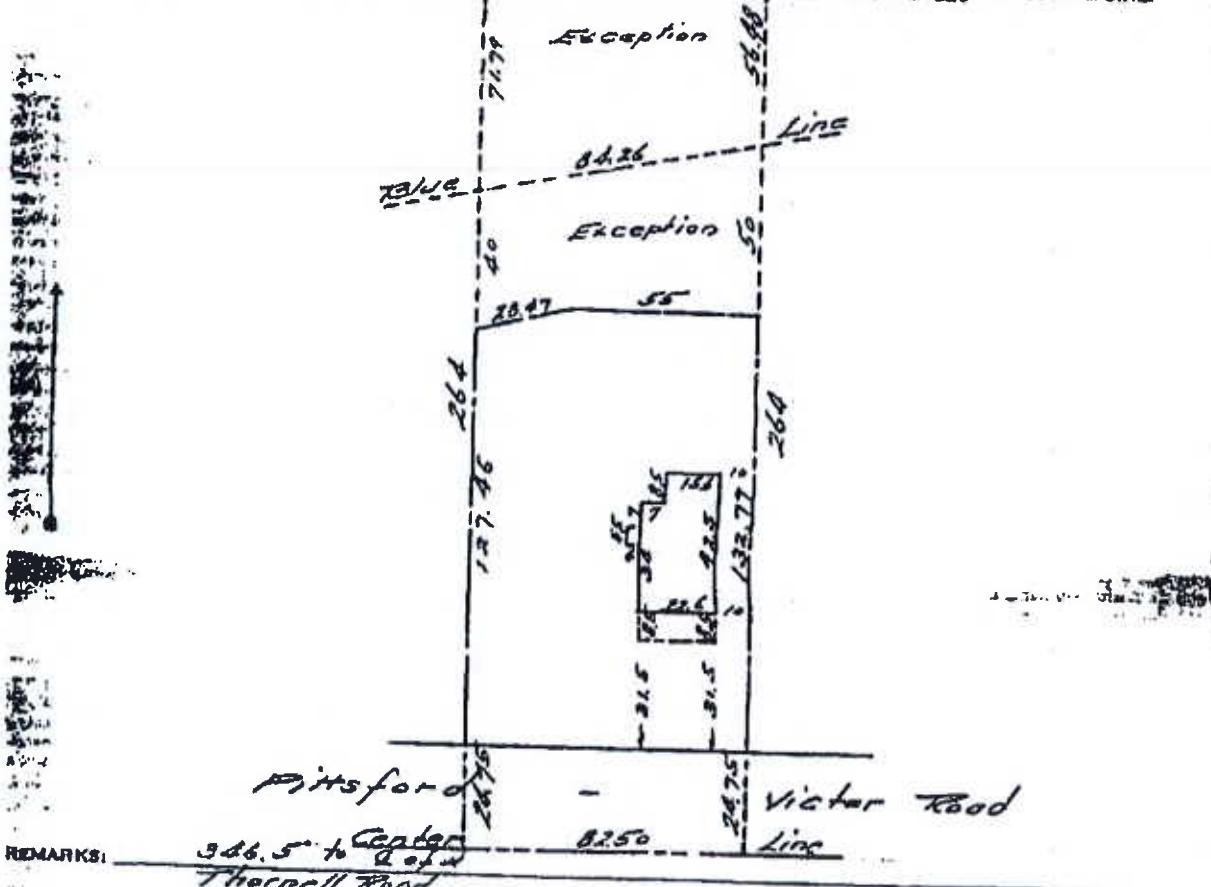
1 0 0 0 7 EXHIBIT 2.3 3 3 4

Property Address: 604 Pittsford-Victor Rd., T/Pecinton
Property Owner: Herbert G. and Mary D. Hutchinson
Tax Account No.: 179.090-02-001

TAPE LOCATION MAP

NAME Herbert G. Hutchinson
STREET Pittsford-Victor Road Bushnell's Basin M. V.
SHOWING: 1 1/2 Story Frame House
LOT NO. pt. of 63 Twp 12 R 4 SUBDIVISION Town of Perinton
REFERENCE DATA: Co. ATLAS OF MAPS, PAGE 25 OF DEEDS PAGE 16
DATE November 11

THE DISTANCE AS SHOWN FROM West LINE OF PROPERTY TO Center Line of Thornell Rd.
 WAS ACTUALLY MEASURED. MONUMENT USED Iron Spike Com/ ALL BUILDINGS ON THIS
 PREMISES ARE SHOWN. MAIN WALL is ON APPROX. LINE. PORCH ONE STORY is ON APPROX. LINE.



