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Rendering of the planned Cornerstone Hicksville development. / Courtesy of GRCH Architecture



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Town approves newest downtown Hicksville TOD project

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[Fooster-bay-approves-hicksville-transit-oriented-development-2025/07/Cornerstone-Hicksville-vest%20downtown%20Hicksville%20TOD%20project%20](#)

The Town of Oyster Bay has given the green light to the newest transit-oriented development for downtown Hicksville. The town's Planning Advisory Board voted unanimously Thursday to approve the \$61... You can read the content in details following link <https://libn.com/2026/05/15/fooster-bay-approves-hicksville-transit-oriented-development/>

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The Blueprint:

- Town of Oyster Bay approves \$61 million Hicksville project

- [Terwilliger & Bartone properties](https://libn.com/tag/terwilliger-bartone-properties/?taxo-tag-body) (https://libn.com/tag/terwilliger-bartone-properties/?taxo-tag-body) to develop 106 apartments
- [Cornerstone Hicksville](https://libn.com/tag/cornerstone-hicksville/?taxo-tag-body) (https://libn.com/tag/cornerstone-hicksville/?taxo-tag-body) includes 4,000 square feet [retail](https://libn.com/tag/retail/?taxo-tag-body) (https://libn.com/tag/retail/?taxo-tag-body) space
- Project located near Hicksville LIRR station

The Town of Oyster Bay has given the green light to the newest [transit-oriented development](https://libn.com/tag/transit-oriented-development/?taxo-tag-body) (https://libn.com/tag/transit-oriented-development/?taxo-tag-body) for downtown Hicksville.

The town's Planning Advisory Board voted unanimously Thursday to approve the \$61 million project proposed by Farmingdale-based Terwilliger & Bartone Properties. The project will bring 106 apartments over 4,000 square feet of retail space to a 2-acre site on [Jerusalem Avenue](https://libn.com/tag/jerusalem-avenue/?taxo-tag-body) (https://libn.com/tag/jerusalem-avenue/?taxo-tag-body) consisting of a parking lot next to the Bank of America office building at 20 Jerusalem Ave. and an adjacent retail building at 40 Jerusalem Ave., that is occupied by a deli and laundromat.

Called Cornerstone Hicksville, the four-story building will have a mix of studios, one- and two-bedroom units with underground parking for more than 200 vehicles. Each apartment will have a washer and dryer, stainless steel appliances, and quartz countertops. Amenities will feature a fitness center and clubroom.

"I'd like to offer my sincere thank you to all of the supporters who came down last night from the local civic association, Chamber of Commerce, Vision Long Island, the [Long Island Builders Institute](#), and our friends from Local 200 and Local 25," Anthony Bartone, CEO of Terwilliger & Bartone Properties, told LIBN. "I'd also like to applaud the Town of Oyster Bay for everything they've been doing over many years to make Hicksville a destination on Long Island. I, on behalf of Terwilliger & Bartone Properties, am thrilled to be part of the revitalization of the area around the Hicksville Train Station and look forward to getting a shovel in the ground on this transformational project."

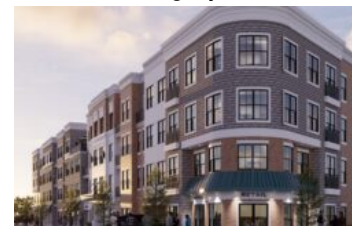
The planned development is located a stone's throw from the Hicksville Long Island Rail Road station and will be built across the street from another transit-oriented project from Manhattan-based developer [Alpine Residential](https://libn.com/tag/alpine-residential/?taxo-tag-body) (https://libn.com/tag/alpine-residential/?taxo-tag-body), which is bringing 189 apartments over 7,660 square feet of retail space on a 2.16-acre site and is expected to open in July.



Cornerstone Hicksville will bring 106 apartments to a 2-acre site on Jerusalem Avenue. / Courtesy of [GRCH Architecture](https://libn.com/tag/grch-architecture/?taxo-tag-body) (https://libn.com/tag/grch-architecture/?taxo-tag-body)



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Town approves newest downtown Hicksville TOD project

The town of Oyster Bay approved a \$61 million transit-oriented development in downtown Hicksville by

(https://libn.com/2026/05/15/oyster-bay-approves-hicksville-transit-oriented-development/)

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The new multifamily developments are part of the town's ongoing revitalization of Hicksville's downtown around the LIRR station, which was boosted by a \$10 million New York State [Downtown Revitalization](https://libn.com/tag/downtown-revitalization/?taxo-tag-body) Initiative grant awarded in 2017 and the town's subsequent rezoning of the area in 2021.

Cornerstone Hicksville is designed by Islandia-based GRCH Architecture with engineering services provided by Huntington-based R&M Engineering. The property's on-site management and leasing will be handled by [Greystar](https://libn.com/tag/greystar/?taxo-tag-body).

Rents have not yet been established for Cornerstone Hicksville, though 10 percent of the apartments will be offered as affordable at reduced rents for households earning up to 80 percent of the area median income. The developer will be applying to the Nassau County Industrial Development Agency for a payment-in-lieu-of-taxes agreement that will phase in property taxes.

Construction of Cornerstone Hicksville is expected to begin early next year.

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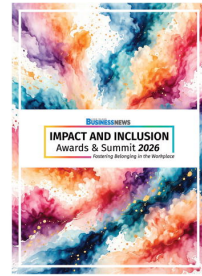
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