

The



Updowntowner

April 2019

www.updowntowners.com



UPDOWNTOWNERS OF SYRACUSE, Inc.

advances and promotes activities, events, and programs to involve its members and the general public in enriching the social, cultural, educational, commercial and residential life of the Syracuse Community.

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General Membership Meeting

April 2, 2019

A. Call to Order & Welcome

B. Reports

1. President
2. Secretary – minutes of March meeting
3. Treasurer
4. Introduce new members and/or guests
5. Vice President
 - a. Award for Excellence
6. Public Relations
7. Programs
 - a. New Opportunities
8. Membership
 - a. Sunshine
 - b. Outings
9. Special Events
 - a. Upcoming Events

C. Unfinished Business

D. New Business

E. Membership Announcements

F. 50/50 drawings

G. Adjournment

Volunteer Opportunity: Earth Day Cleanup

Saturday, April 27

Join the Downtown Committee of Syracuse on as we give Downtown Syracuse a spring cleaning! Meet us at one of the locations below, and spend about an hour or two cleaning up. In exchange for your time, we'll provide you with gloves, trash bags, an Earth Day Cleanup shirt and lunch on us!



8:30 am: Clinton & Adams Streets - Meet at the parking lot behind 572 South Salina Street

9:00 am: Onondaga Creekwalk - Meet at the Walton Street extension near West Street

9:30 am: Armory Square - Meet at Sugarman Park, on the green lawn at The MOST

10:30 am: Downtown East - Meet at 217 Montgomery Street

If you're interested in volunteering, please email

mail@downtownsyracuse.com with your preferred location and t-shirt size. Please **register by Friday, April 5.**

Minutes: General Membership Meeting of March 5, 2019

The meeting was called to order at 6:03pm by President Bill Cooper.

No corrections were noted to the February meeting minutes; a motion was made by Don Goulet, seconded by Len Kolakowski, and the minutes were approved by the membership. Treasurer Ann Goehner reported balances as of January 31st as Checking: \$ and Investment: \$. There were no guests or new members in attendance.

Vice President Don Goulet had no update to offer yet regarding the Award for Excellence choice for 2018. Suggestions for recipients were The Redhouse and TCG Player, both now located on South Salina Street. The crystal display award still needs to be tracked down.

Under Public Relations, there was some media recognition of the UDT through the events held during Syracuse Winterfest and its advertising

Under Programs, there was some discussion about finding counterfeit tickets during Wing Walk. Ann found 12 in those that were turned in with voting but there could have been as many as 20 since the numbers of those we have were not completely consecutive. We are not sure there is much we can do about this (first time it has happened) aside from not offering any pre-sales. The PressRoom Pub asked if we could promote their establishment as a place to go to continue the festivities after the St. Patrick's Day Parade; a motion was made by Len Kolakowski, seconded by Don Goulet and approved by the membership. Discussion followed about the proposals to promote revived "Party in the Plaza" series this summer with the PressRoom Pub or Marriott Syracuse Downtown. Each has made a compensation offer to the UDT for the use of the name of the event. Meetings need to be arranged to flesh out the details and make a decision.

Break (6:35pm – 7:00pm)

Special Events Director Diane Knowlton reported upcoming volunteer opportunities: Irish Road Bowling in Onondaga Lake Park on Sunday, March 17th, American Heart Walk on March 23rd at SRC Arena on OCC campus, and Earth Day Clean-Up at several locations around downtown Syracuse on April 27th.

In Membership, the Meet Out/Eat dates for March are the 9th for breakfast at Friendly's in Dewitt, the 13th at Denny's in North Syracuse, the 20th at Olive Garden on Erie Blvd., The 24th at the Liverpool Elks Club and the 26th at Coleman's on Tipp Hill. The Iron Chef cooking competition dates and theme are still pending. In Sunshine, mention was made of Yvonne Russell's recent car accident.

There was no Unfinished Business, no New Business, and no Membership Announcements. There was no 50/50 drawing.

Motion to adjourn was made at 7:08pm by Don Goulet and seconded by Diane Knowlton.



The Ice Cream Stand

The Ice Cream Stand is Open for the Season!

"Spring in" for your favorite flavors

Now that the calendar has turned to spring, your favorite ice cream flavors and sundaes have returned to The Ice Cream Stand, open Wednesdays and Thursdays from 11am to 9pm; Fridays from 11am to 10pm; Saturdays from noon to 10pm and Sundays from noon to 7pm. The Ice Cream Stand will resume its summer schedule at the end of May with daily hours. Events like Stand Up at The Stand, KMase & Cones and the summer music series will resume shortly as well.