THIS INFORMATION IS FOR Security Trust Company
BE USED FOR BUILDING PURPOSES, LOCATION OF DRIVEWAYS, FENCED OR PROPERTY LINES

IT SHOULD NOT

SIDNEY MCKNIGHT
1009 WILDER AVE., ROCHESTER 4, N. Y.
MAIL BOX

(SIGNED) SIDNEY MORNINGHT
(INITIALED) *SMM*
N. T. STATE PROFESSIONAL, JOHN NESE
AND LAND PLANNING, LTD.

1 0 0 0 7 5 6 0 3 3 5

EXHIBIT "B"

Property Address: 610 Pittsford-Victor Rd., T/Perinton
Property Owner: Michael Conn
Tax Account No.: 179.090-02-002

all that tract or parcel of land situate in the Town of Perinton; County of Monroe and State of New York; being a house and lot formerly known as the Widow Buell Place containing about $\frac{1}{2}$ acre of land, and being the same place articed by William J. Lord to Thomas H. Cole, November 16, 1868, and being the same land described in a deed dated March 20, 1868 from Aaron S. Patterson and wife to William J. Lord and which deed is recorded in Monroe County Clerk's Office in Liber 221 of Deeds, page 378. Excepting therefrom, however, the following described appropriations made by the State of New York.

An appropriation made by Bernard Gilbert and another to the State of New York, January 26, 1911, and recorded in Monroe County Clerk's Office in Liber 838 of Deeds, page 210, and an appropriation made by Bernard Gilbert and another to the State of New York, dated November 21, 1911 and recorded in Monroe County Clerk's Office in Liber 838 of Deeds, page 502.

Subject to all covenants, easements and restrictions of record, if any, affecting said premises.

1 0 0 0 7 5 6 0 3 3 6

all that tract or parcel of land situate in the Town of Perinton, County of Monroe and State of New York, and being part of Village Lots Nos. 4 and 5 in the Village of Bushnell's Basin on the road leading to Mendon and bounded as follows: Beginning in the center of said road at the southeast corner of Sara Buell's land; from thence running north 7° east 3 chains and 63 links to the canal; thence running along said canal 1 1/8 chains thence running south 7° west 3 chains and 63 links to the center of said road; thence running westwardly along said road 1 1/8 chains to the place of beginning, containing 64 rods of land, more or less.

Also all that other land situated in said Village of Bushnell's Basin being a part of Village Lot No. 6 and bounded as follows: Beginning in the center of the road leading from Mendon to said Village at the southeast corner of the land formerly owned by Oliver H. Buell; thence running north 7 1/2° east on the line of the said Buell's land in the Erie Canal; thence eastwardly along said canal 50 links; thence south 7 1/2° west and parallel with the said west line of said Lot 6 to the center of the said highway; thence westwardly 50 links to the place of beginning. And being the same premises conveyed by David Hill and S. Josie Hill to Anna Stocum by deed dated November 16, 1896, and recorded in Monroe County Clerk's Office in Liber 580 of Deeds, page 205

EXHIBIT "C"
Property Address: 616 Pittsford-Victor Rd., T/Perinton
Property Owner: Donald A. and Jacquelyn M. Tickner
Tax Account No.: 179-090-02-003
Excepting and reserving, however from the above described premises the parts thereof which were conveyed to the State of New York by Anna Stocum by two certain instruments in writing, one bearing date December 17, 1910 recorded in Monroe County Clerk's Office, Liber 838 of Deeds page 208, and the other dated October 20, 1911, and recorded in said Clerk's Office in Liber 838 of Deeds, page 500.

EXHIBIT "D"

Property Address: 624 Pittsford-Victor Rd., T/Perinton
Property Owner: Frank DeCiantis
Tax Account No.: 179.090-02-004

All that tract or parcel of land, situate in the
Town of Perinton, County of Monroe and State of New York,
bounded and described as follows:

Commencing at a point in the center of the road leading
from Bushnell's Basin to Mendon which is about 8 chains 26 links
north $77\frac{1}{4}$ ° west from the northeast corner of the Tavern House
formerly owned and occupied by Benjamin Cole and which point is
in the easterly line of David Hill's Lot; running thence north
 $12\frac{1}{4}$ ° east along said Hill's easterly line 3 chains to the Canal;
thence easterly along the canal to a point which is midway
between the easterly side of the frame warehouse now standing
on the premises hereby mortgaged and the westerly side of the
stone warehouse standing next easterly of said frame warehouse;
thence southerly along a line which extends midway between said
two warehouses to the center of said road; thence westerly
along the center of the road north $77\frac{1}{4}$ ° west to the place of
beginning, and being the westerly part of the premises
conveyed by Francis S. Elias to said James M. Wiltsie by deed
dated June 22, 1883 and recorded in Monroe County Clerk's
Office in Liber 372 of Deeds, page 315, together with use of
canal slip and passage. Always excepting and reserving
therefrom, however, premises described in Liber 1511 of Deeds.
page 47. //

Subject to all covenants, easements and restrictions of
record, if any, affecting said premises.

