



New waterfront rental project pitched for Patchogue

David Winzelberg //January 21, 2019

A new 50-unit apartment project is being proposed for a former oil company site on the Patchogue River.

The \$16 million project, called Cornerstone Waterfront at Patchogue, would transform the 2-acre site on Mulford Street off West Avenue once used for distribution and storage by Marran Oil into a mix of studio, one-bedroom, and two-bedroom rental residences.

The development, from Farmingdale-based Terwilliger & Bartone, features 55 boat slips and a rooftop clubhouse, patio, and fitness center with “panoramic” water views.

“The most unique part of this project are the boat slips and easy access to the water,” said developer Anthony Bartone.

Bartone said the monthly rents for the one-bedroom apartments will start at \$2,500. Five of the units will be priced as workforce housing.

The Village of Patchogue has scheduled a public hearing for site plan approval and its Architectural Review Board for Tuesday, Jan. 22. The project does not require a change of zone.

Construction can begin once all approvals are secured and the development is expected to be completed by the third quarter of 2020.

The Patchogue development team includes Glen Cherveny of [GRCH Architecture](#) in Islandia, Matt Aylward from R&M Engineering in Huntington, transaction attorney Garrett Gray from the [Weber Law Group](#) in Melville and land-use attorney Kathleen Deegan Dickson of [Forchelli Deegan Terrana](#) in Uniondale.