

# Group home for retarded

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Citing area saturation, Community Board 3 last night unanimously voted down a proposed 10-bed community group home in Princes Bay that would have housed mentally retarded people.

The vote was 38-0, with two abstentions.

The proposed site, at 425 Seguine Ave., was to have been a seven-room community residence for males and possibly females, ages 21 and up. All 10 clients would have been from Staten Island. Six currently reside in the Staten Island Developmental Center, while four live in private homes on the Island.

"I'm sure the committee did not intend to vote down the retarded," said John

Stack, chairman of the board's public services committee, prior to the vote.

"When we (hear about) the 22-bed psychiatric unit (in Richmond Memorial Hospital); the Christmas Tree Inn (a Princes Bay boarding house for psychiatric outpatients); 20 patients from South Beach — we begin to get a feel for what saturation is."

Stack also said the proposed location, which measures 56 feet by 90 feet, doesn't "provide the kind of environment that the Willowbrook consent decree sought."

"They'll be housed — but they'll be locked in. I am speaking for them," he said.

Earlier this month, the board's human resources committee had recommended rejecting the siting of the group home.

# rejected by Board 3

As part of the Uniform Land Use Review Procedure (ULURP), the proposal for the group home will next go to the city Planning Commission and then to the Board of Estimate, which has final say in the matter.

In other business, the board unanimously voted down an application for a variance for the purpose of constructing eight retail stores in an R3-2, or residentially zoned, area.

Joseph Fallacaro, the owner of the property at 4143 Hylan Blvd., Great Kills, had originally planned to house an auto parts store, but later revised his proposal to eight retail stores.

According to the board, Fallacaro purchased the property on March 25, 1985 intending to build townhouses. Fallacaro

now claims townhouses are not economically feasible.

Following the two-hour meeting in Richmond Memorial Hospital, Board 3 Chairman Maxine Spierer said the vote will set a precedent in refusing to "rubberstamp" a variance for commercial use in that area.

"It's a trend that's forming on the board. We're trying to stop spot-commercial building," Mrs. Spierer said. "Our biggest fear is that residentially zoned areas will become commercial strips."

Mrs. Spierer added that the board is "working to protect people who buy houses in Great Kills neighborhoods who are led to believe they will be living in a residential area."

John Gamboni, a spokesman for the

Hylan Boulevard-Great Kills Civic Association, said the entire community is opposed to granting the variance because there are "multiples of stores" in the area.

The board also voted unanimously to send a letter to the appropriate education officials urging them to establish voluntary summer courses citywide for high school students seeking advancement. Currently, summer enrollment is open only to remedial students.

Also unanimously passed was a proposal to support a movement by the Protectors of Pine Oak Woods, a preservation group, to bring a Department of Environmental Conservation field office to Staten Island.