



CITY OF SYRACUSE, MAYOR BEN WALSH
300 South State Street, Suite 700 Syracuse, NY 13202

Department of Neighborhood and Business Development
 Jake Dishaw, Zoning Administrator
 Office of Zoning Administration – P: (315)448-8640 E: Zoning@syr.gov

<i>SP-24-25</i>	<i>Staff Report – November 12, 2024</i>
<i>Application Type:</i>	Special Use Permit
<i>Project Address:</i>	508-10 Westcott St. (Tax Map ID: 046.-06-06.0)
<i>Summary of Proposed Action:</i>	The applicant proposes to modify an existing special use permit (SP-11-27) for restaurant use to establish a new restaurant. The proposed hours of operation are Sunday to Wednesday from 11 am - 11 pm; Thursday to Saturday from 11 am – midnight.
<i>Owner/Applicant</i>	Norman Roth, Gemmi Boy LLC (Owner/Applicant)
<i>Existing Zone District:</i>	Neighborhood Center, MX-2 Zone District
<i>Surrounding Zone Districts:</i>	The neighboring properties to the north, south, east and west are located in the Neighborhood Center, MX-2 District.
<i>Companion Application(s)</i>	None.
<i>Scope of Work:</i>	The scope of work includes: 1) establish a “restaurant” use type in the existing tenant space; and 2) modify the currently floor plan for the new restaurant.
<i>Staff Analysis:</i>	<p><u>Factors:</u></p> <ul style="list-style-type: none"> - The current tenant will move out and a new restaurant will occupy the tenant space. - The new tenant proposes to modify the interior layout for the new restaurant. No changes are being proposed to the exterior site and elevation. - The off-street parking requirement is waived by the existing special use permit SP-11-27. - There is on-street parking spaces available on Westcott Street. A public parking lot is located 250 feet away from the entrance of the new restaurant. <p><u>Recommended conditions if approved:</u></p> <ul style="list-style-type: none"> - The applicant shall comply with the general conditions for approval on Special Use Permit application. (See the attached sheet “General Conditions for Site Plan Review, Special Use Permit and Project Plan Review Approval). - In addition to the General Conditions, Staff recommends of the following specific conditions: <ul style="list-style-type: none"> o The applicant shall apply for a special use permit if any indoor or outdoor live entertainment or amplified music is proposed for the restaurant. o All outside storage of junk, bottles, cartons, boxes, debris, and the like shall be restricted to appropriately screened enclosures not visible to the general public. o The signage for the new restaurant is limited to one (1) 28-sqaure-foot wall sign. o Any exterior lighting of the subject proposal shall be designed, constructed and maintained so as to prevent any direct glare of light beyond the boundaries of the subject property.
<i>Zoning Procedural History:</i>	<ul style="list-style-type: none"> - 01/11/1973 SP-72-29 & SP-73-23 Special Use Permit to establish a restaurant dispensing alcoholic beverages. Denied - 01/09/2012 SP-11-26 Special Use Permit to establish a restaurant named “Asahi

	<p>Japanese Steakhouse” Approved</p> <ul style="list-style-type: none"> - 01/09/2012 SP-11-27 Special Use Permit to establish a restaurant named “Beer Belly Deli & Pub” Approved - 10/09/2012 SP-11-26M1 & SP-11-27M1 Modification to the floor plans and site plans of the 2 restaurants Approved - 01/28/2013 SP-11-26M2 Modification to floor plan and elevation plan Approved - 06/03/2013 SP-11-27M2 & SP-11-26M3 Modification to the elevation plans Approved - 02/02/2015 SP-11-27M3 Modification to the sign plan Approved
Summary of Zoning History:	The property has been occupied by restaurants since 1973. The 2 existing restaurants, “Asahi Japanese Steakhouse” and “Beer Belly Deli & Pub” has been opened since 2012 and followed by several modifications to floor plans and elevation plans.
Code Enforcement History:	See attached code enforcement history.
Summary of Changes:	This is not a continued application.
Property Characteristics:	<p><u>Existing property characteristics:</u></p> <p>The subject property at 508-10 Westcott St. is irregularly shaped with a total lot size of 4,791.6 SF (0.11 acres). The western property line borders 124-26 Dell St. for 63.56 FT; the southern property line borders 522 Westcott St. To Beech St. S for 124.97 FT; the eastern property line and street frontage along Westcott Street is 40.11 FT; and the northern property line borders 500-06 Westcott St. & Dell St. for 120.32 FT. The total structural coverage is 3,920.4 SF (81.8% of the lot size), and the gross floor area dedicated to the “restaurant” land use type is 1,815 SF. There are no other changes to the site, except for a new sign..</p>
SEQR Determination:	Pursuant to the 6 NYCRR §617.5(c)(18), the proposal is a Type II Action.
Onondaga County Planning Board Referral:	Pursuant to GML §239-1, m and n, the proposal does not meet the referral criteria for Onondaga County Planning Board to review.

Application Submittals: The application submitted the following in support of the proposed project:

- Special Use Permit application
- Short Environmental Assessment Form Part 1
- Floor Plan (Sheet Z-1). Scale: 1/8"=1’; Stamped and signed by William J Pitcher, Registered Architect; WJP Architecture, PLLC; Dated: 10/07/2024.

