Gotham’s $100M project on Westbury MTA lot gets public hearing

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Rendering of the planned mixed-use development in Westbury from Gotham Organization. / Courtesy of Village of Westbury

The Blueprint:

- Gotham proposes $100 million mixed-use development
- 184 apartments and 15,000 square feet retail planned
- MTA’s first transit-oriented development on Long Island
- Westbury public hearing will likely be continued to Sept. 3

The Village of Westbury will hold a public hearing Thursday evening on a Manhattan developer’s plan to build a mixed-use project on a former Metropolitan Transportation Authority parking lot at the Westbury Long Island Rail Road station.

Gotham Organization has proposed the $100 million development of a five-story building on 1.92 acres of an MTA-owned closed surface parking lot on Railroad Avenue. The plan would bring 184 apartments over 15,000 square feet of ground-level retail space to the site.

The Westbury project will be the MTA's first transit-oriented development on Long Island as part of its ongoing TOD campaign aimed at leveraging private investment to create housing opportunities on underutilized property at commuter train stations.

Gotham will be entering into a 99-year ground lease with the MTA for the development site, paying $2.25 million during construction, a $500,000 "capital transaction payment," and a base rent beginning at $500,000 and escalating 12.5 percent every five years, according to the MTA. The company is also the MTA's designated developer for the Monitor Point project, which will bring up to 1,150 apartments to Greenpoint, Brooklyn.

The project would bring 184 apartments over 15,000 square feet of ground-level retail space to the former MTA parking lot. / Courtesy of Village of Westbury

The Westbury development will include on-site parking for 254 vehicles and a public plaza that can be used for community events. Ten percent of the apartments will be income-restricted and offered at reduced rents. Amenities will include a fitness center, roof terrace with barbecue grills, multi-sport simulator, resident lounge and coworking space.

Westbury created a new downtown zoning district in Dec. 2019 to allow for more dense development of multifamily and mixed-use projects in a 50-acre area near the LIRR station, and some new developments are completed or underway, including a $97 million, 187-unit transit-oriented development from Manhattan-based Alpine Residential.

Vision Long Island, which worked as a consultant on the village's downtown zoning, was also tasked to review a portion of the Gotham project.

"The proposed Gotham development, subject to finalization, is consistent with the village's train station area zoning plan," Eric Alexander, Vision's director, told LIBN. "Multifamily housing at that site will benefit local businesses on Post Avenue and be tax positive for the community."

Founded in 1912 as a small construction firm, Gotham has developed several mixed-use and multifamily residential projects in New York City and elsewhere, but this will be its first on Long Island.

To accommodate the project, the MTA built a 683-space parking garage on the north side of the Westbury station that was completed in August 2021. The $23 million, three-and-a-half story parking structure was built on village land leased to the MTA as part of its Third Track project, which freed up its south parking lot for development. The MTA made a similar move in 2014 when it swapped property with the Town of Babylon and built a new parking garage to make room for the Wyandanch Village project.

The MTA had previously awarded the Westbury TOD project to Boca Raton, Fla.-based Mill Creek Residential Trust in 2022, but the company, which proposed to develop over 200 apartments at the site, backed out due to rising costs, according to real estate sources.
A subsequent request for proposals in 2024 drew bids from Tritec Real Estate, Manhattan-based LMXD, and Terwilliger & Bartone Properties, which had already completed two multifamily buildings with a combined 131 apartments on Railroad Avenue, and Gotham, which was awarded the project.

The Westbury development team includes Long Island firms B2K Construction as general contractor, Emtec Consulting Engineers and VHB, and New York City firms Handel Architects, Langan Engineering, and MPFP Landscape Architecture.

The village is likely to continue Thursday's public hearing to Sept. 3 before the village board can vote on the project's approval. Once it receives approval from the village, the project will take about 20 months to complete.