4. If Hutchinson shall sell the premises located at 684 Pittsford-Victor Road, Town of Perinton, County of Monroe and State of New York, the purchaser shall become responsible for a prorata share of the costs of maintaining the Site improvements so that Conn, Tickner, DeCiantis and Hutchinson's purchaser shall share the costs, one-quarter each.

5. Hutchinson, Conn, Tickner and DeCiantis and their guests, invitees and employees shall all have use of the parking areas and walkways shown on the Plan.

6. The covenants expressed herein shall be deemed to be cross easements and covenants which run the land all for the benefit of each of and all of the properties involved and shall be binding upon the parties hereto and their respective grantees, heirs, successors and assigns.

IN WITNESS WHEREOF, the parties hereto have executed this Easement as of the day of October, 1988.

Herbert G. Hutchinson
HERBERT G. HUTCHINSON

Donald R. Tickner
DONALD R. TICKNER

Mary D. Hutchinson
MARY D. HUTCHINSON

Jacqueline Tickner
JACQUELINE R. TICKNER

Michael Conn
MICHAEL CONN

Frank DeCiantis
FRANK DE CIANTIS

STATE OF NEW YORK)
COUNTY OF MONROE) ss:

On the 7 day of December, 1988, before me personally came
HERBERT G. HUTCHINSON and MARY D. HUTCHINSON, to me known and
known to me to be the individuals described in and who executed
the foregoing Easement and acknowledged to me that they executed
the same.

MARYLINE C. SHERWOOD
Notary Public, State of New York
Qualified in Livingston County
My Commission Expires 12-31-89

12-7-89 Maryline C. Sherwood
Notary Public

STATE OF NEW YORK)
COUNTY OF MONROE) ss:

On the 2 day of December, 1988, before me personally came
MICHAEL CONN to me known and known to me to be the individual
described in and who executed the foregoing Easement and acknowled-
ged to me that he executed the same.

JEAN L. CLEMINSON
NOTARY PUBLIC, State of N. Y. Monroe Co.,
My Commission Expires 7-31-1989

Jean L. Cleminson
Notary Public

STATE OF NEW YORK)
COUNTY OF MONROE) ss:

On the 14th day of October, 1988, before me personally came
DONALD R. TICKNER and JACQUELINE M. TICKNER, to me known and
known to me to be the individuals described in and who executed
the foregoing Easement and acknowledged to me that they executed
the same.

HELEN P. BAILEY
NOTARY PUBLIC, State of New York
My Commission Expires 12-31-89

Helen P. Bailey
Notary Public

STATE OF NEW YORK)
COUNTY OF MONROE) ss:

On the 10th day of October, 1988, before me personally came
FRANK DE CIANTIS, to me known and known to me to be the individ-
ual described in and who executed the foregoing Easement and
acknowledged to me that he executed the same.

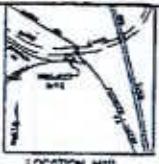
Michelle R. Zimny
Notary Public

MICHELLE R. ZIMNY
Notary Public in the State of New York
MONROE COUNTY
Commission Expires 2-28-90

7007560340

Hagon

PEOPLE OF THIS 40TH OR NEW YORK
BARGE CANAL



VARIANCE STATISTICS

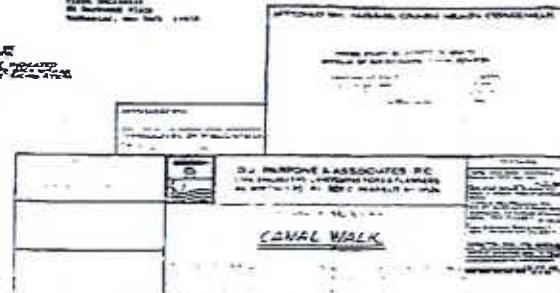
GENERAL NOTES

PROJECT STATISTICS

- 1. Sales gross of services = 14,000 mln. Fr.
- 2. Sales gross of existing buildings = 14,000 mln. Fr.
- 3. Sales = 1,000 mln. Fr. garage = 200 mln. Fr.
- 4. Sales = 1,000 mln. Fr. garage = 200 mln. Fr.
- 5. Sales = 1,000 mln. Fr. garage = 200 mln. Fr.
- 6. Sales gross sales of repair houses = 1,200 mln. Fr.
- 7. Sales gross sales of old houses = 1,200 mln. Fr.
- 8. Sales = 1,000 mln. Fr. garage = 200 mln. Fr.
- 9. Sales = 1,000 mln. Fr. garage = 200 mln. Fr.
- 10. Total and what off office space = 20 mln. Fr.
- 11. Existing buildings
- 12. Sales = 1,000 mln. Fr. garage = 200 mln. Fr.

