

[180 Deer Park Avenue](#)[Awards](#)[Welcome Lisa Mato](#)[Company News](#)

PROJECT FEATURE

Adaptive Re-use at 180 Deer Park Avenue

► In 2023, Hayduk Engineering, LLC was retained by our client, James Giorgio Sr., to provide site planning and civil engineering services for an adaptive re-use project in the Village of Babylon at 180 Deer Park Avenue. This project is a prime example of smart growth redevelopment to

PROJECT SCALE

~1-acre site

Mixed-use redevelopment

RESIDENTIAL

27 residential units

Second and third floors

RETAIL

8,827 square feet

8 first floor commercial units



New York State Certified
Service-Disabled Veteran-Owned Business



180 DEER PARK AVENUE

improve the use of a small site. The project converted the roughly 1-acre site from a sparse, commercial retail and medical office uses into a thriving mixed-use development containing 27 residential units above 8,827 square feet of commercial space in a single 3-story building. The transformation lifted the site from an unattractive property with several fragmented buildings with dissimilar architecture into a cohesively designed and attractive functional development.

The Hayduk Engineering team worked closely with the design team, including Charles M. Thomas Architect (Project Architect), Emtec Engineers (MEP Engineers), and Zucaro Construction (General Contractor). The site engineering design was complicated by high groundwater conditions, which resulted in an innovative stormwater design using shallow drainage structures. Our services on the project included all civil/site engineering design services and obtaining approvals from the Village of Babylon Planning Board for site plan approval, Suffolk County Department of Public Works and Suffolk County Department of Health Services for the sewer connection, and Suffolk County Water Authority for water service and reduced pressure zone (RPZ) approval. Construction was completed in 2026. Hayduk Engineering was honored with the Mixed-Use Project of the Year award by the Long Island Business News Real Estate, Architecture, and Engineering Awards in June 2026 for our work on this project. ■

PROJECT OUTCOME

The transformation lifted the site from an unattractive property with several fragmented buildings with dissimilar architecture into a cohesively designed and attractive functional development.

East Meadow State Police Headquarters Parking Lot and Stormwater Improvements

► We are proud to announce the successful completion of a parking lot and stormwater management improvement project for the New York State Office of General Services (OGS) at the East Meadow State Police Headquarters. The project addressed the performance issues associated with an existing permeable pavement parking lot that had failed and was no longer functioning as intended. Following a comprehensive site evaluation, the deteriorated pavement section was removed and replaced with a conventional asphalt pavement system designed to provide improved durability, reduced maintenance requirements, and enhanced long-term performance for this high-use facility.

As part of the project, our team also incorporated a new bioretention basin to improve stormwater quality and site drainage. The basin was designed to capture, treat, and infiltrate stormwater runoff from the parking area, helping to reduce pollutant loads and support sustainable stormwater management practices while maintaining compliance with New York State environmental requirements. The completed improvements provide the State Police Headquarters with a resilient and cost-effective parking facility that balances operational needs with environmental stewardship. Hayduk Engineering provided preliminary through final design and construction administration services on this project.

This project highlights our firm's commitment to delivering practical, sustainable infrastructure solutions that meet the evolving needs of our public-sector clients throughout New York State. ■

Long Island Business News Real Estate, Architecture, and Engineering Awards



LIBN REAE Awards! In June 2026, Hayduk Engineering was honored with several awards at the Long Island Business News Real Estate, Architecture, and Engineering Awards, including:

RECOGNITION

TOP ENGINEER

Eric C. Jeter, PE

RISING STAR

Jake Esposito, PE

TOP ENGINEERING FIRM

PUBLIC PROJECT

Town of Smithtown Charles P. Toner Park Turf Ballfield

RESIDENTIAL PROJECT

180 Deer Park Avenue Mixed Use Development

ZWEIG GROUP HOT FIRMS

Hayduk Engineering ranked No. 53 (up from previous rank of No. 73) on the Zweig Group Hot Firms List! The Hot Firms list is a ranking of the 100 fastest growing architecture, engineering, and construction (AEC) firms in the US and Canada.



WELCOME



Lisa Mato

SENIOR GRANT WRITER

► Welcome Lisa Mato! - We are pleased to welcome Lisa Mato to our team as Senior Grant Writer. With extensive experience securing funding for infrastructure, transportation, water resources, and community development projects, Lisa brings a proven track record of helping public and private sector clients navigate complex grant programs and successfully compete for federal, state, and local funding opportunities. Their expertise will further strengthen our ability to deliver innovative funding strategies that support critical civil engineering projects and infrastructure improvements. We are excited to have Lisa join our growing team and look forward to the valuable contributions she will make in advancing our clients' goals and our firm's continued success. ■



► 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 for more information.

► New Hires



Lisa Mato
Sr. Grant Writer



Patrick Castro-Bermeo
Staff Engineer



Randi Mancuso
Administrative Assistant



Christopher Richardson
Summer Intern



Alec Rieppel
Summer Intern

► Recent Contract Designations

PRIME CONTRACTS

Suffolk County Water Authority On-Call Engineering Services
water/wastewater engineering

Town of Smithtown Burr-Winkle Park Sports Fields
civil/site engineering

New Hotel at Tanger Outlets
civil/site engineering

Stony Brook Center for Clean Water Technology Upland Farms I/A OWTS
water/wastewater engineering

Cosmic Self Storage at Smithtown
civil/site engineering

SUB CONTRACTS

NYSDOT D041212 R11 Bridge Maintenance Repairs
construction inspection services

NYSDOT R11 When and Where Steel Bridge Repairs
construction inspection services

NYSTA D214887 Term Contract Canandaigua Bridge
structural engineering

PANYNJ Lincoln Tunnel Helix Replacement
transportation engineering

CUCF Solar Panel Carports at College of Staten Island
civil/site engineering

► Announcements

Congratulations to **Christopher Warren** on passing his NICET Level II exam!



HaydukEngineering.com 631-476-0600