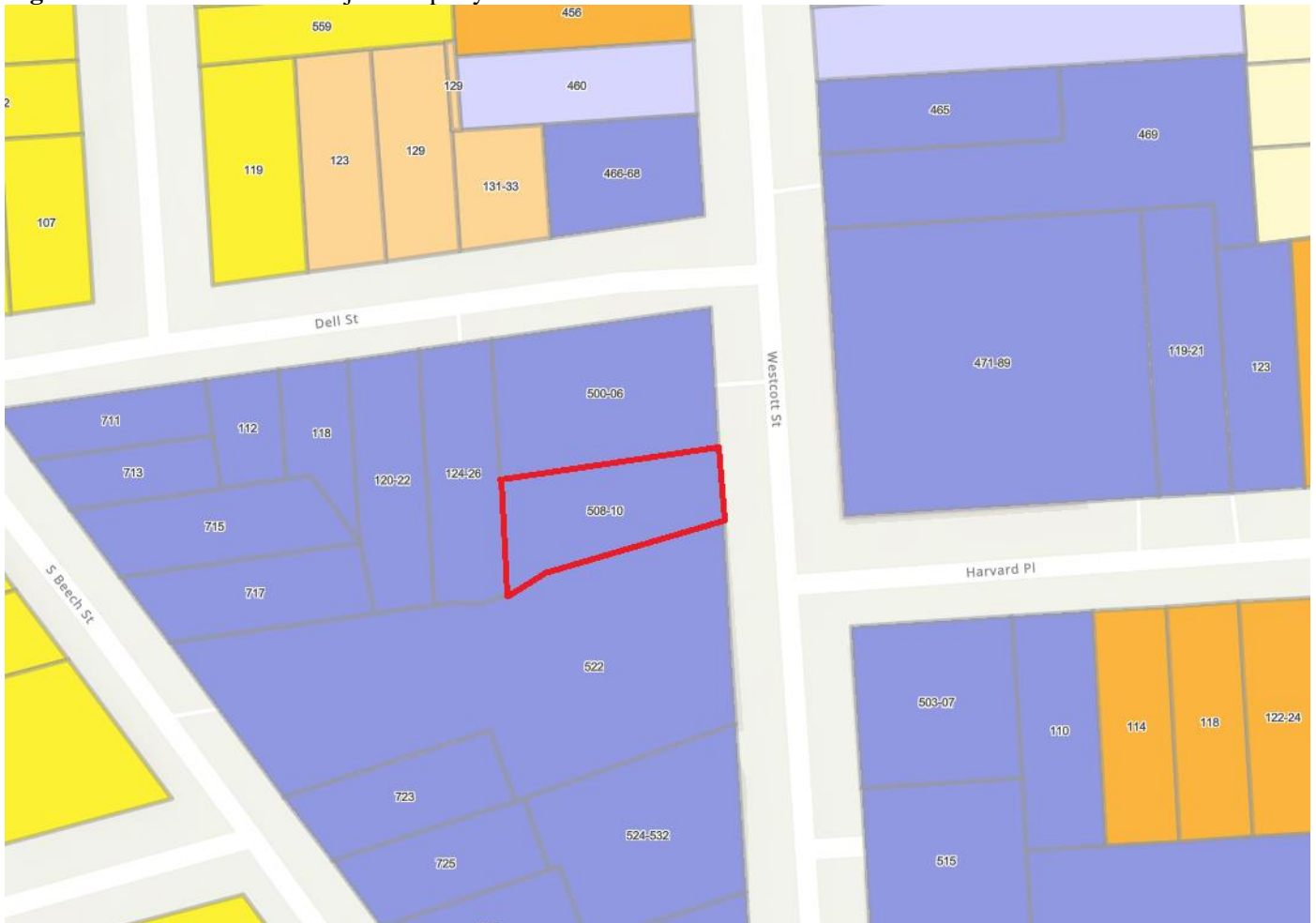
Attachments:

Special Use Permit Application
Code Enforcement History

Short Environmental Assessment Form Part 2 & Part 3
IPS Comments from City Departments

Context Maps:

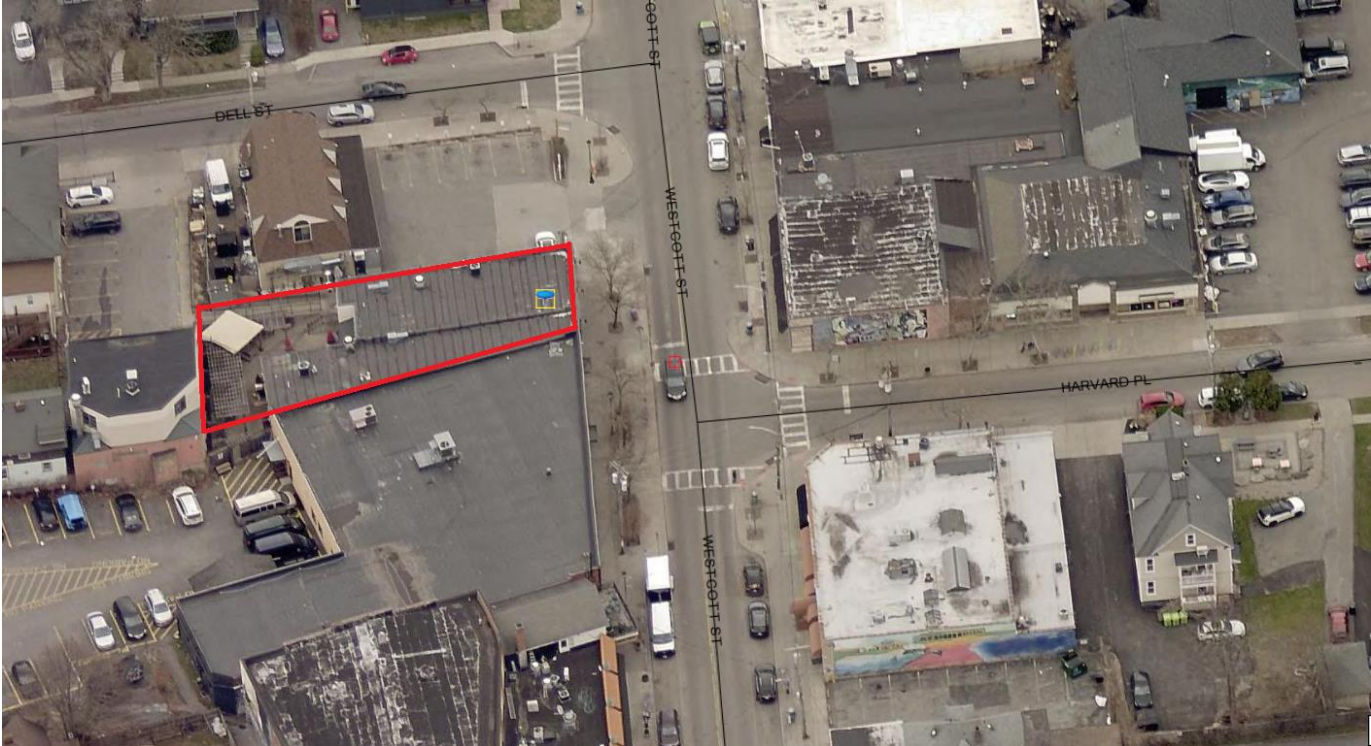
Figure 1: Zone District of Subject Property



Description: Figure 1 shows the current Zone District of the subject property.