Brine Well Eatery Soft Opening

Be the first to try it!

Sunday, April 14, Noon - 4:00 pm

128 East Jefferson Street

The Brine Well Eatery is nearing its grand opening in Downtown Syracuse. Before opening day, the restaurant is inviting the public for a "Preview Day" on **Sunday, April 14** from **noon to 4:00 pm** to try its specialty dishes. Tickets are available for \$10 and includes one entree and a fountain beverage.



Anything But Beer Campaign Launch

Help bring a gluten free, vegan brewery downtown!

Anything But Beer, a local brewer of gluten free and vegan ales and ciders sourced from fruits and vegetables, is planning to move to the Renaud Wicks Building. The building, located at 250-252 East Water Street, is in Downtown's budding Hanover Square neighborhood. Anything But Beer plans to open later this summer, featuring beer and cider, along with a food menu featuring gluten free, vegan and paleo options. To make its downtown storefront a reality, the unique brewer has started a crowdfunding campaign to help raise funds. You can contribute below and earn limited edition swag for your contribution!

Unlike traditional beer that is brewed from grains, Anything But Beer offers fun flavors like blueberry cardamom, ginger chai and spiced sweet potato. Their beer and cider can be found at a number of local bars and restaurants.



Now Open: Oh My Darling & Clementine

at 321 South Salina Street



Oh My Darling is Downtown's newest restaurant and bar, located in the Whitney Lofts building on South Salina Street. Oh My Darling is open daily from 11am to 10pm serving lunch and dinner, plus brunch on weekends.

Operating alongside Oh My Darling, **Clementine** offers a grab-and-go breakfast and lunch menu, with items like breakfast

sandwiches, wraps, baguettes, salads and coffee. Clementine is open between 7am and 4pm Monday through Friday, and from 8am to 2pm on Saturday and Sunday.

The Fitz, a speakeasy-themed bar, will complete the trio at Whitney Lofts soon. The basement-level bar will host live 1920's music during the week, and live quartets on the weekend. The Fitz will be open Tuesdays through Saturdays, starting in early April.

Talking Cursive Brewing Company 301 Erie Boulevard West



The 10th brewery in the City of Syracuse is officially open! Talking Cursive Brewing Company, located next to Cafe Kubal in the Creekwalk Commons building. The tasting room features 15 taps currently, including its own brews as well as "guest" beer from other New York breweries, including Congress, brought back to life by Willow Rock Brewing and the Onondaga Historical Association earlier this year.

At Talking Cursive, beer is served in 4-ounce, 12-ounce and 16-ounce pours, as well as flights. A limited food menu is also available. The facility boasts the capability to make 7-barrel batches. For perspective,

that's about the same size as Empire Brewing Co. on Walton Street).

Hours: Tuesday - Thursday: 2:30 - 9pm, Friday: 2:30 - 10pm, Saturday: 11am - 10pm, Sunday: 11am - 5pm

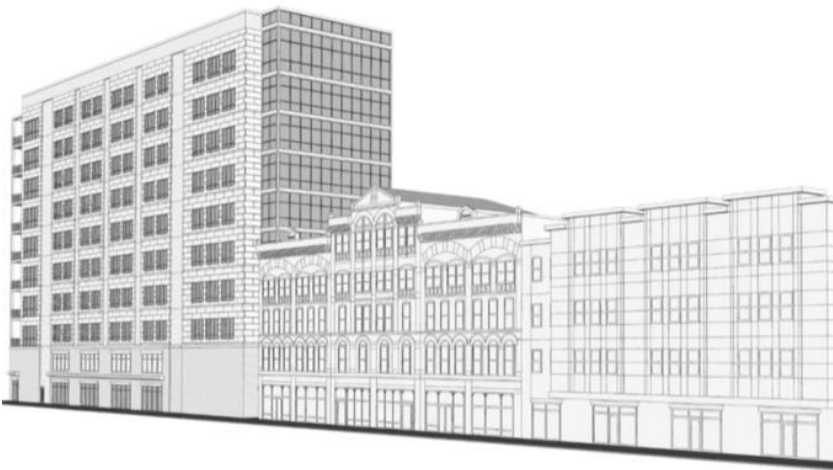


Open Hand Theater Moving into The Redhouse Arts Center

Bringing Puppets, Masks and theater education for kids

Open Hand Theater, the community group most commonly known for its large puppets (pictured right) and community performances, is moving its operations to the Redhouse Arts Center at 400 South Salina Street ([map](#)). At the Redhouse, both organizations will work together to create theater classes and unique experiences for students. Welcome to Downtown, Open Hand Theater!

