



ROSLYN CHAMBER OF COMMERCE

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June 13, 2020

Hon. John Durkin
Mayor,
Village of Roslyn
1200 Old Northern Boulevard
Roslyn, NY 11576

Dear Mr. Durkin and Village of Roslyn Trustees:

I am writing on behalf of the Roslyn Chamber of Commerce in strong support of the local law to change the Verizon property and the property at 281-301 Warner Ave. owned by J.K. Equities to allow mixed-use development.

Downtown development experts and government officials including Nassau County Executive Laura Curran agreed that transit development-oriented projects such as proposed by J.K. Equities were what was necessary in the current retail environment even before the COVID-19 pandemic.

The severe decline in retail stores and restaurants and the expected lengthy recovery period for the economy make this type of project that much more important.

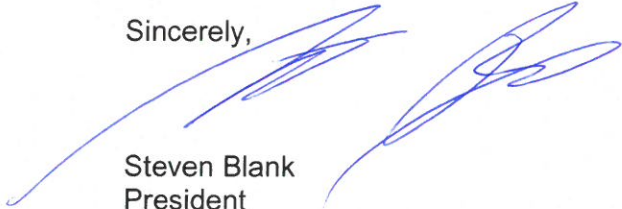
The proposed project by J.K. Equities fits the model for this type of development exceptionally well and would be a substantial improvement to the property. It would also make the Roslyn LIRR train station a more attractive destination, which would help retail locations on Lincoln Avenue, Roslyn Road, Old Northern Boulevard and beyond.

Concerns have been raised by the Roslyn School District regarding an increase in school-age children. This is not supported by a study done for the project using a widely accepted methodology. The study shows that there would likely be few school-age children living in the housing.

In addition, the number of children attending Roslyn schools actually declined by 142 children from 2009-10 to 2019-20 – 3,403 to 3,261. So the district should have no problem accommodating any increase in students.

The project proposed for 281-301 Warner Ave. would be a shot in the arm for the entire Village of Roslyn at time when it is really needed. To not approve it, would send a bad message for anyone wanting to do business in the village.

Sincerely,



Steven Blank
President