PITTSFORD - VICTOR ROAD (■) N.Y. 5 RTE 96

APPLICANT -
Peter, Michael
88 Southwest Place



111

EXHIBIT E

DOUGLAS ELDRED SITE ENGINEERING
6163 HOLLY CREEK DRIVE
ONTARIO, NY 14519
ELDREDDOUGLAS9@GMAIL.COM
585-317-5784

Knauf Shaw LLP
2600 Innovation Square
100 South Clinton Ave.
Rochester, NY 14604
Attn: Alan Knauf, Esq.

6/18/2024

Re: Aurora Brewing Company Parking Analysis

Dear Mr. Knauf:

At your request I evaluated the adequacy of parking proposed for Aurora Brewing located at 606 Pittsford Victor Road on behalf of your client, Todd Tickner, whose family owns property at 616 and 616A Pittsford Road Victor Road (NYS Route 96) currently leased to Basin Nail Spa and Miller & Associates. The properties are within the Canal Walk development. Mr. Tickner has had parking problems since the tenant before Aurora Brewing, Seven Stories Brewing, expanded onto the adjacent state land and into the second story of the building. Brewery patrons from Seven Stories reportedly used up most of the parking spaces so at peak hours Basin Nail Spa customers and other customers of businesses in Canal Walk had nowhere for their customers to park.

As you know I have over 47 years' experience doing Site Engineering for all types of land development projects and am very familiar with the regulatory (Code) requirements for determining the number of parking spaces required for various uses within a development project. I also have acquired a practical knowledge base from having designed dozens of commercial projects. Therefore, I have extensive regulatory and practical experience in evaluating and designing adequate parking lots.

Parking Required

The Town of Perinton uses the Institute of Traffic Engineering's (ITE) Parking Generation Manual (6th Edition) to determine the parking requirements for various land uses. The ITE Manual is a good source for determining peak parking requirements. ITE collects information from hundreds of developments to determine the parking needs for various land uses.

All tenants within the Canal Walk development have the right to use the parking spaces in accordance with a 1988 cross access easement agreement. There are 6 Owners / Tenants within the Canal Walk development: Aurora Brewing, Basin Nail Spa, Abbott's Custard, Miller & Associates, Bryan R. Harrison Ph.D Psychologist, PC and Lock 8 Beauty Salon. Lock 8 Beauty Salon has a small second story tenant - Pre Luv Lux which provides spa-like services one person at a time. Since all tenants within the Canal Walk development have the right to use the

parking spaces, the following evaluates the parking needs of the six tenants individually and collectively. The analysis was done for a Friday peak time.

CANAL WALK ITE USE CODE PARKING ASSESSMENT

Use	Approx. Area (SF)	ITE Land Use	Peak Parking /1000 SF	Parking Requirement ¹
Aurora Brewing:		Brewery Tap Room ²	6.24 ³	
Building Area	1645			10
Onsite Exterior Area	1185			7
NYS Canal Corp. Occupancy	5650			35
Aurora Total	8480			52
Basin Nail Spa	2485	<40,000 SF Strip Plaza	3.13	8
Abbott's Custard	1390	<40,000 SF Strip Plaza	3.13	4
Lock 8 Beauty Salon & Pre Luv Lux	2850	<40,000 SF Strip Plaza	3.13	9
Miller and Associates	1404	Single Tenant Office Building	3.14	4
Bryan R. Harrison, Ph.D		Single Tenant Office Building	3.14	2
Total Other Canal Walk Businesses				29
Total				81
10% Shared Parking Credit				8
Total After Credit				73

Available Parking

There are 11 parking spaces on the Aurora Brewing Parcel. They are planning to add 3 spaces with their current application to the Perinton Planning Board, increasing the total to 14. These 14 are adjacent to Aurora Brewery and Bryan R. Harrison Ph.D. There are 26 parking spaces adjacent to the other 4 tenants for a total of 40 parking spaces available. The 26 spaces for the 4 buildings around the plaza parking is the same number of parking spaces available after taking

¹ 2 parking spaces are included for Pre Luv Lux and Bryan R. Harrison, which could require 1 employee / owner and 1 customer space during the other tenants' peak hour.

² This analysis assumes the Town's classification as brewery tap room is correct.