Image Source: City of Syracuse Neighborhood and Business Development, ReZone Syracuse Zoning Map

Figure 2: Aerial Imagery of Subject Property



Description: Figure 2 shows satellite imagery of the subject property.
Image Source: ConnectExplorer™, Eagle View Technology Corporation

Zoning Administration
One Park Place, Suite 700
300 S. State Street
Syracuse, NY 13202

Subject: Modification of Special Permit SP 11-27, 508-510 Westcott Street, Syracuse, NY

To Whom It May Concern:

We ask for modification of the existing Special Permit for occupancy of the existing building by a new tenant. The existing Special Permit of 2012 included two tenant spaces: 508 Westcott Street & 510 Westcott Street. The requested modification of this Special Permit includes only changes to 510 Westcott tenant space.

There are not any changes to the square footages of either of the two tenant spaces. The old Zoning Code and ReZone Syracuse 2023 both have a parking requirement of "one space per 200 square feet." So using the same square footage calculations, the parking analysis of SP 11-27 remains unchanged by the new tenant's occupancy. We, therefore, request continuation of the parking determinations made in SP 11-27.

Proposed is one new exterior wall sign, text to be determined.

The following documents are attached:

1. Special Permit Application
2. Environmental Short Form
3. Special Permit 11-27
4. Vilucci Restaurant menu
5. Drawing Z-1

Sincerely yours,


William J. Pitcher, R.A.

Special Use Permit Application

Vilucci - 2



For Office Use Only

Zoning District: _____
 Application Number: SP- _____ - _____
 Date: _____

Office of Zoning Administration
 One Park Place, 300 S State St,
 Suite 700
 Syracuse, NY 13202
 Phone: (315) 448-8640
 Email: zoning@syr.gov.net

Special Use Permit Application

This application may be mailed or delivered in person to the Syracuse Office of Zoning Administration. Do not bind application materials. Faxed or emailed submissions will not be processed. If you wish to discuss the application with a member of our staff, please call ahead for an appointment.

General Project Information

Business/project name VILUCCI		
Street address (as listed in the Syracuse Department of Tax Assessment property tax records): 508-510 Westcott Street, Syracuse, NY 13210. [a.k.a. "510 Westcott St"]		
Lot numbers: 046.-06-06.0	Block number:	Lot size (sq. ft.) 1,815
Current use of property: restaurant	Proposed: restaurant	
Current number of dwelling units (if applicable): none	Proposed: none	
Current hours of operation (if applicable): vacant	Proposed: TH, F, SAT = 11AM - MIDNIGHT S - SUN = 11AM - 11 PM	
Current onsite parking (if applicable): none - SEE ATTACHED	Proposed: none SEE ATTACHED	
Zoning (base and any overlay) of property: MX-2, "restaurant greater than 1000 sf" by special permit		
Companion zoning applications (if applicable, list any related zoning applications): none		
Has the owner obtained a certificate of use: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
All existing and proposed signs (sign plan may be required. Attach additional pages if necessary):		
Size: 4'9" x 3'	Type: opaque, exterior lighting	Location: wall sign
Size:	Type:	Location:
Nature and extent of Special Use requested (attach additional pages if necessary): Modification of existing Special Permit for a new tenant.		

Owner/Owner's Agent Certification

By signing this application below, I, as the owner of, or the agent of the owner, of the property under review give my endorsement of this application.

Print owner name: **Gemmi Boy LLC; Norman Roth, member**

Signature:

Date: **10.5.2024**

Mailing address: **500 Westcott Street; Syracuse, NY 13210**

(The names, addresses, and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. Faxed or photocopied signatures will not be accepted.)

Villicci-6

617.20
Appendix B
Short Environmental Assessment Form

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: VILICCI			
Project Location (describe, and attach a location map): 508-510 Westcott Street (project at 510 Westcott); Syracuse, NY 13210			
Brief Description of Proposed Action: Change of Tenant under existing special permit for "restaurant"			
Name of Applicant or Sponsor: Gemmi Boy LLC, Norman Roth, member		Telephone: 315-422-0709	
		E-Mail: nroth@universityhill.com	
Address: 500 Westcott Street			
City/PO: Syracuse		State: NY	Zip Code: 13210
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.			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: City of Syracuse, building permit and grant application			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		_____	acres
b. Total acreage to be physically disturbed?		_____	acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____	acres
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Applicant/sponsor name: Norman Roth, member Gemmi Boy LLC Date: 10.5.24
 Signature: 

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT



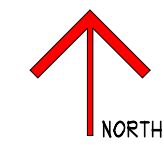
REMOVING VINYL SIGN

NEW BOX SIGN: 3'-0" x 4'-9" = 14.25 SF
155 SF WALL SIGN PERMITTED.

