

**FIMI Stakeholders Call Held January 14, 2016**  
**MINUTES Sent 2-1-16**

**Members of the FIMI Project Team on the call:** NYSDEC (Sue McCormick, Eric Star, Lynn Lindskoog); US Army Corps of Engineers (Frank Verga, Lynn Bocamazo, Robert Vohden); and Suffolk County (Gil Anderson, Gail Lolis, Bob Whalen)

**The following representatives were on the call:**

- Elected Officials: Bill Doyle for Congressman Zeldin
- Town of Brookhaven: Emily Goldner
- Fire Island Emergency Services: Vern Hendrickson
- Fire Island Association: George Hoffman
- Communities: Those who indicated they were on the call were: Marsha Hunter (Kismet); Mario Posillico (Saltaire); Gene Levy (Fair Harbor); Pete Clock and Jessie Ostrow (Lonelyville); Jay Van Cott (Atlantique); Alan Altman (Robbins Rest); Chris Dunworth (Summer Club); Don Sussman (Corneille); Suzy Goldhirsch (Seaview); Karen Kee (Ocean Bay Park); Jay Pagano (Fire Island Pines); Suzanne Johnson (Water Island); and Jayne Robinson and John Lund (Davis Park).

Please let Sue McCormick know if anyone was omitted from this list at [susan.mccormick@dec.ny.gov](mailto:susan.mccormick@dec.ny.gov).

**Stated purpose for the call:** To provide a general update on the status of the FIMI Project in the 17 communities including technical, real estate and schedule information. Allow communities to ask questions that are related to the whole Project that all would be interested in hearing. Ensure that everyone is getting the latest and same information at the same time.

**What the call is not for:** Discussion of issues that are specific to a given community. Specific issues can be emailed to Sue McCormick and we will contact that community to address their specific concerns and issues.

**General:**

The County's FIMI website can be found at [www.suffolkcountyny.gov/fimi](http://www.suffolkcountyny.gov/fimi)

**Please note that as the project is designed and the real estate is obtained that ALL SCHEDULES, PLANS, PROCEDURES, PROCESSES, PLACEMENT LOCATIONS, AND THE ORDER OF WORK ARE SUBJECT TO CHANGE. WHAT IS STATED ON A CALL OR PROVIDED IN THE MINUTES FOR A CALL CAN CHANGE AT ANY TIME.**

**Project overview and status:** [NOTE: Some information given on the call has been updated to reflect changes in the last few weeks.]

**- Status of the 8 contracts within FIMI:**

Contract 1: SPCP: Dredging is ongoing. As of 1/13/16: 1,556,000 of 2,289,000 CY have been placed.

Contract 2: The contractor completed placing sand in Kismet on 1/22/16, however due to the storm they have not starting pumping back to the east yet. Expect that to begin early the week of 2/1/16. After that is completed they will go back and finish the western portions of RMSF. As of 1/8/16: 1,476,000 of 1,742,000 CY have been placed. The contract modifications for the dune crossovers are in negotiations between the Corps and the contractor.

Contract 3A: Fair Harbor to Seaview – all aspects of work.

Contract 3B1: OBP to DP sand placement and dune crossover work.

Contract 3B2: OBP to DP civil work including relocations, deck/pool/overwalk/wall removals and access to Cayuga Ave in OBP

Contract 3C: Relocation of Ocean Beach well field

Contract 3D: Relocation of Traffic Avenue water line in OBP

Contract 3E: Demolition contract

- Dune crossovers: The dune crossovers for all communities in Contracts #2 and 3A have been finalized. The Team has further discussed standard dune crossover designs and has determined that we will want to have four (4) standard designs for the entire project. They are:

**Non-ADA Crossovers with local traffic** = 5 foot wide walking width with 3 foot walking width for stairs on both ends.

**Non-ADA Crossovers with heavy traffic** = 7½ foot walking width with 7½ foot walking width for stairs on both ends. If your community can justify the need for this larger walkover, one can be built.

**ADA Crossover – Choice #1** = 5 foot walking width with 5 foot wide walking width on the switchbacks and ramps that are sloped to meet existing elevation. Landing platforms will be 5 feet by 5 feet.

**ADA Crossover – Choice #2** = 7 foot walking width with 7 foot wide walking width on the switchbacks and ramps that are sloped to meet existing elevation. Landing platforms will be 7 feet wide by 5 feet long.

