

## Spring 2025 Newsletter

► *Van Wyck Expressway Capacity Improvements*

► *Mastic Beach Revitalization*



Renderings courtesy of Colin Green Studio.

## Mastic Beach Revitalization Project

► Mastic Beach has a vibrant history and is blessed with over a mile of shorefront on the Great South Bay. Prior to the early 1900's, Mastic Beach was part of the larger "Mastic Park" and consisted of a limited number of landowners who used their properties as summer homes. In 1925, a group of investors purchased the J. B.

Lawrence Estate, which consisted of 355 acres and over 500 lots, and developed the area now known as "Mastic Beach". Like some other summer communities in Suffolk County, the investors sold 20' x 100' lots at an affordable price along with a subscription to a newspaper (in this case the Brooklyn Citizen). By the 1950's, the population had grown, and many people began to make Mastic Beach their permanent home.



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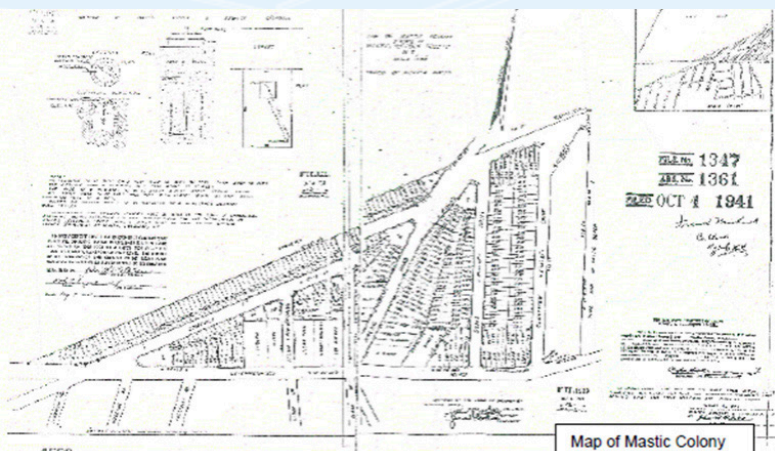
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The community organized in the early 2010's to establish an Incorporated Village, but the Village government was short-lived, and ultimately dissolved in 2016-2017 due to political and financial pressures. Today, Mastic Beach is again a hamlet in the Town of Brookhaven consisting of approximately 5.3 square miles with a population of around 15,000.

Many residents of the hamlet are active members in local civic/community groups, including the Mastic Beach Property Owners Association, Pattersquash Creek Civic Association, Tri-Hamlet South Neighborhood Watch Group, Mastic-Shirley Chamber of Commerce and Mastic Beach Conservancy.

The Mastic Beach revitalization area is made up of portions of five different filed maps which established the business area between Commack Road, Neighborhood Road, and Doris Drive in a series of 20' wide lots, with eight larger out parcels (see maps below for reference):



Filed Map of Mastic Colony.

In 2008, the Town of Brookhaven facilitated a Community-Based Vision and Revitalization Plan process for the Neighborhood Road and

Mastic Road areas of Mastic Beach. The purpose of the study was to develop strategies to prevent the "...continuation of inefficient, chaotic, and sprawl inducing uses." The Plan recommended the designation of the Neighborhood Road Business District as a "Downtown Redevelopment District." The proposed Downtown Redevelopment District would allow for higher density mixed-use buildings with special consideration for the unique characteristics of the existing community fabric, guided by the community-based vision plan.



Drone Photo of Neighborhood Road Courtesy of Stephen A. Hayduk

Following the completion of the Vision Plan, the Town initiated a Blight Study in 2019 to determine whether the area is underperforming and qualifies for the designation as a blighted area in accordance with the provisions of Article 15 of New York State General Municipal Law (NYSGML). NYSGML empowers local

*Continued on page 3*



governments to conduct urban renewal programs and establishes the ability of local governments to redevelop areas within their jurisdiction. The Blight Study findings indicated that the area qualifies as a blighted area, which allows the Town of Brookhaven to redevelop the area to attract investment and support revitalization of the community.

then selected Beechwood Homes, one of the largest developers of single-family homes and multi-family housing in New York State, as the Master Developer. Beechwood's responsibilities include the acquisition, design, permitting, and construction of the entire redevelopment for the Town.



In May 2024, Hayduk Engineering, LLC was retained by Beechwood as the civil engineer for the project. We are responsible for leading the site development engineering, including construction phasing, site alignment, roadways, streetscapes, and parking lots, grading/earthwork and stormwater management, utilities, water and sewer systems, and a new 300,000 gallons per day wastewater treatment facility. Our scope of services also includes engineering and administrative

support for grant applications, community outreach, and assistance in the development of a new sewer district to service the area.

This \$500 million project currently includes over 600 housing units (both rental and owned) of varying sizes, restaurants, commercial/retail space, civic spaces, and a park. The design features innovative green infrastructure



*Renderings Courtesy of Colin Green Studios*

The project area, now known as the "Neighborhood Road Redevelopment Area", or "NRRA", encompasses about 148 parcels over an area of about 40 acres. As a result of these prior studies, the project now includes complete reconstruction and redevelopment of this area.

