

Another new transit-oriented project on tap for Hicksville's downtown

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- [Terwilliger & Bartone](#) plan 106 apartments and 4,000 sq. ft. of [retail](#)
- \$61M project aims to support [Hicksville's downtown revitalization](#)
- Located near [LIRR](#) station; includes underground parking and amenities
- 10% of units designated as [affordable housing](#) at reduced rents

The ongoing revitalization of downtown Hicksville is expected to be bolstered by another new [transit-oriented development](#) that's currently in the Town of [Oyster Bay](#)'s approvals process.

Farmingdale-based Terwilliger & Bartone Properties is planning to develop a \$61 million project that will bring 106 apartments over 4,000 square feet of retail space to a 2-acre site on Jerusalem Avenue.

The developer is in contract to purchase two properties, 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, that combine to make up the project site.



[Cornerstone Hicksville](#) will bring 106 apartments to a 2-acre site on Jerusalem Avenue. / Courtesy of GRCH Architecture

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.

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.

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 under construction by Manhattan-based developer Alpine Residential, which is bringing 189 apartments over 7,660 square feet of retail space on a 2.16-acre site.

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 Initiative grant awarded in 2017 and the town's subsequent rezoning of the area in 2021.

Earlier this month, the town broke ground on its \$11.6 million Hicksville Station and Public Space Improvement Project, which is designed to enhance public areas surrounding the station to improve accessibility for vehicles and pedestrians.

“We’re thrilled to be part of the ongoing Hicksville downtown revitalization,” Anthony Bartone, managing partner of Terwilliger & Bartone Properties, told LIBN. “I applaud the Town of Oyster Bay for recognizing the need and crafting the downtown zoning to facilitate more much-needed housing around the Hicksville train station.”

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.

Hicksville is the latest Long Island downtown that Terwilliger & Bartone has set its sights on. The company has previously built multifamily apartment developments in Farmingdale, Hauppauge, Lynbrook and Westbury. The developer is also poised to begin construction on a 50-unit apartment building by the Kings Park LIRR station.

Once it receives the necessary approvals, Bartone said construction on the Hicksville project will likely begin sometime in the second half of next year.