



This industrial property on the corner of Railroad Avenue and School Street in Westbury is the proposed site of a 72-unit apartment building. / Photo courtesy of Standard Valuation Services

First redevelopment project emerges for Westbury's new downtown zoning

David Winzelberg//April 1, 2021//

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A Long Island development firm will soon be submitting its application to the Village of [Westbury](#) to transform an industrial property into a \$25 million transit-oriented apartment complex.

Terwilliger & Bartone Properties plans to purchase the parcel at 461 Railroad Ave. and build a four-story, 72-unit rental building to be called Cornerstone at Westbury.



Map of the Westbury

transit-oriented development zone. / Courtesy of the Village of Westbury

Village officials are expecting several projects to be born from Westbury's Dec. 2019 rezoning of about 50 acres around the Westbury Long Island Rail Road station. Under the new Maple Union Transit-Oriented Development Zone, there could be as many as 1,500 new multifamily residences.

"We're likely going to be the first application under the new zoning," says Terwilliger & Bartone principal Anthony Bartone.

The proposed Cornerstone at Westbury will bring a mix of mostly studio- and one-bedroom apartments and a handful of two-bedroom units. There will also be four micro-units of about 450 square feet.

The project, to be built about 1,000 feet from the Westbury LIRR station, is being designed by Glen Cherveney of Islandia-based [GRCH Architecture](#). Matt Aylward of R&M Engineering in Huntington will serve as site and civil engineer and Andrew Saggese of Ronkonkoma-based Emtec Consulting Engineers will handle the mechanical engineering.

Other new multifamily projects sparked by Westbury's new zoning are in the pipeline.

"I think there's been a tremendous amount of interest," said Westbury Mayor Peter Cavallaro. "The new zoning passed three months before the COVID shutdown, so there was a little bit of a pause. But from everything we've heard, the market has responded. As we go into the rest of the year, we'll probably get more applications."

The Metropolitan Transportation Authority is currently mulling over responses to a request for proposals to redevelop its parking lot on the south side of the Westbury Long Island Rail Road station, just down the block from the proposed Terwilliger & Bartone redevelopment.

The MTA is offering a 99-year ground lease on the 1.6-acre site, where it is seeking to locate a transit-oriented project with "mixed-use multifamily residential and public open space with [retail](#) or commercial elements," according to an MTA statement.

The development site is being made available by the MTA's construction of a new four-level, 683-space parking structure on the north side of the Westbury station as part of the LIRR's Third Track project.

Westbury's new transit-oriented zoning is one of seven projects that have been largely funded by the \$10 million [Downtown Revitalization](#) Initiative grant Westbury received from the state in 2016. Another of the [DRI](#)-funded projects is a \$3.5 million streetscape improvement program that will bring new LED lighting, new pedestrian crosswalks, benches, parking meters and plantings. Delayed for nearly a year by the pandemic, the village is now beginning work on the project.

Meanwhile, Terwilliger & Bartone is in the middle of construction of an 80-unit apartment complex in Lynbrook which replaces the Capri Motel. The motel

had long been a thorn in the side of neighboring residents and village officials concerned about alleged crimes and police activity in and around the property.

Called the Cornerstone at Yorkshire, the redevelopment will bring 28 studio apartments, 44 one- and eight two-bedroom rental units to the nearly 1-acre site. Amenities will include a fitness center, club room and courtyard. The project, slated to be completed later this year, will also feature on-site parking for residents.