



NORTH WEST CIVIC ASSOCIATION OF HICKSVILLE, INC.

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NASSAU COUNTY PLANNING COMMISSION
FAX # (516) 571-3839

February 2, 2011

The Northwest Civic Association of Hicksville would like to add its comments in opposition to a shopping mall being planned or ever being built on the former Cerro Wire site in Syosset. We have testified in the past voicing this objection before the Oyster Bay Town Board along with many other organizations.

The Town Board and court rulings have denied this application and we feel that Nassau County should not have this as part of any Planning Commission process. It is very inappropriate in our opinion to oppose these decisions.

Our community is dependent upon the real estate taxes paid by the commercial properties in Hicksville. In particular, the Broadway Mall pays over \$4 million dollars annually which helps keep our residential taxes at a moderate level. A mall at "Cerro Wire" would severely damage Broadway Mall which is already struggling in the current economic climate. We are concerned for the mall's continued viability and tax valuation. The Hicksville area also currently has in excess of 75 individual vacant stores that in the current climate have been difficult to have filled. A new mall in such close proximity would make this even more difficult.

To solve these problems we are going through a revitalization study. Our community as a whole has been working for solutions to making our area more appealing to draw in new businesses. This includes our potential return of a "downtown", next-generation housing, transit oriented development around the train station, and Brownfield studies to improve our community.

In recent months many community organizations, the Town of Oyster Bay, and area businesses working together, brought a new farmer's market to Hicksville and a car show that raised community spirit and charitable donations.

We are currently beginning to work with the U.S. Postal Service to re-locate the Hicksville Post Office.

One idea which we have supported and that you should include in your planning would be to close off Jerusalem Avenue north of Herzog Place so that Kennedy Park could be one continual piece of property. Jerusalem Avenue currently bisects the park.

It is used for large community events during the year. Two of those events being the annual street fair each summer and also the annual holiday tree lighting.

Thank you very much for your consideration.

Should you need to contact me, I can be reached at home (516) 935-3335, or by e-mail at mrhixville@aol.com.

Joel R. Berse
President