



# TOMPKINSVILLE RESTORATION PROJECT

73 Saint Pauls Avenue, Staten Island, New York 10301-3217  
www.tompkinsville.org | info@tompkinsville.org | 413-375-4432

October 18, 2009

Mr. Joseph Jerome  
Freehold S.L. Limited  
150 Broadway  
New York, NY 10038-4381

RE: 44 Victory Boulevard (Block 498 and Lot 40)

Dear Mr. Jerome,

I wrote to you back in January 2008, and I am writing again to you about your property at 44 Victory Boulevard (Block 498 and Lot 40) which currently has a Taco Bell and Kentucky Fried Chicken store on the premises with an adjoining large parking lot. According to the City's records, you are the owner of this property. I have never received a letter in response to my January 2008 correspondence, nor have I seen any improvements to your property regarding the issues below.

Every day on my walk home from work I pass by your property, and have noticed over the last many years the deteriorating state of disrepair of your property. The parking lot is often filled with garbage, prosperous weeds have overrun whatever green spaces there are, and the sidewalks are cracking, caving in and the perimeter fences are broken or in grave disrepair.

As one property in the gateway to Tompkinsville, the Pauls Avenue-Stapleton Heights Historic District, adjoins a newly reconstructed Tompkinsville Park, and a key piece in the revitalization of the neighborhood, the property is an embarrassment to the other neighbors who toil to keep their businesses, front yards and sidewalks clean and attractive. Garbage that collects on your property inevitably blows onto the rest of the properties, and the lack of landscaping, trash receptacles and installed fencing detracts from the neighborhood.

As a good neighbor, I'd ask that you take a comprehensive look at your property, install new fencing, trash receptacles, and devise a landscaping plan that is maintainable and appropriate to the property. In addition, where possible, I'd ask you to also 'green' the hardscape sections of asphalt and install planting strips (within protected concrete islands) where there is open space among parking spaces. This effort will help with stormwater management on your property, decrease heat affects on the asphalt parking lot, and make your property more inviting for customers.

We thank you in advance for doing this and helping to keep our neighborhood looking attractive to neighbors and visitors alike. If you wish to discuss this issue further, please call me at 917-496-0219.

Sincerely,

Michael P. Schnall

C:

Hon. Kenneth Mitchell  
Council Member, 49<sup>th</sup> District  
130 Stuyvesant Place, 6<sup>th</sup> Floor  
Staten Island, NY 10301

Chairman Leticia Remauro  
Staten Island Community Board 1  
1 Edgewater Plaza, Room 217  
Staten Island, NY 10305

Ms. Kamillah Hanks  
Executive Director  
Downtown Staten Island Council  
63 Montgomery Avenue  
Staten Island, NY 10301