2	EXTERIOR SIGNAGE
Z-1	N.T.S.



SECOND TENANT SPACE OF BUILDING



508

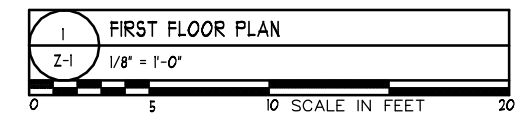
510

COMMON BEARING WALL
SUPPORTING BOTH ROOFS.
10" BRICK WALL

PARTY WALL TO ADJOINING
NEIGHBOR, BRICK MASONRY WALL



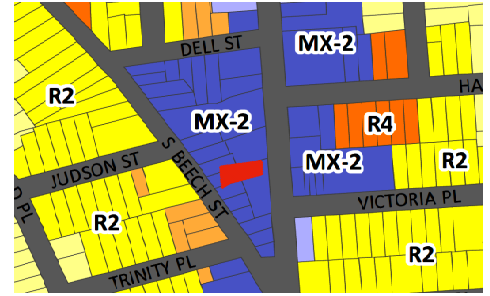
SIDE RAIL: 12" SHELF
WITH BAR STOOLS



PATRON SEATING	
TABLES	10 EACH X 4 = 40
BAR CHAIRS	= 9
SIDE RAIL STOOLS	= 5
	54



3 TAX MAP: 046-06-06.0
Z-1



4 ZONING MAP
Z-1

REZONE SYRACUSE 2023 FOR 510 WESTCOTT
TENANT SPACE HAS AN EXISTING SPECIAL PERMIT FOR A "RESTAURANT"
PROPOSED MODIFICATION OF EXISTING S.P. FOR A NEW TENANT, CONTINUATION AS RESTAURANT.
GROSS SQUARE FEET: 1,815 GSF
MX-2: RESTAURANTS G.T. 1000 SF REQUIRE A SPECIAL PERMIT.
SIGNS: WALL MOUNTED MAX 15 SF
PROPOSED: 3X4 = 12 SF.
BICYCLE: BUILDING HAS ZERO-LOTLINE AT FRONT OF STORE. RACK WOULD BE IN RIGHT-OF-WAY ON PUBLIC SIDE WALK. NEW RACK NOT PROPOSED.

PUBLIC TRANSIT: BUS STOP AT CORNER.
OFF-STREET PARKING: NONE ON LOT. NOT PHYSICALLY POSSIBLE TO PROVIDE.
OTHER: NONE PROPOSED -- NO LIVE MUSIC, AMPLIFIED MUSIC, PERFORMANCE STAGE, NOR D.J. BOOTH
BUILDING/PROPERTY HAS TWO TENANT SPACES. THE "ADJACENT TENANT" HAS AN EXISTING SEPARATE SPECIAL PERMIT.
510 WESTCOTT IS A SLAB-ON-GRADE BUILDING WITHOUT ANY BASEMENT NOR 2ND STORY.

JOB#: 224-54
SP/PMT 10-7-2024

124 Feigel Avenue
Syracuse, N.Y. 13203
WJP • architecture.pllc
680.287.6418

"VILUCCI" RESTAURANT
510 WESTCOTT STREET
508-510 WESTCOTT STREET
SYRACUSE, NY

SPECIAL PERMIT;
ZONING
Z-1

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Drawings are instruments of service and remain the property of the Architect.

Project:	SP-24-25
Date:	11/7/2024

Short Environmental Assessment Form Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept “Have my responses been reasonable considering the scale and context of the proposed action?”

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project: SP-24-25

Date: 11/12/2024

Short Environmental Assessment Form

Part 3 Determination of Significance

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

City of Syracuse City Planning Commission

11/12/2024

Name of Lead Agency

Date

Steven Kulick

Chairperson

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

PRINT FORM

City of Syracuse
Parcel History
 01/01/1900 - 11/01/2024
 Tax Map #: 046.-06-06.0
 Owners: Gemmi Boy LLC
 Zoning: MX-2

Address	Date	Transaction	Transaction Type	Status	Description
508-10 Westcott St	01/11/73	Project	SP - Restaurant	Denied	SP-72-29 Restaurant dispensing alcoholic beverages Two parcels included: 508-10 and 522 Westcott St to Beech
508-10 Westcott St	11/01/73	Project	SP - Restaurant	Denied	SP-73-23 Restaurant dispensing alcoholic beverages Two parcels included: 508-10 and 522 Westcott St to Beech
508-10 Westcott St	06/21/10	Project	Pre-Development	No Action	508 Westcott St Convert former 7-Rays Bookstore to Funk N Waffles and Subway restaurants
508-10 Westcott St	10/05/11	Project	Pre-Development	Approved	508-510 Westcott St 2 restaurants in former 7-Rays Bookstore: Beer Belly Deli and a Japanese steakhouse. Doug Roth, University Hill Realtors
508-10 Westcott St	10/31/11	Permit Application	Com. Reno/Rem/Chg Occ	Issued	04020 Tenant: "Beer Belly Deli & Pub" (Left restaurant tenant space when facing building from Westcott Street) Build-out and miscellaneous exterior work including intallation of a patio seating area for an [A-2] occupancy - restaruant of type [IIIb] construction per the attached architectural plans dated (11-16-2011). **Mezzaine is not an occupied space (No seating or office)** Comply with all attached reviews and approvals. Separate permits are required for any and all HVAC, ANSUL system, plumbing, electric, etc... . Comply with Chapter 33 of the Building Code of New York State for safeguards during construction.