94 New Apartments Planned for Downtown



The Jacob will be located next to The Amos Building on West Water Street

Plans are underway for a new 10-story apartment building next to The Amos on West Water Street. The top eight floors of the building will house 94 one and two-bedroom units, and the first two floors will contain the city's first fully automated parking garage. Tenants will pull their car onto a mechanical turntable, which will take the car to the nearest available parking space in a vertically stacked "parking lot". Stay tuned to learn more about the construction timeline.

OHA Opens New "From the Vault" Exhibit featuring Dumbo & Syracuse

Did you know that Dumbo the Elephant was created in Syracuse? Learn more about the connection at the Onondaga Historical Association (OHA) in the museum's latest "From the Vault" series.

"From the Vault" showcases objects and stories from collections that rarely meet the public eye. The next collection opens March 29 and pays homage to Women's History Month by celebrating the two women who created the lovable and iconic elephant, Dumbo! Learn how two Helens - both Syracuse University graduates - worked together to create the Dumbo that we know today. Helen Aberson wrote the original story of Dumbo the Flying Elephant, and Helen Durney drew the illustrations.

The exhibit will be on display at the OHA through the end of May.



History Test: 1904-era building stands in the way of proposed North Side redevelopment

By David Haas, Syracuse New Times



Out with the old and in with the new. This phrase often suggests that for one to move forward, they must forget the past. This mentality can sometimes cause societies to be at odds when progress and planning meet historic preservation.

Currently on the city's North Side, longtime Syracuse developer Tino Marcoccia is working to do away with the old to construct the new. His proposal: demolish 425 N. State St., home of San Miguel Mexican Restaurant, and build a multi-story complex that features room for office space, retail, a restaurant and apartments.

Marcoccia has owned the building since 2003, and states he has put nearly \$250,000 into the property over the last 16 years. With the property in working condition and home to a functioning restaurant, many community residents were surprised when news came that Marcoccia had announced his intent to demolish the structure.

The most surprised? The Angeloro family, who own and operate Francesca's Cucina, a popular Italian restaurant that sits less than a half-mile away from Marcoccia's property. The Angeloros have had a presence in the North Side eatery scene since the early 1890s when Angelo Angeloro first moved to the area from Italy. If you glance up at 425 N. State St., you'll see a concrete plate directly in the middle of the brick façade that reads "A. Angeloro, June 1904," along with a picture of a keg.

According to George Angeloro Sr., his great-grandfather Angelo originally operated a grocery store on the land in question but uprooted and moved the structure to make way for the four-story brick building that is currently planned for demolition. Originally constructed as a "tide house," a public bar that is contracted to sell a specific beer, the building also served Italian immigrants who were moving to the region by providing comfort and a place to stay on its upper floors.

"It saddens our family to hear the news," says George. "I'm not sure why a functioning restaurant located in what appears to be a building in good condition would be demolished." That thought was echoed by many others on a @SyracuseHistory Instagram post that noted the developer's intent.

One comment stated, "The mindset of replacing old buildings with new saddens me, especially when it involves a building like this. Anything that may replace it will never have this kind of character." Another

poster wrote, "I can guarantee there isn't a single developer in this town right now that would replace this beauty with anything worth building,"

If you talk with Marcoccia, however, he will sum up his reasoning for demolition with one short sentence: "The building has served its purpose." Marcoccia has nearly 50 years of experience working as a developer and says he has often received pushback on projects. "These projects are difficult in this city," Marcoccia says. "You always have someone who is against you." Marcoccia references his most well-known project at the corner of James Street and Midler Avenue. Once known as a blighted empty intersection in the mid-2000s, Marcoccia renovated the former Steak and Sundae building located at 3001 James St. and developed a new Kinney's Drugs store across the street. Marcoccia states that these projects added approximately \$44,000 to the city's tax base. In order to complete the project, Marcoccia had to elicit the support of the Common Council to amend a zoning law and push the project through. "People put me through hell for that project," Marcoccia recalls. "I met resistance from every corner."

Marcoccia describes his new project as a "transformation." His proposal would span most of the 400 block of North State Street — an easy decision as the adjacent empty lots are also his property. A quick view of a 2011 Google Maps image capture shows two additional buildings that Marcoccia has demolished in recent years. "Once my project is completed, sales tax will increase, property tax will increase and for that reason, I expect the community to stand behind me and my decisions," he says.

Not everyone is standing behind Marcoccia just yet. The Preservation Association of Central New York (PACNY) has put forth an application to designate 425 N. State St. as a protected site. This designation would need approval by the Common Council, but doesn't necessarily stop the demolition.