³ The Town used the Saturday parking rate of 6.67. The 6.24 Friday rate was used to provide a common analysis on a Friday when all businesses were open.

a 10% (3 space) shared parking credit for the 29 spaces required. As demonstrated below the offsite parking that Aurora Brewing is using to meet their demand does not conform to the Code and should be eliminated. Also, the use of the Canal Corp. Occupancy parcel disqualifies their use of shared parking because that parcel was not included in the parking agreement (in my opinion) and requires them to provide all their parking on their parcel.

Aurora Brewing Company Parking

The Aurora Brewing Company recently applied to the Perinton Planning Board seeking approval to add 3 parking spaces, convert the second story of their building from office use to brewery tasting room, and expand their outdoor spaces. The plan titled ITÉ USE CODE BREWERY 6.76 / 1000 SF was submitted with their application. The plan shows how they supposedly meet the Town parking requirements. Looking at the Brewery parcel individually, according to the plan there are 57 spaces required minus 10% for shared parking equals 51 spaces required on a Saturday. They include a chart on the plan showing how they meet and exceed the 51 parking spaces as follows:

EXISTING PARKING CREDIT PER TOWN CALCULATION

ONSITE CURENT	11
ONSITE PROPOSED	3
CRESCENT TRAILHEAD	5
CANAL WALK	12
TOTAL	31
OFFSITE LEASED PARKING	30
TOTAL PARKING CAPACITY	61

This indicates that they have 61 spaces available where 51 spaces are required. However, this parking tally does not conform to the Code, is not realistic and is not fair to the other tenants and owners. Looking at the individual line items: The current and proposed 14 spaces should be reduced by 2 spaces to allow for the adjacent Bryan R. Harrison, Ph.D tenant / owner. The Crescent Trailhead spaces are approximately 1116' from Aurora Brewing, as measured along the walking path. The offsite leased parking is about 2547' from Aurora Brewing, as measured along the sidewalk.

I have done a lot of work with Wilmorite and their shopping malls over the last 35 years. In their contracts with mall tenants, parking that is more than 500' from the mall is not acceptable to the tenants or their customers. More importantly, the Town does not recognize offsite parking greater than 600' from the site. Human nature is such that customers are not willing to walk that far and either won't do so, or will park illegally. Therefore, any parking that is more than about 600' from Aurora Brewing should be eliminated from the parking tally, which would eliminate the Trailhead and Offsite Leased Parking. I am not sure how the applicant determined that 12 Canal Walk spaces could be added to the Aurora Brewery tally. There is no method in the shared parking agreement to allocate a certain number of common parking spaces to any individual Tenant / owner within Canal Walk.

Regardless, the applicant has included 5,600 SF of NYS Occupancy lands in their application. This parcel is not included in the Canal Walk shared parking agreement. The 38 spaces required

for the Canal Corporation Occupancy are more than the 12 spaces that the applicant has allocated for Aurora Brewing Company. Therefore, the 12 spaces should be eliminated. After these adjustments to the parking credit chart are made a more realistic tally of available parking is:

ADJUSTED PARKING CREDIT

ONSITE CURENT	9 – reduced by 2
ONSITE PROPOSED	3
CRESCENT TRAILHEAD	0 – too far from the site
CANALWALK	0 – not justifiable
TOTAL	13
OFFSITE LEASED PARKING	0 – too far from the site
TOTAL PARKING CAPACITY	13

I have worked my whole career representing land developers. I obviously have no objection to reasonable development.

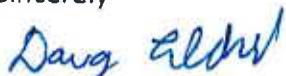
Sometimes the parking requirements are more than needed. I visited the Canal Walk site at 1:30 PM on Friday 6/14/2024. Even at this off-peak time, both the parking lots were full. I was only there for a short period of time, but I observed one family who parked in the Hitching Post Plaza Parking Lot and walked across the street to go to Abbott's. I also talked to the owner of Basin Nail Spa and she said her customers couldn't find parking spaces at times when Aurora Brewing was open. Another indication of the parking problem is that Abbott's and Basin Nail Spa have installed Reserved Parking signs on some of the spaces. Also, Hitching Post Plaza has installed Hitching Post Plaza Customer Parking – Violators will be towed on some of the parking spaces closest to Canal Walk, indicating that they don't want Canal Walk customers using their parking spaces. The Hitching Post parking lot would be the logical offsite parking area that would be used but there is no legal agreement to use it and it requires crossing busy NYS Route 96, so safety is a concern.

Using the Adjusted Parking Credit Table that I developed indicating that a total of 13 spaces can be credited to Aurora Brewing, the indoor and outdoor area of use should be limited to 1,949 SF (using the 6.67 Saturday parking ratio) to conform to the Code requirements and to be fair to the other tenants and owners of businesses in Canal Walk.