In 2021, the Town of Brookhaven issued a Request for Qualifications (RFQ) for a Master Developer to take on the redevelopment project. The Town

*Continued on page 4*



stormwater practices and a new, state-of-the-art wastewater treatment facility that will also service the Mastic Road commercial corridor located north of the NRRRA. Conceptual

design is complete and the project is currently working through the environmental review process. Construction is anticipated to begin in late 2026. ■



Renderings Courtesy of Colin Green Studios



Hayduk Engineering has been recognized as **one of the Best Places to Work on Long Island** by Long Island Business News for the **5th year in a row!**



Our Callahans Beach Reconstruction Project received the **ACEC-NY Gold Award!**



# Van Wyck Expressway (VWE) Capacity and Access Improvements to JFK Airport – Design/Build Project



► Serving as a critical artery for access to and from John F. Kennedy (JFK) International Airport in Queens, NY, the Van Wyck Expressway (I-678) underwent a significant transformation. Hayduk Engineering played a key role as part of a Design-Build team for a \$1.22 billion New York State Department of Transportation (NYSDOT) initiative. This ambitious project widened the 4.3-mile segment of the Van

Wyck Expressway between the Kew Gardens Interchange and JFK Airport, including both the main line and the northbound and southbound service roads. The primary objective was to increase vehicular capacity, thereby improving access to and from the airport. Furthermore, the project addressed critical operational, geometric, and structural deficiencies along this vital corridor.

Hayduk Engineering has been involved in this project since 2018 on the preliminary engineering report and Draft Environmental Impact Statement (DEIS) as a subconsultant to WSP. Our work in 2018 included preparation of a flyover/tunnel feasibility analysis report, stormwater modeling of existing conditions along the entire 4.3 mile long corridor, preliminary stormwater design,

*Continued on page 6*



preliminary design of overhead sign structures, and design of all highway improvements along the southbound service road. Our most recent involvement has been on the design-build team with Halmar and HDR on Contract 2, focused on the MTA Long Island Railroad structures located west of Jamaica Station in Queens.

Improvements to the existing bridge infrastructure included relocating two existing piers, partial replacement of structural girders, construction

of new rail tracks, utility relocations. Additionally, the 94th Avenue and Atlantic Avenue Bridges over the Van Wyck were replaced.

As part of this comprehensive project, Hayduk Engineering was responsible for the design of the bridge deck drainage systems, including scuppers and downspout piping and structural supports to effectively manage stormwater runoff from these structures. Overhead and ground-mounted traffic signs were

replaced from Atlantic Avenue to Jamaica Avenue, with Hayduk Engineering providing the design and sign layouts in accordance with Manual on Uniform Traffic Control Devices (MUTCD) standards. The design of pavement markings along the VWE Mainline, Service Roads, 94th Avenue, and Atlantic Avenue Bridge was also part of our scope.

The construction is now nearly complete on this design-build contract. ■





## ► We're Hiring!

Hayduk Engineering is seeking to fill several positions in our Civil/Site, Transportation, and Wastewater Engineering Divisions, at all levels. Please contact Stephen A. Hayduk, P.E. at [sah@haydukengineering.com](mailto:sah@haydukengineering.com) for more information.

## ► Promotions

**Christopher R. Butkos, P.E.**  
to Project Manager

**George L. Hayduk**  
to Senior Inspector

**Sundeep Singh**  
to Senior Inspector

## ► New Hires

**Kenneth Henley**  
Construction Inspector

**Cassidy Rykowski**  
Construction Inspector

**Maxim Wally**  
Staff Engineer

**Timothy Evans**  
Staff Engineer

**Jake Esposito, P.E.**  
Project Engineer II

**Thomas Cuff, P.E.**  
Project Engineer II

**Peter McChesney, P.E.**  
Project Manager

**Joseph Camilleri, P.E.**  
Sr. Structural Engineer

## ► Recent Contract Designations

### Prime

#### **Village of Port Jefferson – Village Engineer Services**

civil/site engineering, wastewater engineering, transportation engineering, program management

#### **Village of the Branch – Village Engineer Services**

civil/site engineering, wastewater engineering, transportation engineering, program management

#### **Fire Island Pines Commercial Corridor Redevelopment**

civil/site engineering, wastewater engineering

#### **Port Jefferson Station Transit Oriented Development**

civil engineering, wastewater engineering

#### **NYCDEP 154th Street Interim Pumping Station**

wastewater engineering

#### **Town of Islip – East Islip Marina Sewer Connection**

wastewater engineering

#### **Town of Smithtown – Paul T. Given Park Site Improvements and Pedestrian Bridge Replacement**

civil engineering, structural engineering

#### **Town of Smithtown – Charles P. Toner/Armory Park Turf Football Field**

civil engineering

#### **Town of Southampton – Southampton Community Center Sewage Treatment Plant**

wastewater engineering services

### Sub

#### **NYS Parks – Jones Beach Theatre Pump Station #3 Improvements**

wastewater engineering services

#### **NYSDOT D041196 Where and When Bridge Maintenance**

transportation engineering

#### **MTA C&D – Design-Build State of Good Repair 43 Stations**

civil/site engineering

#### **NYSTA D214833 Tarrytown Pedestrian Bridge**

construction inspection

#### **NYSDOT D041212 Region 11 Where and When Bridge Maintenance**

construction inspection

#### **NYSDOT D041149 Champlain Hudson Power Express**

construction inspection

#### **NYSDOT D041226 Region 11 Retaining Wall Inspections**

structures inspection

#### **NYSDOT D038329 Corrective/ Preventative Bridge Maintenance Repairs**

transportation engineering



**HaydukEngineering.com** 631-476-0600