Demolition of a commercial property requires a Project Site Review by the city. And if the property is listed on the National Register of Historic Places, located in a historic district or is a locally protected site, then the project would require review by the Syracuse Landmark Preservation Board, who could potentially block the demolition.



The colorful interior of San Miguel Mexican Restaurant. (Michael Davis/Syracuse New Times)

Grant Johnson, a PACNY board member, states, "We are not anti-development; we advocate for what makes the most sense for the overall community." In this case, Johnson explains how historic tax credits could assist the effort to both develop the block and save the building. "We want to work with Marcoccia to the fullest extent that he wants to work with us," Johnson notes. "Through education and communication we can make a challenging process easier."

Marcoccia doesn't see it that way, however. He recently requested the Syracuse Landmark Preservation Board to pull their application to designate the structure as a protected site. "People need to recognize progress," he says. "It's time to move on." When asked why he believes the structure cannot be utilized in a proposed plan, Marcoccia states that the construction of an underground parking lot does not allow the

property to remain standing. He also says that he intends to find a new home for the San Miguel Mexican Restaurant.

For a neighborhood that recently lost four structures on the 700 block of North Salina Street in a fire last summer, losing another building that emphasizes the character of a historic neighborhood is tough to swallow. “Progress and development is great, but it shouldn’t destroy the fabric of a neighborhood,” says Johnson.

Historically responsible development has long been a battle cry of many Syracuse residents who wish to keep the fabric of their neighborhoods. In 1934, at the encouragement of then-Mayor Rolland Marvin, the city of Syracuse paid to have a 100-year-old structure moved to the corner of James and North Warren streets. Marvin wanted to transform the building in a public setting to show the citizens of Syracuse a real-time example of a restoration project — that older buildings could be put to use.

Shelia Weed, a longtime Syracuse architect who is working on the proposed project with Marcoccia, says the decision to restore or demolish the building at 425 N. State St. has her “torn.” Having worked with Marcoccia on a number of projects, she understands his thinking, “He has been working toward this goal for several years and has a specific vision” she remarks. “Being an architect is sometimes hard. You don’t always agree with your clients, and in this case, do I want the building gone? No.”

Weed can make recommendations, but ultimately, if the city allows, Marcoccia can demolish 425 N. State St. and move forward with his plan. “If the building stays, I’ll embrace it. If not, I’ll attempt to salvage pieces of the structure. I’ll try to flip it inside out,” Weed says, explaining that the unique exterior components of the building could perhaps be utilized in the building’s restaurant for people to see.

The line between restricting development and preserving history is a tough one, but one our community has to walk together. Grant hopes that in the future PACNY is more proactive in their efforts to encourage the city to review buildings for historic designation that will help avoid situations such as this. As an organization led by volunteers, however, PACNY can only do so much.

Each year the organization releases a list of threatened properties; “8 that can’t wait” was the theme in



2018. Calls for 2019 nominations will begin this spring. It’s unlikely that the Angeloro building will be listed, but even so, developer Marcoccia will have to fight once more for what he believes is the best course of action for his property. One can only be hopeful that the two entities can work together to achieve a positive outcome for the community at large. Demolition of a commercial property requires a Project Site Review by the city. And if the property is listed on the National Register of Historic Places, located in a historic district or is a locally protected site, then the project would require review by the Syracuse Landmark Preservation Board, who could potentially block the demolition.

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Happy & Blessed Easter

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|--|-----------------------------------|---|---|----|---|--------------------------------|
|  | 1 <i>April Fool's Day</i> | 2 General Membership Meeting 6pm San Miguel's | 3 | 4 | 5 | 6 |
| 7 | 8 Meet Out/ Eat Out | 9 | 10 | 11 | 12 | 13 |
| 14 <i>Palm Sunday</i> | 15 | 16 Board Meeting 6pm, Bill's | 17 Meet Out/ Eat Out | 18 | 19 <i>Good Friday</i> | 20 |
| 21 <i>Easter</i>  | 22 | 23 | 24 | 25 | 26 Arbor Day  | 27 Earth Day Cleanup |
| 28 | 29 | 30 |  <i>April</i> 2019 | | | |

Volunteer Opportunities

Earth Day
Saturday, April 27th

Festival of Races
Saturday, May 4th
NYS Fairgrounds

Downtown Living Tour
Saturday, May 18th



Meet Out/Eat Out:

The Golden Spike
Monday, April 8th 6pm
411 W. Manlius Street, E. Syracuse

110 Grill
Wednesday, April 17th 6pm
Destiny Mall, 2nd Floor Food Court

