

S. I. Advance

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38 apartments planned for senior housing

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Thirty-eight apartments for low-income senior citizens are expected to be in construction this spring on a site adjacent to the Port Richmond High School athletic fields.

It marks the first new infusion of such housing since a similar project opened in Mariners Harbor in mid-1989.

For the latest project, plans filed in December with the Buildings Department reveal two clusters of two-story townhouse-style homes on part of a city-owned site adjacent to the athletic fields on Nicholas Street, near the corner of Castleton Avenue.

One cluster containing 20 apartments is to be built at 1731 Castleton Ave. and another with 18 apartments has its address listed as 1721 Castleton Ave.

The homes are being built by a three-way partnership of the City of New York, which is donating the land, developer-attorney R. Randy Lee and the Community Agency for Senior Citizens (CASC), which will manage the project.

More than a year ago, the application filed by Lee's Leewood-Bridgeview Construction Corp. and CASC Housing was picked for a \$3.7 million state

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grant to build and operate the homes. The grant represents a share of the \$128 million statewide that was made available for low-income housing from the Turnkey/Enhanced Trust Fund program administered by the state Division of Housing and Community Renewal.

The Port Richmond apartments are to rent for about \$400 a month, depending on the tenant's income and size of the unit.

"We're in the home stretch now. We should expect to see some construction starting there within the next couple of months," said Wallace Kubec of the Port Richmond architectural firm of Diffendale and Kubec.

Another Port Richmond senior citizens housing project, also designed by Diffendale and Kubec, was picked to receive a \$4.2 million grant from the same 1999 state trust fund competition. Cost

estimates on that project, which would convert the former PS 20 school building into about 40 apartments came in higher than expected, Kubec said.

His future now rests with the city, which reportedly has been weighing the merits of supplying the sponsor, the Northfield Local Development Corp., with additional funding.

Elsewhere on the December new buildings list, the number of new homes filed in December is once again short. Aside from the 38 units in the Port Richmond project, permits for just 26 other new homes were requested.

The following is a complete list in alphabetical order by community, showing the number and type of structure, the address of the project including the street not yet built, and the name of the owner, as it appears on Buildings Department records:

Annadale

A two-family home at 5163 Am-

boy Rd., Nick Rotondi.

A two-family home at 461 Lipsett Ave.; Carmine Petosa.

Bulls Head

Three two-family homes at 13 and 15 Spark Place and at 380 Signs Road.; Block 2140 Construction Corp.

Dongan Hills

A one-family home at 66 Ridge Ave.; D. Bosco.

Egbertville

An office building at 160 Kent St.; Bob Gunther.

Graniteville

A one-family home at 62 Farraday St.; Sam Cucciniello.

Grasmere

Five one-family homes at 122, 128 and 132 Beverly Rd. and at 161 and 165 Radcliff Rd.; C.R. Mastercraft Construction, Inc.

Great Kills

A sporting goods sales and

closed store at 60 Madison Ave.; Stanley Berman.

A one-story retail building at 4143 Hylan Blvd.; Abe Zyberberg.

Huguenot

A two-family home at 455 Sheldon Ave.; Dora Homes.

Midland Beach

A plumbing showroom and supply house at 287 Greeley Ave.; Salvatore Ascheri.

Pleasant Plains

A two-family home at 66 Latourette St.; Thomas Elde.

Rosebank

Six one-family homes at 14 through 22 John Court and at 205 Deal Court; Romi Cohn.

West Brighton

A two-family home at 306 Bement Ave.; Linda Baliancella.

Willowbrook

Five one-family homes at 742 Willowbrook Rd.; William Edelman.

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