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
508-10 Westcott St	10/31/11	Permit Application	Com. Reno/Rem/Chg Occ	Issued	05496 Tenant: "Asahi Japanese Steak House" (Right restaurant tenant space when facing building from Westcott Street) Build-out and miscellaneous exterior work including intallation of a patio seating area for an [A-2] occupancy - restaruant of type [IIIb] construction per the attached architectural plans dated (11-16-2011). Comply with all attached reviews and approvals. Separate permits are required for any and all HVAC, ANSUL system, plumbing, electric, etc... . Comply with Chapter 33 of the Building Code of New York State for safeguards during construction.
508-10 Westcott St	01/09/12	Project	SP - Restaurant	Approved	SP-11-26 ESTABLISH A RESTAURANT (ASAHI JAPANESE STEAKHOUSE)
508-10 Westcott St	01/09/12	Project	SP - Restaurant	Approved	SP-11-27 ESTABLISH A RESTAURANT (BEER BELLY DELI & PUB)
508-10 Westcott St	03/16/12	Completed Permit	Com. Reno/Rem/Chg Occ	Certificate Issued	05496 Tenant: "Asahi Japanese Steak House" (Right restaurant tenant space when facing building from Westcott Street) Build-out and miscellaneous exterior work including intallation of a patio seating area for an [A-2] occupancy - restaruant of type [IIIb] construction per the attached architectural plans dated (11-16-2011). Comply with all attached reviews and approvals. Separate permits are required for any and all HVAC, ANSUL system, plumbing, electric, etc... . Comply with Chapter 33 of the Building Code of New York State for safeguards during construction. Certificate of Occupancy #05496
508-10 Westcott St	05/15/12	Permit Application	Electric	Issued	06380 Electrics for Steakhouse
508-10 Westcott St	05/15/12	Permit Application	Electric	Issued	06381 Electrics for Beer Belly
508-10 Westcott St	05/16/12	Inspection	Initial Inspection	In Progress	
508-10 Westcott St	05/18/12	Inspection	Progress Inspection	In Progress	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
508-10 Westcott St	05/18/12	Inspection	Rough-In Before Enclosing	Pass	
508-10 Westcott St	05/18/12	Inspection	Rough-In Wiring Before Enclosing	In Progress	
508-10 Westcott St	06/11/12	Inspection	Progress Inspection	In Progress	
508-10 Westcott St	06/13/12	Permit Application	HVAC/Mechanical	Issued	06947 BEER BELLY
508-10 Westcott St	06/14/12	Inspection	Initial Inspection	In Progress	
508-10 Westcott St	06/22/12	Permit Application	HVAC/Mechanical	Issued	07104 BEER BELLY DELI
508-10 Westcott St	06/25/12	Inspection	Initial Inspection	In Progress	
508-10 Westcott St	06/25/12	Inspection	Progress Inspection	In Progress	
508-10 Westcott St	07/02/12	Inspection	Progress Inspection	In Progress	
508-10 Westcott St	07/05/12	Permit Application	HVAC/Mechanical	Issued	07291 For Asahi Japanese SteakHouse Furnace at 120,000 btu A/C is 5 ton
508-10 Westcott St	07/05/12	Permit Application	HVAC/Mechanical	Issued	07290 For Bear Belly Deli & Pub Furnace at 120,000 btu A/C is 5 ton
508-10 Westcott St	07/06/12	Inspection	Inspector Notification	In Progress	
508-10 Westcott St	07/06/12	Inspection	Inspector Notification	In Progress	
508-10 Westcott St	07/06/12	Inspection	Progress Inspection	In Progress	
508-10 Westcott St	07/10/12	Inspection	Progress Inspection	Pass	
508-10 Westcott St	07/16/12	Inspection	Progress Inspection	In Progress	
508-10 Westcott St	07/16/12	Inspection	Progress Inspection	In Progress	
508-10 Westcott St	07/16/12	Inspection	Progress Inspection	In Progress	
508-10 Westcott St	07/30/12	Permit Application	Fire Alarm	Issued	07725 BEER BELLY DELI Initial Entry F/A
508-10 Westcott St	07/30/12	Inspection	Progress Inspection	In Progress	
508-10 Westcott St	08/02/12	Permit Application	Electric	Issued	07799 16 others are f/a devices that were included on this permit, but removed A credit of \$32.00 will be applied to the fire alarm permit when issued.
508-10 Westcott St	08/03/12	Inspection	Initial Inspection	In Progress	
508-10 Westcott St	08/10/12	Inspection	Progress Inspection	In Progress	
508-10 Westcott St	08/10/12	Inspection	Progress Inspection	In Progress	

City of Syracuse
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Address	Date	Transaction	Transaction Type	Status	Description
508-10 Westcott St	08/13/12	Inspection	Rough-In Wiring Before Enclosing	Pass	
508-10 Westcott St	08/13/12	Inspection	Progress Inspection	In Progress	
508-10 Westcott St	08/15/12	Inspection	Initial Inspection	In Progress	
508-10 Westcott St	08/15/12	Inspection	Fire Inspector Notification	Pass	
508-10 Westcott St	08/20/12	Inspection	Progress Inspection	In Progress	
508-10 Westcott St	08/27/12	Inspection	Progress Inspection	Pass	
508-10 Westcott St	08/27/12	Inspection	Progress Inspection	Pass	
508-10 Westcott St	08/28/12	Inspection	Footing Before Pouring Concrete	Pass	
508-10 Westcott St	08/28/12	Completed Permit	HVAC/Mechanical	Certificate Issued	07290 For Bear Belly Deli & Pub Furnace at 120,000 btu A/C is 5 ton Certificate of Completion #07290
508-10 Westcott St	08/28/12	Completed Permit	HVAC/Mechanical	Certificate Issued	07291 For Asahi Japanese SteakHouse Furnace at 120,000 btu A/C is 5 ton Certificate of Completion #07291
508-10 Westcott St	09/04/12	Inspection	Framing Before Enclosing	Pass	
508-10 Westcott St	09/06/12	Permit Application	Sprinkler	Issued	08284 BEER BELLY DELI
508-10 Westcott St	09/07/12	Inspection	Fire Inspector Notification	<None>	
508-10 Westcott St	09/10/12	Inspection	Initial Inspection	In Progress	
508-10 Westcott St	09/11/12	Permit Application	HVAC/Mechanical	Issued	03047 ASAHI STEAKHOUSE
508-10 Westcott St	09/11/12	Permit Application	Sprinkler	Issued	08379 Sprinkler for Asahi Steakhouse
508-10 Westcott St	09/11/12	Inspection	Insulation Before Enclosing	Pass	
508-10 Westcott St	09/13/12	Inspection	Initial Inspection	In Progress	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
508-10 Westcott St	09/13/12	Inspection	Fire Inspector Notification	<None>	
508-10 Westcott St	09/17/12	Inspection	Progress Inspection	In Progress	
508-10 Westcott St	09/19/12	Inspection	Initial Inspection	In Progress	
508-10 Westcott St	09/24/12	Inspection	Progress Inspection	In Progress	
508-10 Westcott St	09/25/12	Inspection	Progress Inspection	In Progress	
508-10 Westcott St	09/27/12	Inspection	Progress Inspection	In Progress	
508-10 Westcott St	09/27/12	Inspection	Progress Inspection	In Progress	
508-10 Westcott St	09/28/12	Inspection	Progress Inspection	In Progress	
508-10 Westcott St	10/04/12	Inspection	Progress Inspection	In Progress	
508-10 Westcott St	10/09/12	Project	SP - Other	Approved	SP-11-27M1 MODIFY SITE PLAN AND FLOOR PLAN
508-10 Westcott St	10/09/12	Project	SP - Other	Approved	SP-11-26M1 MODIFICATION OF SITE PLAN
508-10 Westcott St	10/09/12	Completed Permit	HVAC/Mechanical	Certificate Issued	06947 BEER BELLY Certificate of Completion #06947
508-10 Westcott St	10/09/12	Inspection	Final Inspection	Pass	
508-10 Westcott St	10/09/12	Inspection	Final Inspection	Pass	
508-10 Westcott St	10/09/12	Inspection	Final Inspection	Pass	
508-10 Westcott St	10/09/12	Inspection	Final Inspection	Pass	
508-10 Westcott St	10/09/12	Inspection	Final Inspection	Pass	
508-10 Westcott St	10/09/12	Inspection	Progress Inspection	In Progress	
508-10 Westcott St	10/10/12	Completed Permit	HVAC/Mechanical	Certificate Issued	03047 ASAHI STEAKHOUSE Certificate of Completion #03047
508-10 Westcott St	10/10/12	Completed Permit	HVAC/Mechanical	Certificate Issued	07104 BEER BELLY DELI Certificate of Completion #07104
508-10 Westcott St	10/16/12	Permit Application	Fire Alarm	Issued	08866 ELECTRIC
508-10 Westcott St	10/16/12	Inspection	Progress Inspection	In Progress	
508-10 Westcott St	10/19/12	Permit Application	Fire Alarm	Issued	08886 fire alarm
508-10 Westcott St	10/23/12	Inspection	Progress Inspection	Pass	

