

# Real Estate Journal

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## Forchelli Law client, Lowe Properties honored by Vision Long Island



According to Forchelli, Curto, Deegan, Schwartz, Mineo, Cohn & Terrana LLP, its client Lowe Properties, was honored by Vision Long Island at the Smart Growth Awards for the Westbury Theater project. The Westbury Theater project was honored for creating a Sense of Place.

The Westbury Theater first opened on November 10, 1927 at 250 Post Avenue. The unique medieval-Tudor style architecture hosted a 1,600-seat auditorium, with orchestra, loge and balcony seating. Unfortunately, the construction of nearby multiplex cinemas in the 1970's left the theater broke. By 2001, with crowds dwindling and leaks growing, the theater was forced to shut its doors.

Lowe Properties acquired the property in 2004. The developers were faced with a choice: either restore the theater to its original glory, or make the more guaranteed-profit-able decision to demolish the structure and create a new retail strip. Fortunately, the building was found to be structurally sound and capable of renovation and Lowe made the decision early to restore the theater.

Construction began in October 2010. Lowe will restore the original exterior façade and modernize the interior. The new theater will become a performing arts center, featuring two 150-seat movie theaters, a 406-seat dinner theater and an 80-seat restaurant. The venue will host live shows, concerts, movies, lectures and other cultural and community events. It will also include 2,800 s/f of retail space and four work-studio loft apartments.

The revitalization of this historic theater will serve as an anchor for downtown Westbury, helping to draw in new visitors and helps create a vibrant, walkable community, while enhancing quality of life for residents.

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