In summary, the parking problem is a real issue and the proposed solutions for offsite parking are not legal or realistic and should not be considered. Reducing the allowable area for use to 1,949 SF on the Aurora Brewing site is more realistic and fairer and conforms to the Code.

Thank You.

Sincerely



Doug Eldred PE

EXHIBIT F



PUBLIC WORKS

TOWN OF PERINTON
100 COBB'S LANE ■ FAIRPORT, NEW YORK 14450-8617
(585) 223-5115 ■ Fax: (585) 223-0448 ■ www.perinton.org

July 28, 2023

Mr. Paul Zachman
604 Pittsford-Victor Rd.
Pittsford, NY 14534

Dear Mr. Zachman:

The Town of Perinton reevaluated the parking parameters for the use at 604 Pittsford-Victor Road under the Institute of Traffic Engineers Parking Generation Manual (5th edition), which regulates parking space requirements in the Town (§ 208-16B of the Town Code). Should the Town issue a letter of support required by the New York State Canal Corporation to continue your Canal Use & Occupancy permit for a microbrewery, the Town would require you to abide by the current parking standards, which are as follows:

We have determined that the proposed use is a “High-Turnover (Sit Down) Restaurant - Lounge/Bar (Land Use 932)”. The Town utilizes the 85th percentile coefficient to quantify parking space requirements. In this instance, the requirement is 11.82 spaces per 1,000 sf of floor area. We utilized building permit records and an aerial measurement of the canal bank area to conclude that there is approximately 7,000 sf of space for patrons (1,353 sf for the building; 550 sf for the porch; 5,100 sf for the canal bank area). Therefore, the Town would require a total of 83 parking spaces (11.82 x (7000/1000)) for building, porch and canal bank area; or a total of 22 parking spaces (11.82 x (1903/1000)) for the building and porch area.

Please see the attached diagram and materials which served as the basis for deriving the calculations.

If you choose to operate the use under the current site plan approval (Feb. 21, 2018), which allows for the microbrewery on the first story and office use on the second story, you would be permitted to do so under the parking requirements that were in force in 2018. Should you expand the microbrewery to the second story, that would require a site plan approval from the Planning Board for change of use, and you would have to abide by the new parking requirements for the building and porch area as outlined in the second paragraph of this letter.

Mr. Paul Zachman
Page 2
July 28, 2023

In the past, the Town has been comfortable with commercial property owners providing contractual parking agreements with owners of land in close proximity in order to satisfy parking requirements. The Town would be willing to accept that approach again.

Regards,

Michael S. Doser, MPA, AICP
Director of Planning

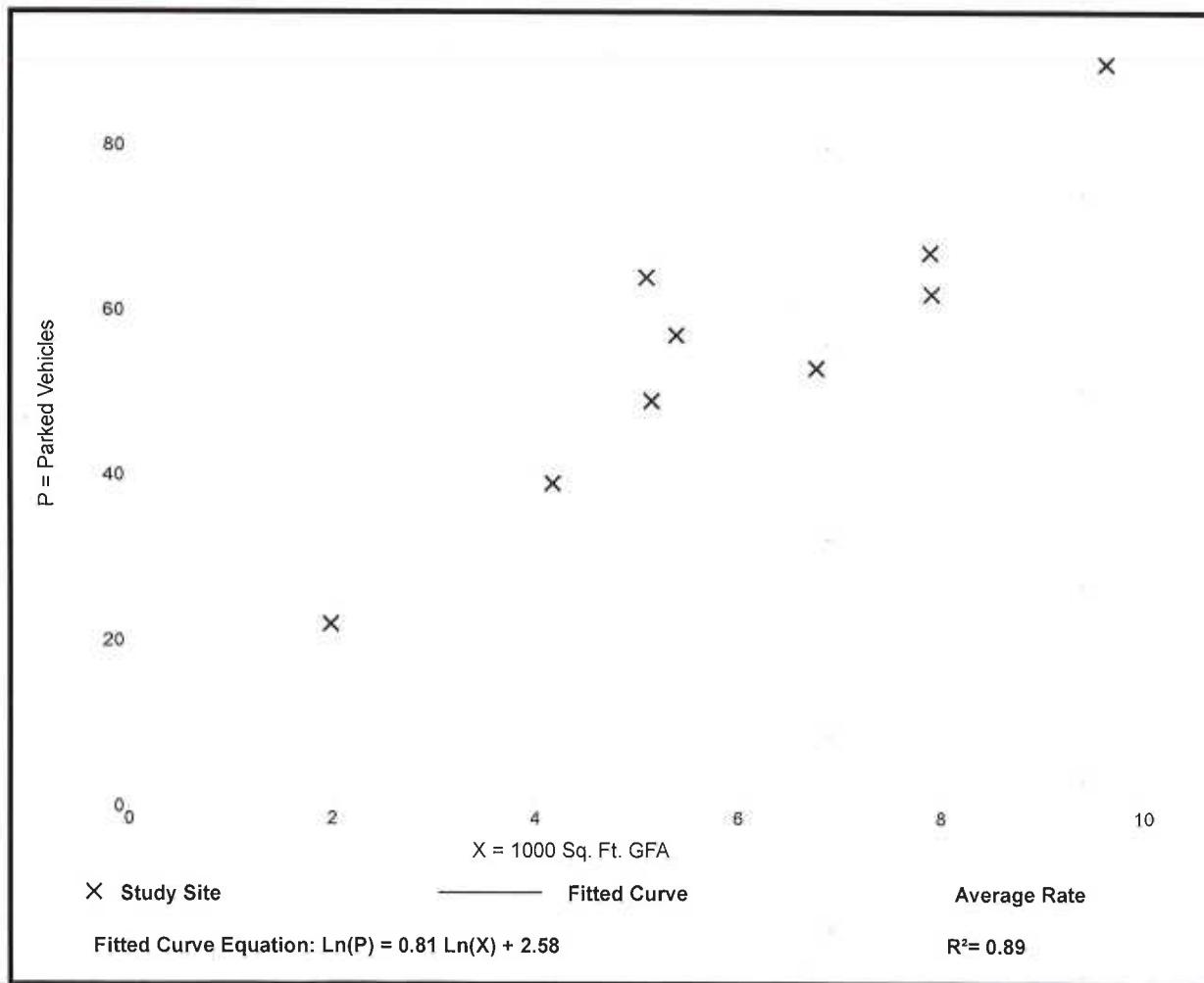
High-Turnover (Sit Down) Restaurant - Lounge/Bar (932)

