



TOP STORIES

LI mall wins key approval

Oyster Bay Town OKs special use permits, site plan

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The Town of Oyster Bay on Tuesday granted key approvals to a \$200 million overhaul of the former Broadway Commons Mall in Hicksville.

The project would convert the Hicksville shopping mall, known as Broadway Commons, to The Shops on Broadway. It would feature an open-air shopping center concept.

The developer, K/BTF Broadway LLC, sought site plan approval and special use permits to allow indoor recreation uses and a gas station for a BJ's Wholesale, which the town board approved Tuesday. The project will go before the town's zoning board of appeals on Oct. 8 for a parking variance, said Bram Weber, an attorney for the developer, K/BTF Broadway LLC, in a phone interview. The mall currently has 4,848 parking



Hicksville's The Shops on Broadway, formerly Broadway Commons Mall, would feature open-air concept.

spots, but the new proposal includes 4,092 spaces. Town code requires 8,315 spots at the site.

The developer pitched the plan during a town meeting last month that drew supporters of the project.

"Since ownership acquired

the Broadway Mall in 2023, they and their team have been on a mission to obtain approvals for a project which will transform and modernize the property into an asset for the community and a center for positive economic impact," Weber said in a

written statement.

The plan involves razing a vacant 300,000-square-foot former Macy's department store and taking down other retail space to create open space for customers. The new mall would comprise around

1.3 million square feet and include the existing IKEA and Target, Weber said.

The mall has struggled with high vacancy rates that escalated during the pandemic. Macy's closed in 2020, and Old Navy departed in 2023.

Oyster Bay Supervisor Joseph Saladino said in a statement the renovation "represents a significant opportunity for Hicksville and reflects the growing confidence in its future as both the Town of Oyster Bay and private sector invest millions of dollars in the redevelopment of its downtown."

Town officials are in the midst of sweeping changes to downtown Hicksville in a bid to revitalize the area. Efforts include bringing a mix of new apartments near the Long Island Rail Road station, which is about a mile from the mall.

Joel Berse, past president of the Northwest Civic Association, said at the meeting that the mall renovation "is something that will benefit us going forward."

UBS Group AG, a Swiss bank, sold the mall in February 2024, Newsday has reported.