All landing platforms will have a length of 5 feet and the width will match that of the stairs or ramps.

Status of 3B: Chris Soller has reached out to each community to determine existing locations, types and numbers. We now have a list to work from. The Corps is currently conducting topographic surveys of each crossover location (and the beach) and once we have that information (late February), Andy will reach out to community leaders to start discussions on crossover locations and sizes.

I have received inquiries about the standard design sizes and whether a community can request something different. The Team is discussing this and we can accommodate a couple more sizes.

- General engineering: The proposal for the construction of the new water mains in Ocean Bay Park (OBP) have been approved by the Corps. The proposal for the Ocean Beach well field relocation is still being developed but we are very close to an agreed scope and cost. The proposal for the revised access to Cayuga Ave in OBP has been assigned to the engineer. The engineer has started the design and preparation of P&S for the two approved proposals and will start the third as soon as the proposal is approved.

- Engineering for 3A: Plans and specs were completed for the 4 deck removals, 1 septic relocation, 1 house demolition and 1 house relocation. Permits have been obtained and appraisals approved for the 4

decks. We do not have the permits for the septic and house relocation. The owner involving the septic relocation will not cooperate with signing permits and has advised that the County must proceed to eminent domain. The variance application for the house relocation is being revised to address comments received from DEC. The Corps contractor will do all of the removal, demolition and relocation work.

- Engineering for 3B: Suffolk County has assigned the work to their engineer for all communities under this contract. Plans for relocations, which are the most complicated, are moving along well. The engineers have developed preliminary plans for all the engineering work under Contract 3B within Davis Park and Fire Island Pines specific to relocation of homes as well as reconfiguration of decks and pools. After considerable vetting of preliminary plans, as well as necessary revisions, the County, its engineers, and appraisers participated in a series of meetings wherein each parcel and proposed plan was discussed in depth. After any additional resultant revisions are made and reviewed and approved by Gil Anderson, the engineers will begin reaching out to the property owners to discuss the preliminary plans. If the owners are in agreement, the plans will then begin going through the approval process with the DEC and Town. Davis Park owners will be contacted first. The Pines homeowners will be next as their impacts are more complicated in some instances. The appraisers are providing additional information to assist with the cost analysis and once that is completed the owners will then be contacted to discuss the proposed plans.

The County has met with Brookhaven Town and ZBA representatives and are working closely together to manage the large number of applications that need to go through the permitting/variance process. The DEC permit staff is also working closely with the Team to move applications as quickly as possible.

We do not have a sequence for the work in the other contracts (#3C, 3D, 3E) yet as we are concentrating on getting Contract #3A to bid as soon as possible.

- Status of the Corps plans and specs for Contract 3A: 98% complete.

### **Real estate update:**

- Kismet and Saltaire: Complete.

- Status of RE in 3A: Over 50% of the easements were voluntary. All closings are done for the appraisals that have been completed. There were 11 appraisals that were just approved and those offers went out in the third week of January. The first EDPL petition was filed and is returnable on Jan 27<sup>th</sup>. We need to file a second EDPL petition to include the septic relocation parcel. The owner fully cooperated until he was presented with the permit application and then stalled. We were contacted by his attorney last week and told that they prefer to proceed by way of eminent domain. We are now getting that ready for filing. There are five other parcels with outstanding offers that are still within the 30 days to consider. We are preparing to include them in this next EDPL filing. Close to being done with real estate in Contract #3A.

- Status of RE in 3B: Not much has changed in terms of numbers of easements. Appraisals are nearing completion for Point O Woods and Davis Park and we have submitted some to the Corps for review and comment before we ask the appraiser to submit them formally so any comments can be incorporated in all appraisals. We have found from experience, this actually saves time in the long run. Offers to Davis Park should go out soon which will include full fee value for the potential relocations. Those owners will then need to let the County know if they want to be relocated or bought out. Continuing to work with owners in OBP and have received no more rejections. In Cherry Grove we got a late start due to the discussions

with the community regarding the dune. Interior inspections for the appraisals will now have to wait until spring. Offers will be made prior to going to Eminent Domain.

**Schedule update: ALL SCHEDULES ARE SUBJECT TO CHANGE.** – It is impossible to predict all possible issues that may arise that could change the schedule.

Contract 3A: The schedule has been bumped out slightly due to the complexities of the engineering and permitting which is needed to complete appraisals which then need to be approved by the Corps which leads to offers which could lead to ED.

