


Advertisement

Give your budget a glow up



PROGRESSIVE

Get a quote

LONG ISLAND / TOWNS

\$61M Hicksville apartment building, near LIRR station, wins key approval

Listen • 2:52 Automated narration. [Learn more](#)



A Bank of America near the Hicksville LIRR station, where a \$61 million mixed-use development is planned. Credit: Thomas Hengge

By Joseph Ostapiuk

joseph.ostapiuk@newsday.com [X@OstapiukJ](https://twitter.com/OstapiukJ)

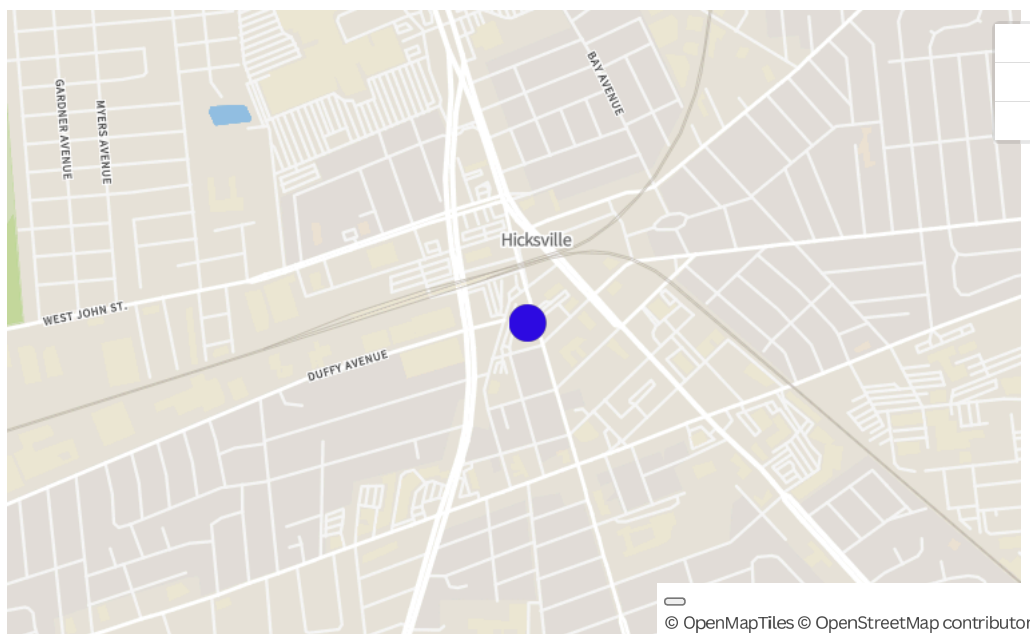
Updated May 20, 2026 10:25 am

SHARE

Oyster Bay's planning board has approved a \$61 million mixed-use project in Hicksville, part of an effort to revitalize the area by the hamlet's Long Island Rail Road station.

[Cornerstone Hicksville, set to include 106 apartments](#) and 4,000 square feet of retail space on Jerusalem Avenue, is among multiple developments in the mix for downtown Hicksville.

Proposed location for mixed-use development



Newsday

Anthony Bartone, the developer of Cornerstone Hicksville, said in an interview the other housing and retail projects will "complement one another" and "create a critical mass right in that downtown."

Advertisement



"It's very exciting to be part of it and to have all this other redevelopment on the periphery of our site," said Bartone, the CEO of Terwilliger & Bartone Properties.

The developer's design team is preparing to file for construction permits with the town and aims to start building early next year. The construction is expected to take around two years. Ten percent of the development's units will be set aside as affordable for people making 80% of the area median income, Bartone said.

The complex is set to be built on two adjacent properties, one housing a Bank of America building and another with a laundromat and deli. The Bank of America building will be refaced, while the other structure will be demolished.



The deli and bakery would be demolished to make way for the new complex. Credit: Thomas Hengge

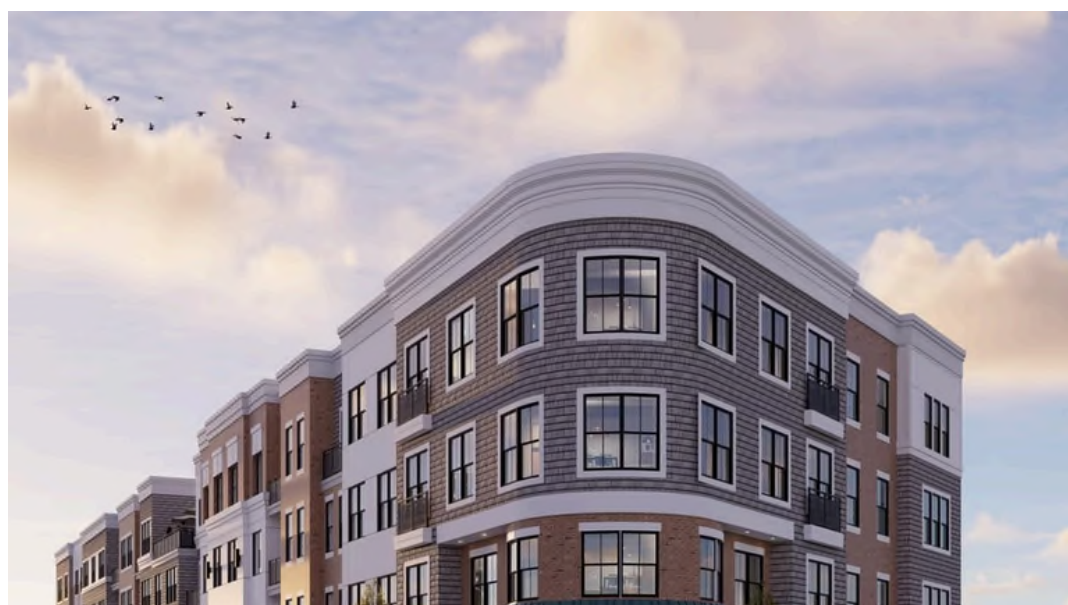
Oyster Bay's planning advisory board, which is responsible for reviewing projects in certain parts of the town, green-lit the development on May 14.