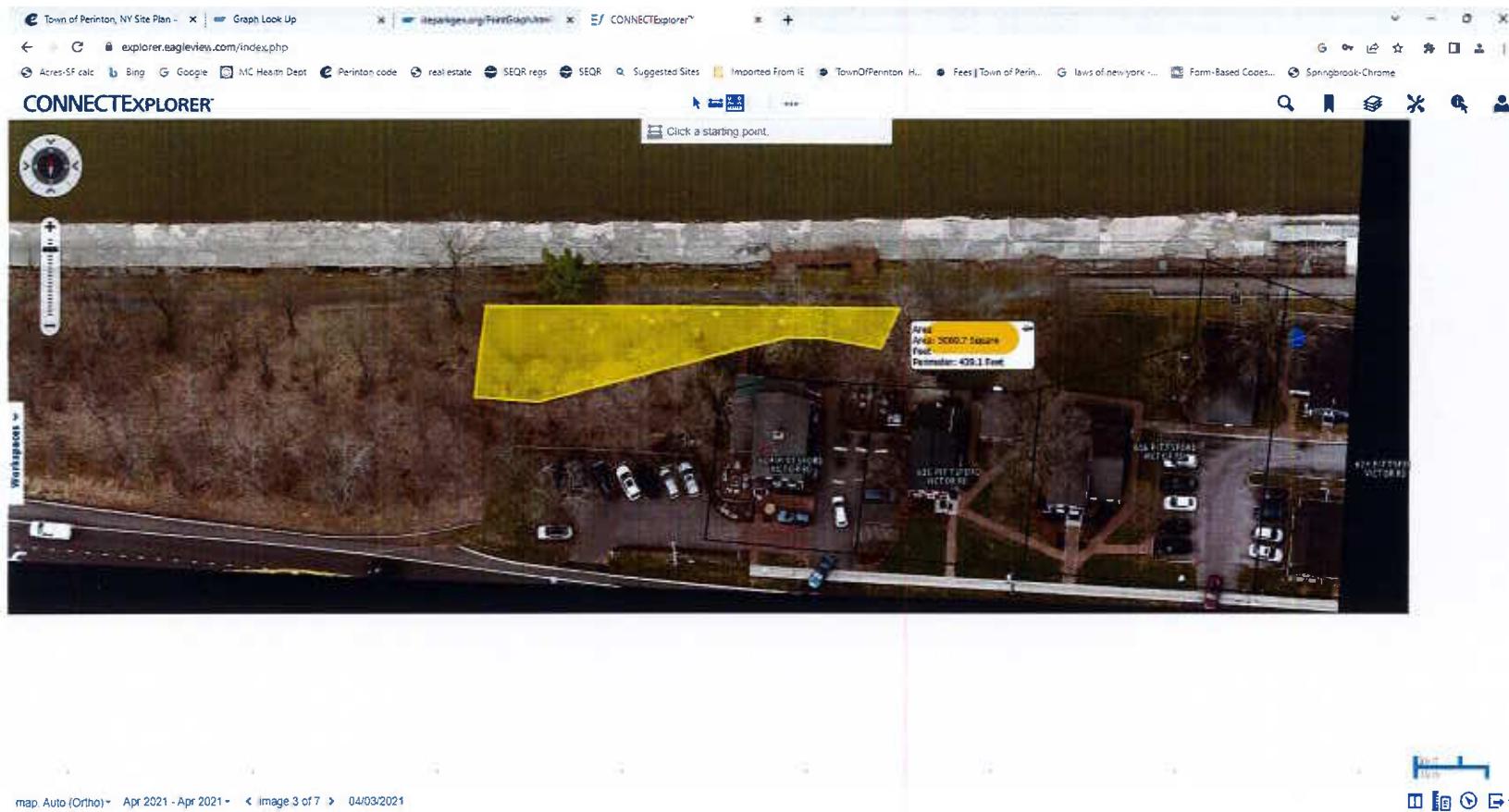
Peak Period Parking Demand vs: 1000 Sq. Ft. GFA
On a: Weekday (Monday - Thursday)
Setting/Location: General Urban/Suburban
Peak Period of Parking Demand: 12:00 - 1:00 p.m.; 6:00 - 8:00 p.m.
Number of Studies: 9
Avg. 1000 Sq. Ft. GFA: 6.0