Corps completes plans and specifications and puts contract out to bid in early Feb. 2016  
County obtains all real estate by late February  
NYS certify real estate to the Corps in late February  
Corps opens bids in April  
Corps awards contract in April/May  
Work starts May/June depending on contractor's equipment schedule

Contract 3B: We will be moving the schedule by a few months because the engineering and appraisal work in 3B is ten-fold that of 3A. The engineers have inspected almost all of the parcels and are in the process of giving us a more refined schedule for obtaining permits. Because we cannot complete the appraisals until the permits are in hand and cannot make offers until the appraisals are approved by the Corps and we don't know how many EDPL proceedings will be required, we do not believe at this point we can obtain all the real estate for all communities by June. Therefore, we have decided to push the schedule out which would allow Ocean Bay Park property owners to have use of their homes and Fire Island Pines owners the use of their decks and pools over the summer of 2016. Another consideration in this decision was the safety concerns surrounding a row of empty houses on the beach over the summer. The real estate team is working out the logistics now and we have pushed out the possession date to mid-September. Until we have worked out the details, we cannot give new dates at this time.

Contract 3C, 3D and 3E: no schedule until engineering work is done

**Reponses to Questions from December 3<sup>rd</sup> call that were not provided in the minutes:**

None.

**Questions:** Please keep questions to those that relate to the entire Project. Please email community specific questions to Sue McCormick. If we can't answer a question on the call, we will try to answer it in the minutes; if not, then on the next call. There will be typed minutes of the call so all have the same information in writing which will be distributed as quickly as we can.

A request was made for the designs for the four (4) standard dune crossover structures and the vehicle crossover. There were a few design changes that were needed so they are not available yet, but should be in the next week or so and will be sent to everyone as soon as they are complete.

Question #1: How quickly will crossovers be reconstructed after the sand is placed?

Response #1: We are working on the timing now and will let everyone know when we have worked out the schedule. We will reopen access to the beach as soon as we can once sand is placed.

Question #2: When will owners who will need relocations of either their home or deck/pool going to hear from anyone?

Response #2: The County is reviewing the preliminary plans that their consultant has prepared. Once the engineering is satisfactory, owners will be contacted which should be in early February.

Question #3: What is the timeline on the appraisals for Davis Park?

Response #3: Once the Corps approves the appraisals which should be in February, offers will be sent to owners, probably early March. The offers will show the full fee value of the property. Owners will then need to decide if they want the full fee or the relocation. We are waiting for the Corps to complete their review of the Relocation Agreement. If relocation is chosen, the appraisals will need to be modified to easements which should only take a few weeks. Then the owner will be asked to sign the Relocation Agreement.

Question #4: The communities have a finite time line to purchase dune grass, fencing and irrigation systems which the ECD will do if the Corps doesn't. Most communities have irrigation and it has been very effective.

Response #4: The Corps will be planting dune grass and placing sand fencing at the seaward toe of the dune. The Corps needs to evaluate whether irrigation will be allowed, it is not something that the Corps has done before. We will discuss it and get back to the group.

Question #5: Will O&M be turned over in phases or all at once?

Response #5: The Corps will turn the Project over to the State when it is complete. At this point we don't know if it will be done in phases or all at once.

Question #6: There is an issue with driving in the communities when the dredge is not working. There is too much traffic on the interior and it is taking a toll on the infrastructure and the travel times are increased. How does this impact emergency services?

Response #6: Vern stated that the beach can be opened for emergencies when needed and there is a good plan that has been worked out with the Corps. The Corps talked with Chris Soller and will discuss with construction staff to see if the "Kismet cut" get done soon.

Question #7: Since there will be no new CEHA maps in 2016 and maybe 2017 can the southern toe of the new dune be used as the CEHA line?

Response #7: No. CEHA Regulations require the landward limit of the natural protective feature area be located 25 feet north of the northern toe of the dune.

Question #8: There is confusion about what the vehicle crossovers will look like.

Response #8: We will send out the plan sheet when it is ready.

Question #9: Are possessions allowed to be salvaged from the houses that will be demolished?

Response #9: Any items that are included in the appraisal of the house must remain in the house. The County can review this on a case by case basis.

**Next Call:** The next call will be **Thursday, February 4, 2016 at 3:00 PM.**