VILLAGE OF EAST SYRACUSE

**ZONING BOARD OF APPEALS**

**August 20, 2014**

Chairperson Ellen Robb convened the hearing on the matter of an application by Cellettijam Inc. dba Golden Spike Pub for Special Permit §841.41 for Main Street zoned area for use as Bar at 411 West Manlius Street, on Wednesday, August 20, 2014 to order at 7:00PM.

Present: Zoning Board members: Patricia Bacon, James Voodre, Vito Morgese and Chairperson Ellen Robb. Also present: Village Clerk Patricia J. Derby, Code Enforcement Officer Randy Capriotti, and Village Mayor Robert T. Tackman.

Excused: ZBA member Robert Sweeney and Village Planning and Zoning Attorney John Marzocchi

On behalf of Applicant: Mary Celletti and son Dominic Celletti, property owners and attorney Shelby Redmond from the Sugarman Law Offices.

Three residents and guest attended including former business operator Nelly Klapan, and neighbor Susan Woodruff.

Cellettijam Inc. dba Golden Spike Pub

411 West Manlius Street

Tax Map # 004-13-06

Special Permit for Bar Operations

Attorney Shelby Redmond provided information regarding the application stating that they intend to re-open the restaurant and bar that was previously operated by the family. The property is being renovated including a new roof, new kitchen and refurbished bar and dining area.

This operation is an appropriate use for Main Street zone.

ZBA Member Jim Voodre asked if the primary use was a bar or a restaurant. Ms. Redmond replied both. There is a horseshoe shaped bar in the front with dining in the back and banquet room downstairs.

Mary Celletti remarked that they hoped to bring it back to its previous success with Friday fish fries and her Mother’s Mac & Cheese.

Plan to open the Bar first to help with cash flow. Anticipate approximate 70 days for liquor license with opening by November.

ZBA Chairperson Ellen Robb inquired about the parking situation. With a banquet room may expect greater need on top of regular business.

Mrs. Celletti reported the banquet room capacity approximately 65. Parking was always adequate when operated the business from 1982 to 2007.

Use to serve over 350 fish dinner on Friday’s during Lent. Parking is also available on street along Manlius Street and on side streets, as well as at neighboring apartment building (which also own).

Code Enforcement Officer Randy Capriotti remarked on parking along Manlius Street. None of the businesses meet parking requirements. This site has been a restaurant since the early ‘80”s and there has never been an issue with parking.

Reviewed the parking configuration. Mrs. Celletti estimates 44 parking spaces between the Restaurant and next door apartments (there are 4 apartments in building).

Chairperson Ellen Robb asked about the renovations and building improvements. Mrs. Celleti reports replacing all the windows, a new roof, new kitchen equipment – charcoal grill, convection oven and hood system.

Chairperson Robb asked if these were approved by the Planning Board. CEO Capriotti stated that planning review was not required and no permits were issued because there is no structural changes.

Chairperson Robb asked about hours of operation. The proposal is to be open Monday through Saturday from 11AM to 11PM with food served until 9PM. On Friday and Saturday may stay open until midnight. Sunday the dining room will not be open but food will be available at the Bar.

ZBA member Patricia Bacon asked about experience with restaurant operation. Mrs. Celletti stated that she was familiar. Worked with her parents when they operated the Restaurant.

ZBA member Jim Voodre asked about the downstairs apartment. ZBA member Vito Morgese noted that the apartment building was not relevant to this discussion. Mrs. Celletti remarked that there are no plans to increase the number of apartments or put anyone in the front space.

Public Comments

Susan Woodruff – noted that she lives next door at 409 West Manlius Street. Had problems in the past with smoke from outside barbecue and huge grill so close to the sidewalk.

 Mrs. Celletti reported that all operations will be inside.

Mrs. Woodruff liked the hours of operations. Other owners had loud music many nights until 2AM.

Mayor Robert T. Tackman asked again how late they were open. Mrs. Celletti reports most nights until 11PM with food available at the bar. Will be working with husband and son and expect to be on the premises.

ZBA member Pat Bacon asked if the name will remain the same. The name will be Golden Spike Pub.

ZBA Chairperson Robb asked if will operate the bar without the restaurant. Mrs. Celletti has no plans to lease the restaurant. Have every intention to make a go of it.

Mrs. Celletti noted that she bakes as well and will offer homemade desserts and catering. Do not intend to have retail bakery sales.

Chairperson Ellen Robb asked about outdoor seating. Mrs. Celletti remarked that does not feel that the area is conducive.

Chairperson Robb returned to the question of adequate parking for events and banquets. Mrs. Celletti remarked that she was thinking of smaller events such as baby or bridal showers, or Chamber dinners. Parking has never been a problem. Events are of short duration and usually not at peak times.

ZBA Chairperson Ellen Robb stated that operations of Restaurant and Bar seems to be the best use. Only reservation is parking becoming an issue.

ZBA member Vito Morgese calculates the required parking at 15. Between the parking near the Restaurant and along the back they meet Code.

Hearing no other comment, accepted a Motion – by P. Bacon, seconded by J. Voodre – To close the hearing at 7:20PM.

Motion – by V. Morgese, seconded by J. Voodre – To grant Special Permit for Bar operations at Golden Spike Pub, 411 West Manlius Street as per §841.4.

ZBA members discussed the problems with smoke, noise and obstructions with outdoor cooking. Recommend that should plans change to include outdoor cooking that applicant return to this Board.

Polling the Board: P. Bacon – aye, J. Voodre – aye, V. Morgese – aye, and Chairperson E. Robb – aye. Motion carried. Special Permit is granted.

Meeting adjourned at 7:25PM.

Respectfully submitted by,

Patricia J. Derby

Village Clerk