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
9.31	7.82 - 12.55	8.74 / 11.82	***	1.49 (16%)

Data Plot and Equation





The area below shows about 5,100 sf of space for potential patrons.

PS Permit - 2014-0118

Permit Information

Permit #: 2014-0118	Issued Date: 4/ 1/2014	Department: << Unassigned >>
Permit Type: Commercial Remodel	Expire Date: 10/ 1/2015	Assign To: J Overacker
Permit Status: Completed	Closed Date:	CC Field:

Application Information

Application #: PA2014-0091	App. Date: 3/14/2014	Completion Information: C of O
		Completion #: 2014-168
		Completion Date: 11/24/2014

Parcel Area

Select different parcel: Seven Story Brewing 604 Pittsford Victor Rd, PITTSFORD 14534
 Identifier: 179.09-2-1
Municipality: Peninton, Town of (264489)

Contacts **Inspections** **Fees & Payments** **Questions** **Notes** **Images\Docs** **User Defined Attributes** **Approvals**

Add Fees

Paid at 4/1/2014 by Boardwalk Design, Inc.
Amount: \$295.60 NO.00000639
C of O residential (Amount:\$25.00) , Fee Date: 04/01/2014
Interior Remodel (Amount:\$270.60) , Fee Date: 04/01/2014

Fee Date: 04/01/2014
Due Date:
Based On: Square Footage
Quantity: 1353
Fee Amount: \$270.60
 Include in census

Total: \$295.60 Outstanding balance: \$0.00 Valuation: \$90,000.00

Cancel Close

The building permit (4/1/2014) for a commercial remodel indicates there is 1,353 sf of interior space.

PS Permit - 2014-0375

Permit Information

Permit #: 2014-0375	Issued Date: 6/18/2014	Department: BCD
Permit Type: Commercial Addition	Expire Date: 12/18/2015	Assign To: J Bailey
Permit Status: Completed	Closed Date:	CC Field:

Application Information

Application #: PA2014-0217	App. Date: 4/29/2014	Completion Information: C of O
		Completion #: 2014-177 Completion Date: 12/10/2014

Parcel Area

Select different parcel: Seven Story Brewing 604 Pittsford Victor Rd, PITTSFORD 14534
Identifier: 179.09-2-1
Municipality: Peninton, Town of (264489)

Description of work:
Boardwalk Design, Commercial Addition with front, side, and rear open porches.

Action

Print

Contacts Inspections Fees & Payments Questions Notes Images\Docs User Defined Attributes Approvals

Add Fees

Paid at 6/18/2014 by Boardwalk Design, Inc.
Amount: \$135.00 NO.00000896
C of O residential (Amount:\$25.00) , Fee Date: 04/29/2014
Commercial Addition (Amount:\$110.00) , Fee Date: 04/29/2014

Paid at 12/10/2014 by Boardwalk Design, Inc.
Amount: \$81.62 NO.00001583

Fee Date: 04/29/2014
Due Date:
Based On: Square Footage
Quantity: 550
Fee Amount: \$110.00
Cancel Save
 Include in census

Total: \$216.62 Outstanding balance: \$0.00 Valuation: \$37,000.00

The building permit for the porch (6/28/2014) indicates there is 550 sf of space.