

Apr 18, 2016 - Following is an update on FIMI Project real estate work in our community, and a press release from Suffolk County Executive Steve Bellone announcing that the real estate work has been completed in the Fair Harbor to Seaview area (Contract 3A), which will permit construction of the FIMI project to proceed there. Ocean Bay Park to Davis Park/Ocean Ridge (Contract 3B) is the next and final residential area to be completed.

The DPA

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FIMI REAL ESTATE PROCESS RECAP—DAVIS PARK/OCEAN RIDGE

The following is based on information provided by the Suffolk County FIMI Real Estate Team. They will not discuss individual houses or owners.

Number of Houses: Apart from the easements required of all dune properties, there look to be 13 potential relocations and 3-5 houses that may have stairs removed. In addition, one deck may have to be relocated but that is still being assessed. We do not believe these numbers include one or more houses whose owners have told the FIMI Team that they want to be bought out.

Process: The relocation option is voluntary on the part of the owner; the County will not force a relocation by way of eminent domain (“ED”). The County asks that if an owner knows s/he wants to be bought out, s/he not force the County to go through the time and expense of relocation engineering, permitting and easement appraisals. Such owners may accept the County buyout offer as a final payment or as an advance on what might be awarded in an ED proceeding.

Engineering for relocations, and meeting with owners, have been completed and discussed with DEC, with plans being put in final form. The FIMI team believes the meetings with owners went well. Once plans are finalized, owners will be asked to sign permit applications, which then go to the Town and Zoning Board of Appeals for approval. The Army Corps will finance all engineering and permitting (and will not seek reimbursement if an owner later opts for a buyout).

Owners will be given the buyout appraisal amount before deciding on a relocation. Some appraisals have been approved by the Army Corps, which has brought in appraisers from other areas to assist in the process but it is nonetheless taking a good deal of time. (From Kismet to Seaview, the majority of offers—mainly for easements—have been accepted without ED; one full buyout was voluntary; one by ED. Three voluntary buyouts are about to close in OBP; others have agreed to close in early September so they may remain in the house over the summer, some have not decided and some have rejected. The rejections and undecideds will be ED if the offers are not accepted by the time the County files for ED, which will probably be within the next month or so.)

In addition to receiving buyout appraisals, some relocation owners have also requested easement appraisals, necessitating a second appraisal for the property once relocation engineering is finalized (and subject to Town Zoning and County Health Department approvals). The County is considering how to accomplish this without further delaying the process.

Once the Army Corps approves the buyout appraisals, offers will be made to all owners. For those who want relocations, permitting will continue and appraisals for easements will be prepared, which will be provided to owners after Town permitting and County Health Department septic system approvals.

Appraisals for houses that require only an easement are in various stages of review and approval. The timing of offers is uncertain although the County hopes to make those offers when they make the buyout offers.

Since the real estate work in the earlier contracts has been completed and the Army Corps is getting ready to bid that contract for construction, all efforts will focus on our Contract 3B (OBP to DP/OR).

Timing: The team is reviewing its timeline and will share accordingly.

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**For Immediate Release: Suffolk County Executive Steve Bellone
April 14, 2016**

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Fire Island Inlet Project Certification Approved

(Suffolk County, NY-April 14, 2016)--On Tuesday, April 12, 2016, the United States Army Corps of Engineers approved the Real Estate Certification completed by Suffolk County and the New York State Department of Environmental Conservation (DEC) for the Fire Island Inlet to Moriches Inlet (FIMI) Project, Contract 3, which completes 18 months of real estate work conducted by the County and DEC. This real estate certification will allow the contract, which encompasses the Fire Island Communities from Fair Harbor to Seaview, to proceed. Contract 3A will place an estimated 1,400,000 cubic yards of sand as a dune and berm system along the aforementioned communities. Bids to contract for the work will be received in May 2016 and contract will be awarded in June 2016.

Taking into consideration numerous factors concerning construction proceeding in the height of the summer season, including the concerns of residents about interference with beach use, the health and safety of visitors to Fire Island and the potential negative impact on the economy in the affected communities, it has been decided that the actual construction of the dune and berm will not begin until on or after September 19, 2016. This construction is expected to be completed by the end of March 2017.

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