

Developer planning 4 more adult homes

By ROBERT MIRALDI

Sidney Pullman, a Queens construction mogul, utilizing a multitude of corporate names, is apparently planning to open and lease on Staten Island at least four private proprietary institutions for adults, an Advance investigation has revealed.

Pullman is also the principal owner of Klein's Forest Manor, the Brighton Heights facility that has caused an uproar in the community because of the proliferation of ex-mental patients residing there.

A gleaning of information provided by the Building Department and reluctantly divulged by the state Board of Social Welfare reveals that of a proposed 2,013 proprietary beds, Pullman would control at least 1,038.

When reached for comment yesterday, Pullman admitted that he is the principal owner of Klein's Forest Manor and also Klein's Broadview Manor, a 200-bed facility at 70 Seaside Blvd., South Beach, which is not yet open.

When asked specifically about three other proprietary homes which Building Department records show Pullman is building, he replied: "I'll have to consult with someone about that."

"You better call me next week for that information. I can't give you anything else," Pullman said, and hung up the phone.

Aside from Klein's Forest Manor and Klein's Broadview Manor, Pullman is involved in construction of these three facilities:

- Granite Manor, a 288-bed building on which construction has not yet begun, located at

300 Walker St., Graniteville, on the corner of Granite Ave.

According to Building Department records, Berler Equities is the sponsor and Sidney Pullman of 253 Broadway, Manhattan, is the builder. Gaspere Rosario Santoro of 107 Greencroft Ave., Bay Terrace, is listed as consulting engineer.

- Bel Aire Manor, a 256-bed facility under construction at 50 Belair Rd., Fort Wadsworth. Listed as sponsors are Mot' Equities and Bradley Equities.

The owner is listed as the Sidal Holding Co. of 10-15 Dickens St., Far Rockaway, Queens, which is also Pullman's home address. The name Sidal is apparently a combination of the names Sidney and Alan. Alan is Pullman's son.

Santoro is again listed as consulting engineer.

- Midland Manor, a 294-bed facility under construction at 1111 Seaside Blvd., Midland Beach. Listed alternately in Building Department records are Bradley Equities of 10-15 Dickens St., Alpine Equities and Seaside-Bradley Equities.

Santoro is listed as the lessee. Santoro denied yesterday that he has ever leased the facility. "It must be a mistake," he said. He confirmed, however, that he had acted as engineer for Pullman on three facilities.

Alan Pullman is listed as the supervisor of the Midland Beach facility and as secretary of Bradley Equities.

Currently there are three proprietary homes for adults on Staten Island, totalling 277 beds. Proprietary homes are different from nursing or health related facilities. They must only

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provide room, board and minimal recreational activities.

Tuesday night at a public hearing held by Community Board 2 to discuss Klein's Forest Manor and related proprietary homes, Milton Klein, the homes' proprietor, was accused of owning eight proprietary homes on Staten Island.

Klein, in a phone conversation and a subsequent personal interview, vehemently denied those charges yesterday and made public his involvement with Sidney Pullman. He produced numerous records which, he claimed, showed that he has no connection to Pullman's facilities, except Klein's Forest Manor.

Klein said that Pullman owns 80 per cent of the equities of the Brighton Heights home, located at 221 Forest Ave., and that he owns the other 20 per cent. Pullman confirmed that yesterday.

Tax records at the County Clerk's office, St. George, reveal that the present owners of Forest Manor are Silverlake Associates, consisting of Pullman, Klein and Arnold J. Slater, who was formerly a mortgage manager for the East New York Savings Bank.

The records also reveal that previous owners were the Cedar Lane Realty Corp. of 2014 Forest Ave., whose president was Joseph Weissglass, owner of Weissglass Dairies of the same address.

Klein said that he no longer is involved with Klein's Broadview Manor, even though tax records show that Parkside Associate, a corporation consisting of — again — Klein, Slater and Pullman, are the present owners.

Producing a document that was dated July 30, 1974 and was signed by Pullman, Klein said that he sold his 20 per cent interest in July. Pullman said, however, that Klein was still

a partner.

"We're out of Broadview," Klein said.

"I wouldn't want to do business with Pullman on the moon," Bernard Klein, Milton's brother, said.

"We might deal with him in Siberia," Jay Klein, Milton's son, said.

The Kleins tried to reach Pullman by phone to have him confirm that they are no longer involved in Broadview Manor. There was no answer at Pullman's Queens residence.

"If we had another residence we wouldn't hide it," Bernard Klein said. "Why should we? We've got nothing to be ashamed of."

Milton Klein admitted that Pullman had asked the Kleins to be the operators of the three other facilities that he was constructing. Klein said that he turned Pullman down.

When asked if he was interested in selling his share in the ownership of Klein's Forest Manor, Klein said, "Yes."

The Advance's investigation of the proprietary homes under construction on Staten Island met with mixed response from the Board of Social Welfare, the regulatory agency that licenses the proprietary homes.

When asked for the names of the homes' owners, Miss Vivian Bucknam, city director, said: "I can't give that information. We just don't."

Miss Bucknam was asked why. "We never have," she said.

She was asked why again. "I've been told not to give out that information," she replied.

By whom? "Oh, I don't know. I just can't give it out."

You mean to say, she was asked, you don't know who told you or why? "I mean to say I can't tell you."

Despite assurance from Mrs. Barbara Blum, assistant executive director, the Board of Social Welfare has still not supplied the Advance with the names of the present owners.