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Address	Date	Transaction	Transaction Type	Status	Description
508-10 Westcott St	10/23/12	Inspection	Progress Inspection	In Progress	
508-10 Westcott St	10/23/12	Completed Permit	Com. Reno/Rem/Chg Occ	Certificate Issued	04020 Tenant: "Beer Belly Deli & Pub" (Left restaurant tenant space when facing building from Westcott Street) Build-out and miscellaneous exterior work including intallation of a patio seating area for an [A-2] occupancy - restaruant of type [IIIb] construction per the attached architectural plans dated (11-16-2011). **Mezzaine is not an occupied space (No seating or office)** Comply with all attached reviews and approvals. Separate permits are required for any and all HVAC, ANSUL system, plumbing, electric, etc... . Comply with Chapter 33 of the Building Code of New York State for safeguards during construction. Certificate of Occupancy #04020
508-10 Westcott St	10/23/12	Inspection	Progress Inspection	In Progress	
508-10 Westcott St	10/25/12	Completed Permit	Sprinkler	Certificate Issued	08284 BEER BELLY DELI Certificate of Completion #08284
508-10 Westcott St	10/30/12	Inspection	Progress Inspection	In Progress	
508-10 Westcott St	10/30/12	Inspection	Final Inspection	Pass	
508-10 Westcott St	10/31/12	Completed Permit	Fire Alarm	Certificate Issued	07725 BEER BELLY DELI Initial Entry F/A Certificate of Completion #07725
508-10 Westcott St	11/01/12	Permit Application	Sidewalk Replace	Denied	PC-0604-12
508-10 Westcott St	11/02/12	Inspection	Progress Inspection	In Progress	
508-10 Westcott St	11/06/12	Completed Permit	Electric	Certificate Issued	06380 Electrics for Steakhouse Certificate of Completion #06380
508-10 Westcott St	11/06/12	Completed Permit	Electric	Certificate Issued	06381 Electrics for Beer Belly Certificate of Completion #06381
508-10 Westcott St	11/08/12	Inspection	Progress Inspection	In Progress	
508-10 Westcott St	11/13/12	Inspection	Progress Inspection	In Progress	

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Address	Date	Transaction	Transaction Type	Status	Description
508-10 Westcott St	11/14/12	Inspection	Progress Inspection	In Progress	
508-10 Westcott St	11/15/12	Inspection	Progress Inspection	In Progress	
508-10 Westcott St	11/26/12	Inspection	Progress Inspection	In Progress	
508-10 Westcott St	11/30/12	Inspection	Progress Inspection	In Progress	
508-10 Westcott St	12/03/12	Inspection	Progress Inspection	In Progress	
508-10 Westcott St	12/10/12	Inspection	Progress Inspection	In Progress	
508-10 Westcott St	12/10/12	Inspection	Progress Inspection	In Progress	
508-10 Westcott St	12/17/12	Inspection	Progress Inspection	In Progress	
508-10 Westcott St	12/21/12	Inspection	Progress Inspection	In Progress	
508-10 Westcott St	12/24/12	Inspection	Progress Inspection	In Progress	
508-10 Westcott St	12/24/12	Inspection	Progress Inspection	In Progress	
508-10 Westcott St	12/31/12	Inspection	Progress Inspection	In Progress	
508-10 Westcott St	01/03/13	Inspection	Progress Inspection	In Progress	
508-10 Westcott St	01/03/13	Inspection	Progress Inspection	In Progress	
508-10 Westcott St	01/08/13	Permit Application	Sidewalk Replace	Issued	PC-0008-13
508-10 Westcott St	01/08/13	Inspection	Progress Inspection	In Progress	
508-10 Westcott St	01/15/13	Inspection	Progress Inspection	In Progress	
508-10 Westcott St	01/22/13	Inspection	Progress Inspection	In Progress	
508-10 Westcott St	01/23/13	Inspection	Final Inspection	In Progress	
508-10 Westcott St	01/23/13	Inspection	Final Inspection	In Progress	
508-10 Westcott St	01/25/13	Inspection	Final Inspection	In Progress	
508-10 Westcott St	01/25/13	Inspection	Progress Inspection	In Progress	
508-10 Westcott St	01/28/13	Project	SP - Other	Approved	SP-11-26M2 MODIFY FLOOR PLAN AND ELEVATION
508-10 Westcott St	01/30/13	Inspection	Progress Inspection	Pass	
508-10 Westcott St	01/30/13	Inspection	Progress Inspection	In Progress	
508-10 Westcott St	02/04/13	Permit	Sidewalk Replace	Open	PC-0008-13 Expires 08/04/2013

