

Home for disabled rejected by CB3

2 abstaining votes break 13-13 tie

By **KERRY DIAMOND**
ADVANCE STAFF WRITER

Community Board 3 yesterday grappled with opposition to housing the developmentally disabled and the homeless in residential areas.

They voted down a proposal to build a group home in Great Kills for 10 physically and mentally disabled adults. Thirteen members voted against the proposal, 13 voted for it and two members abstained. In the event of a tie, the abstentions count in favor of the opposition.

The Manhattan-based Association for Children with Retarded Mental Development had proposed to demolish a home at 107 Jumel Street and construct a handicapped-accessible residence.

More than 50 residents opposed to the project last night attended the board's monthly meeting at Staten Island University Hospital, Princes Bay. Among their concerns were the cost of the project and the increased traffic from buses transporting clients and employees' and visitors' cars.

"Think carefully before we set a precedent and allow just any group of investors to do as they wish. That is what changed the

character of Great Kills before," said Ed Edwards, president of the Gifford's Civic Association, in a letter read before the board.

Kathleen Kennedy-Shields, coordinator of residential development for the state Office of Mental Retardation and Developmental Disabilities on Staten Island, said the cost of such projects are analyzed by the state office's fiscal unit to prevent overspending.

Voting rules discussed

Board members were torn on the issue, as indicated by the close vote. Some suggested they vote according to how the community feels and not by the guidelines of the Padavan law, which provide for the placement of group homes in community residences. This law stipulates that the board can only vote against a site if there are too many similar group homes in the neighborhood.

Others board members felt it was their responsibility to vote according to the law and approve the site because there are not too many group homes in the area.

The board briefly discussed a recently released report that proposes that not-for-profit agencies operate homeless shelters in the

city. They unanimously passed a proposal stating that any agencies receiving funds or clients from the city must go through the Uniform Land Use Review Procedure (ULURP) so proposed projects would go before the community board's land use committee for approval.

In other business, the board thanked Louis Delfini, the owner of property at 3333 Hylan Blvd. in Bay Terrace, for painting the graffiti-covered structure as he had promised the land use committee last week. He appeared before the committee for approval to convert the former restaurant that stands on the property into a delicatessen.

The parks and recreation committee presented a motion calling for the City Planning Commission to create access points to the waterfront on the following blocks: Sharrotts, Amboy and Richmond Valley roads; Ebbitts Street; Hylan Boulevard; Surf, Joline, Page, Sharrott, Bayview, Bentley, Seguire, Holton, Huguenot, Arbutus, Poillon, Barclay, Arden, Armstrong, Nelson, Foxbeach and Rossville avenues.

District manager Dorothy Fitzpatrick said some residents who live on these streets have illegally blocked access to the waterfront, resulting in numerous complaints from community residents.