

Board against plan to make adult home into 100-room hotel

By RUTH SHEREFF

A plan to convert the New Broadview Manor Adult Home in South Beach into a 100-room hotel suffered a blow last night at a meeting of Community Board 2.

Based on the opposition of residents who live near the South Beach facility and fear the presence of a hotel will change the residential character of their neighborhood, the board opposed the zoning change that would be needed for the conversion plan.

Ellie Prigerson, assistant administrator of the home, smiled when the vote was taken. She attended the meeting in the Eger Nursing Home, Eltingville, to plead the case of the 167 senior citizens who live in the New Broadview Manor. A petition signed by 110 of the residents sent to the board asked that the home be maintained as it is.

"This is the best Christmas present they could have," she said. "I am going to announce the news at breakfast."

The vote, however, will not guarantee the continued existence of the adult home. As an adult home, the New Broadview Manor may not be financially viable. The plan for the conversion may be acceptable to the Board of Standards and Appeals, which grants zoning variances and does not have to abide by Board 2's ruling.

An adult home is a facility where self-sufficient senior citizens rent a room with a laundry and cleaning service, and meals. Medical and nursing care is not provided.

The failure of the New Broadview Manor to operate at its full capacity of 200 was partly responsible for it not being able to make the mortgage payments and the subsequent foreclosure by the Long Island Savings Bank, Ms. Prigerson admitted. She said the owners were the National Senior Citizens Corp. of Manhattan.

But, she said the National Senior Citizens Corp. had been making a

successful attempt to fill more beds in the home, and that the management and residents wanted it to stay open.

Vincent Sirangelo, who filed the conversion plan Nov. 6, tentatively entered a contract with the Long Island Savings Bank in the summer to buy the New Broadview Manor. He is operator of the Anna Erika Adult Home in New Brighton.

The eight adult homes on Staten Island have consistently been unable to fill their beds. Several, including the New Broadview and the Anna Erika home, have been accused in the past by city and state officials of housing code violations and neglect of residents.

Nevertheless, Jack Deitch, chairman of the land use subcommittee, said that the obvious need for senior citizen housing was an additional reason for preventing the conversion.

Sirangelo's plan calls for no expansion of the building or change in the facade. At hearings of the land use committee last month residents objected to the lack of parking space, and the transient population the hotel and bar would bring to the neighborhood.

At the Nov. 6 hearing, Sirangelo said Robert Schneider was also an owner of the property, which they said they had purchased from the Long Island Savings Bank, Deitch reported.

In other business, the board voted approval of converting a group home for 10 teen-agers at 46 Dresden Place, Todt Hill, into a home for mentally retarded adults over the age of 50. The Catholic Guardian Society, which operates the home, requested the change because of what it claimed was a shortage of youngsters who meet the screening requirements.

Matthew Carrara protested the vote. "It's a disgrace," he said, "when we are reading about what happens to children who are living in institutions."

Acting on a recommendation by James Stuckey and his transportation committee, the board voted that the Metropolitan Transportation Authority should rebuild the recently burned-out Dongan Hills SIRT station and reopen the ticket office and waiting room. Reopening and revitalizing the station should become a "focal point of community action," the board decided.