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Address	Date	Transaction	Transaction Type	Status	Description
508-10 Westcott St	02/05/13	Completed Permit	Sprinkler	Certificate Issued	08379 Sprinkler for Asahi Steakhouse Certificate of Completion #08379
508-10 Westcott St	02/06/13	Inspection	Final Inspection	N/A	
508-10 Westcott St	02/06/13	Inspection	Progress Inspection	In Progress	
508-10 Westcott St	02/06/13	Inspection	Final Inspection	N/A	
508-10 Westcott St	02/07/13	Permit Application	HVAC/Mechanical	Issued	10092 Heating
508-10 Westcott St	02/11/13	Inspection	Inspector Notification	Pass	
508-10 Westcott St	02/13/13	Completed Permit	HVAC/Mechanical	Certificate Issued	10092 Heating Certificate of Completion #10092
508-10 Westcott St	02/13/13	Inspection	Final Inspection	Pass	
508-10 Westcott St	02/15/13	Inspection	Progress Inspection	Pass	
508-10 Westcott St	02/15/13	Inspection	Final Inspection	In Progress	
508-10 Westcott St	02/15/13	Inspection	Final Inspection	In Progress	
508-10 Westcott St	02/15/13	Inspection	Final Inspection	Pass	
508-10 Westcott St	02/19/13	Inspection	Final Inspection	Pass	
508-10 Westcott St	02/22/13	Inspection	Progress Inspection	In Progress	
508-10 Westcott St	02/25/13	Inspection	Final Inspection	Pass	
508-10 Westcott St	02/25/13	Completed Permit	Fire Alarm	Certificate Issued	08886 fire alarm Certificate of Completion #08886
508-10 Westcott St	03/01/13	Permit Application	Security Alarm	Issued	10319 Sec. Permit
508-10 Westcott St	03/04/13	Inspection	Inspector Notification	In Progress	
508-10 Westcott St	03/06/13	Inspection	Final Inspection	Pass	
508-10 Westcott St	03/07/13	Completed Permit	Electric	Certificate Issued	07799 16 others are f/a devices that were included on this permit, but removed A credit of \$32.00 will be applied to the fire alarm permit when issued. Certificate of Completion #07799
508-10 Westcott St	03/26/13	Inspection	Progress Inspection	In Progress	
508-10 Westcott St	04/10/13	Inspection	Progress Inspection	Pass	
508-10 Westcott St	04/10/13	Completed Permit	Security Alarm	Certificate Issued	10319 Sec. Permit Certificate of Completion #10319
508-10 Westcott St	05/16/13	Inspection	Final Inspection	In Progress	

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Address	Date	Transaction	Transaction Type	Status	Description
508-10 Westcott St	06/03/13	Project	SP - Other	Approved	SP-11-26M3 MODIFICATION OF FACADES
508-10 Westcott St	06/03/13	Project	SP - Other	Approved	SP-11-27M2 MODIFICATION OF FACADES
508-10 Westcott St	06/03/13	Inspection	Progress Inspection	In Progress	
508-10 Westcott St	06/24/13	Inspection	Progress Inspection	In Progress	
508-10 Westcott St	07/08/13	Inspection	Progress Inspection	In Progress	
508-10 Westcott St	07/15/13	Completed Complaint	Sewer Back Up	Completed	2013-17466 sewer bu customer will be home joe to dispatch
508-10 Westcott St	07/16/13	Completed Complaint	Jet Lateral/Main	Completed	2013-17701 flush
508-10 Westcott St	07/29/13	Inspection	Progress Inspection	In Progress	
508-10 Westcott St	08/27/13	Inspection	Progress Inspection	In Progress	
508-10 Westcott St	09/17/13	Completed Complaint	Sewer Back Up	Completed	2013-23280 sewer b/u
508-10 Westcott St	09/17/13	Inspection	Progress Inspection	In Progress	
508-10 Westcott St	10/02/13	Inspection	Progress Inspection	In Progress	
508-10 Westcott St	10/23/13	Inspection	Progress Inspection	In Progress	
508-10 Westcott St	11/12/13	Inspection	Progress Inspection	In Progress	
508-10 Westcott St	12/17/13	Inspection	Final Inspection	Pass	
508-10 Westcott St	04/22/14	Inspection	Progress Inspection	In Progress	
508-10 Westcott St	07/15/14	Inspection	Codes Electric - Licensing	Pass	
508-10 Westcott St	07/15/14	Inspection	Codes - Licensing	Pass	
508-10 Westcott St	09/26/14	Inspection	Fire Prevention - Licensing	Pass	
508-10 Westcott St	02/02/15	Project	SP - Other	Approved	SP-11-27M3 MODIFY SIGN PLAN TO INSTALL ONE WALL AND TWO WINDOW SIGNS RESTAURANT-BEER BELLY DELI
508-10 Westcott St	11/02/15	Inspection	Codes - Licensing	Pass	
508-10 Westcott St	11/02/15	Inspection	Codes Electric - Licensing	Pass	
508-10 Westcott St	11/02/15	Inspection	Fire Prevention - Licensing	Pass	
508-10 Westcott St	12/01/16	Inspection	Codes - Licensing	Pass	