"It's huge," Bartone said of the town's latest approval. "It's the culmination of many years of work"

There are multiple private projects on tap in Hicksville, considered one of the busiest train hubs on Long Island. The list includes Alpine Residential, a [189-unit development](#); Fieldstone at North Broadway, the [104-unit mixed-use project](#); and a [30-apartment mixed-use complex](#) at the former Chroma Paint building.

"Hundreds of millions of dollars from the private sector are being invested into the Hicksville community to create new housing opportunities for young people and seniors looking to downsize," Oyster Bay Supervisor Joseph Saladino said in a statement.

Advertisement



A rendering of Cornerstone Hicksville, a 106-unit mixed-use development to be built on 2 acres near the LIRR station in Hicksville. Credit: Terwilliger & Bartone

In 2017, the state awarded Oyster Bay \$10 million as part of its Downtown Revitalization Initiative. The town is overseeing projects to improve walkability around the train station and to install pedestrian areas under the railroad trestle.

The town has used [eminent domain](#) to seize other properties to convert them into downtown parking lots. During a meeting on Tuesday, the town board authorized a \$1.3 million payment for several [properties on Herzog Place](#). Oyster Bay also bought out a deli on Herzog Place for \$150,000, town spokesman Brian Nevin said. Oyster Bay is negotiating with other tenants on acquiring their properties, Nevin said.



By **Joseph Ostapiuk**
joseph.ostapiuk@newsday.com [@OstapiukJ](https://twitter.com/OstapiukJ)

MORE ON THIS TOPIC

[\\$61M Hicksville apartment complex pitched, with 10% for affordable housing](#)

🕒 2m read

[Work to start for mixed-use building next to Hicksville LIRR station](#)

🕒 1m read

[Apartments, retail development with restaurant proposed for former Chroma Paint site in Hicksville](#)

🕒 2m read

Newsday TV SHORTS



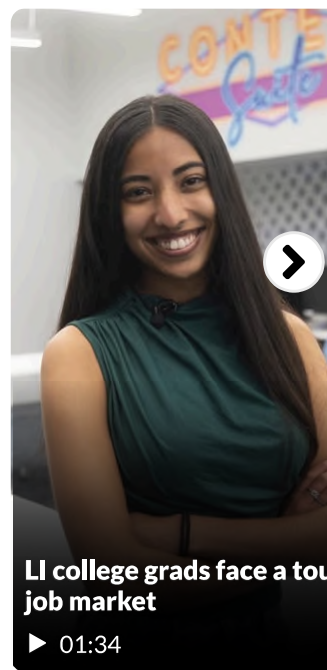
Get ready for sun and fun with NewsdayTV's summer FunBook special!

▶ 16:46



Out East: Home on the free range at Browder's Birds

▶ 02:38



LI college grads face a tough job market

▶ 01:34

Newsday TV STREAMING NOW



Final journey home ... Knicks stunning comeback vs. Cavs ... Jones Beach concert preview ... Heat, then storms, forecast for today ... Get the latest news and more great videos at NewsdayTV

[Get more on these and other NewsdayTV stories](#)



SPONSORED CONTENT

How Semiliquid Funds Bridge Public and Private Markets

BY MORNINGSTAR

Semiliquid funds are increasing investor access to private markets, but transparency remains a concern.

Didn't find what you were looking for?

Search newsday.com 🔍

Advertisement

Quick Links

- [About Us](#)
- [Subscribe](#)
- [Today's paper](#)
- [Email newsletters](#)
- [Newsday Live](#)
- [Careers](#)
- [Manage my account](#)
- [Mobile & TV apps](#)
- [Contests](#)
- [Archives](#)

Advertising

- [Media Kit](#)
- [Brand 360](#)
- [Newsday Productions](#)
- [Newsday Connect](#)
- [Classifieds](#)
- [Public Notices](#)

News

- [Long Island](#)
- [Sports](#)
- [Opinion](#)
- [Politics](#)
- [News](#)
- [Business](#)
- [Towns](#)
- [High school sports](#)

Featured

- [Funbook](#)
- [Obituaries](#)
- [Crosswords](#)
- [Things to Do](#)
- [Entertainment](#)
- [Restaurants](#)
- [Family](#)
- [Travel](#)
- [NextLI](#)

[Terms of service](#) | [Subscription terms](#) | [Privacy Policy](#) | [California Privacy Rights](#) | [About Us](#) | [Contact Newsday](#) | [Reprints & permissions](#) | [Advertise with Newsday](#) | [Help](#) | [AI policy](#) | [Your Privacy Choices](#)

Copyright ©2026 Newsday. All rights reserved.