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Address	Date	Transaction	Transaction Type	Status	Description
508-10 Westcott St	12/01/16	Inspection	Codes Electric - Licensing	Fail	
508-10 Westcott St	12/01/16	Inspection	Fire Prevention - Licensing	Pass	
508-10 Westcott St	09/06/17	Inspection	Codes Electric - Licensing	No Progress	
508-10 Westcott St	10/24/17	Inspection	Codes Electric - Licensing	Pass	
508-10 Westcott St	12/01/17	Inspection	Codes - Licensing	Pass	
508-10 Westcott St	12/01/17	Inspection	Codes Electric - Licensing	Fail	
508-10 Westcott St	12/01/17	Inspection	Fire Prevention - Licensing	N/A	
508-10 Westcott St	12/05/17	Violation	2015 IFC - 605.5 - Extension Cords	Closed	
508-10 Westcott St	12/05/17	Violation	SPCC 27-57 (a) (16) Openings not covered/cover plates	Closed	
508-10 Westcott St	12/05/17	Violation	SPCC 27-57 (a) (16) Openings not covered/cover plates	Closed	
508-10 Westcott St	12/05/17	Violation	2015 IEBC Section 808.3.7 Clearances	Closed	
508-10 Westcott St	12/05/17	Violation	SPCC 27-57 (a) (14) Grounding	Closed	
508-10 Westcott St	01/12/18	Inspection	Codes Electric - Licensing	In Progress	
508-10 Westcott St	02/02/18	Inspection	Fire Prevention - Licensing	Pass	
508-10 Westcott St	02/02/18	Inspection	Codes Electric - Licensing	Pass	
508-10 Westcott St	10/01/18	Complaint	Cert of Use - Restaurant	x Expired	CU2014-0006 Beer Belly Deli & Pub Address aka 510 Westcott St
508-10 Westcott St	01/07/19	Inspection	Codes - Licensing	Pass	

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Address	Date	Transaction	Transaction Type	Status	Description
508-10 Westcott St	01/07/19	Inspection	Fire Prevention - Licensing	In Progress	
508-10 Westcott St	01/16/20	Inspection	Codes - Licensing	Fail	
508-10 Westcott St	01/16/20	Inspection	Codes Electric - Licensing	In Progress	
508-10 Westcott St	01/16/20	Inspection	Fire Prevention - Licensing	In Progress	
508-10 Westcott St	01/29/20	Violation	SPCC 27-57 (a) (16) Openings not covered/cover plates	Closed	
508-10 Westcott St	01/29/20	Violation	2010 IFC - Section 703.1.1 - Fireblocking and draftstopping	Closed	
508-10 Westcott St	01/29/20	Violation	2015 IFC Section 604.2.12 Emergency Lighting	Closed	
508-10 Westcott St	02/13/20	Inspection	Codes Electric - Licensing	Pass	
508-10 Westcott St	02/13/20	Inspection	Codes - Licensing	Pass	
508-10 Westcott St	02/13/20	Inspection	Fire Prevention - Licensing	Pass	
508-10 Westcott St	12/01/21	Complaint	Cert of Use - Restaurant	x Expired	CU2014-0275 Asahi Japanese Restaurant
508-10 Westcott St	01/12/22	Inspection	Codes - Licensing	In Progress	
508-10 Westcott St	01/12/22	Inspection	Codes Electric - Licensing	Pass	
508-10 Westcott St	01/12/22	Inspection	Fire Prevention - Licensing	In Progress	
508-10 Westcott St	01/13/22	Violation	2020 FCNYS- - 907.8.5 - Inspection, testing and maintenance	Closed	
508-10 Westcott St	03/01/22	Inspection	Fire Prevention - Licensing	No Progress	
508-10 Westcott St	03/14/22	Inspection	Complaint Inspection	In Progress	
508-10 Westcott St	04/08/22	Inspection	Codes - Licensing	No Progress	

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Address	Date	Transaction	Transaction Type	Status	Description
508-10 Westcott St	04/26/22	Inspection	Fire Prevention - Licensing	No Progress	
508-10 Westcott St	07/11/22	Violation	SPCC-Sec. 27-133 Registration	Closed	
508-10 Westcott St	07/11/22	Inspection	Complaint Inspection	Fail	
508-10 Westcott St	07/18/22	Completed Complaint	Rental Registry	Completed	2022-06438 Failure to Apply for Rental Registry
508-10 Westcott St	07/25/22	Inspection	Complaint Inspection	No Progress	
508-10 Westcott St	08/10/22	Inspection	Fire Prevention - Licensing	Fail	
508-10 Westcott St	08/23/22	Inspection	Fire Prevention - Licensing	No Progress	
508-10 Westcott St	09/07/22	Inspection	Complaint Inspection	No Progress	
508-10 Westcott St	09/13/22	Inspection	Codes - Licensing	No Progress	
508-10 Westcott St	10/12/22	Inspection	Complaint Inspection	No Progress	
508-10 Westcott St	10/19/22	Inspection	Fire Prevention - Licensing	In Progress	
508-10 Westcott St	10/24/22	Inspection	Fire Prevention - Licensing	Pass	
508-10 Westcott St	12/14/22	Inspection	Codes - Licensing	Pass	
508-10 Westcott St	12/14/22	Inspection	Codes Electric - Licensing	Pass	
508-10 Westcott St	02/16/24	Inspection	Codes - Licensing	Pass	
508-10 Westcott St	02/16/24	Inspection	Codes Electric - Licensing	Pass	
508-10 Westcott St	02/20/24	Inspection	Fire Prevention - Licensing	Pass	
508-10 Westcott St	02/20/24	Complaint	Cert of Use - Restaurant	x Issued	CU2024-0070 DBA LODED
508-10 Westcott St	02/26/24	Inspection	Codes - Licensing	Pass	
508-10 Westcott St	10/17/24	Project	SP - Restaurant	In Review	SP-24-25 Special Use Permit for a Restaurant greater than 1,000 SF.

Jake Dishaw
Zoning Administrator

300 South State St, Suite 700
Syracuse, NY 13202



OFFICE OF ZONING ADMINISTRATION
Ben Walsh, Mayor

To: Gemmi Boy LLC/Norman Roth
From: Zhitong Wu, Zoning Planner
Date: 11/5/2024 9:29:21 AM
Re: SP - Restaurant SP-24-25
508-10 Westcott St, Syracuse, 13210

The Departments and/or Boards below have reviewed your application and provided the following comments for your information and action as appropriate.

Please modify the proposal as necessary to address the comments/recommendations. Upon receipt of any revisions and/or written justification to the Office of Zoning Administration, a Public Hearing will be scheduled.

Please contact the Zoning Office at (315) 448-8640 or Zoning@syr.gov if you have any questions.

Approval	Status	Status Date	Reviewer	Comments
Zoning Planner	On Hold	11/05/2024	Zhitong Wu	No concerns. Pending on decisions from CPC and CC.
Planning Commission	Waiting on Board	11/05/2024	Zhitong Wu	
Common Council	Pending	10/24/2024		