

LAND ACQUISITION

LAND ACQUISITION WITHIN THE PRESENT BOUNDARY

The National Park Service proposes to acquire by donation, exchange, or fee purchase approximately 53.15 acres of fastland in 80 parcels within the authorized boundaries of the national seashore. The proposed acquisitions are listed in table 9 and shown graphically in figure 14. Acquisition of all improved property within the authorized boundaries of the seashore will be in accordance with the enabling act and with provisions in the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646).

Private inholdings within federal tracts totaling 29.13 acres will be acquired in fee when offered for sale on a willing seller/willing buyer basis. Inholdings are privately owned property within the seashore district of the national seashore. Such property is not subject to condemnation, but can be acquired by the federal government if offered for sale by property owners.

The bay-to-ocean strip known as tract 2203, consisting of 8.50 acres, will be acquired in fee to prevent imminent development in this area.

The National Park Service will acquire 200 to 250 unimproved dune district properties and 48 improved dune district properties located seaward of the dune crest. The Park Service will also acquire real property interests in an additional 209 improved dune district properties where structures are located landward of the dune crest if storms damage structures in excess of 50 percent of their fair market value (see page 104-106).

Non-federal lands on West Island, consisting of 11.52 acres (8.83 acres in private holdings), will be acquired in fee on an opportunity purchase basis.

Recommended for acquisition by donation or exchange are 0.29 acre of Suffolk County land and 2.40 acres of town of Islip land on West Island. When these lands are acquired, West Island will be entirely in federal ownership, ensuring the preservation of the environmental amenities of the island.

PROPOSED BOUNDARY CHANGES

The National Park Service proposes to acquire certain additional lands outside the present boundary that are needed to fulfill the national seashore's management objectives and the legislative intent of the Fire Island National Seashore Act. The following acquisitions will require legislative amendments:

Acquisition by fee purchase of four parcels of land totaling 10 acres at the head of the Patchogue River in the village of Patchogue for the purpose of establishing a mainland ferry staging area, national seashore headquarters, visitor orientation/information center, and parking area.

Acquisition through surplus property procedures of the U.S. Coast Guard lighthouse tract, consisting of approximately 90 acres, for the purpose of protecting and interpreting the historic and natural resources of the lighthouse tract.

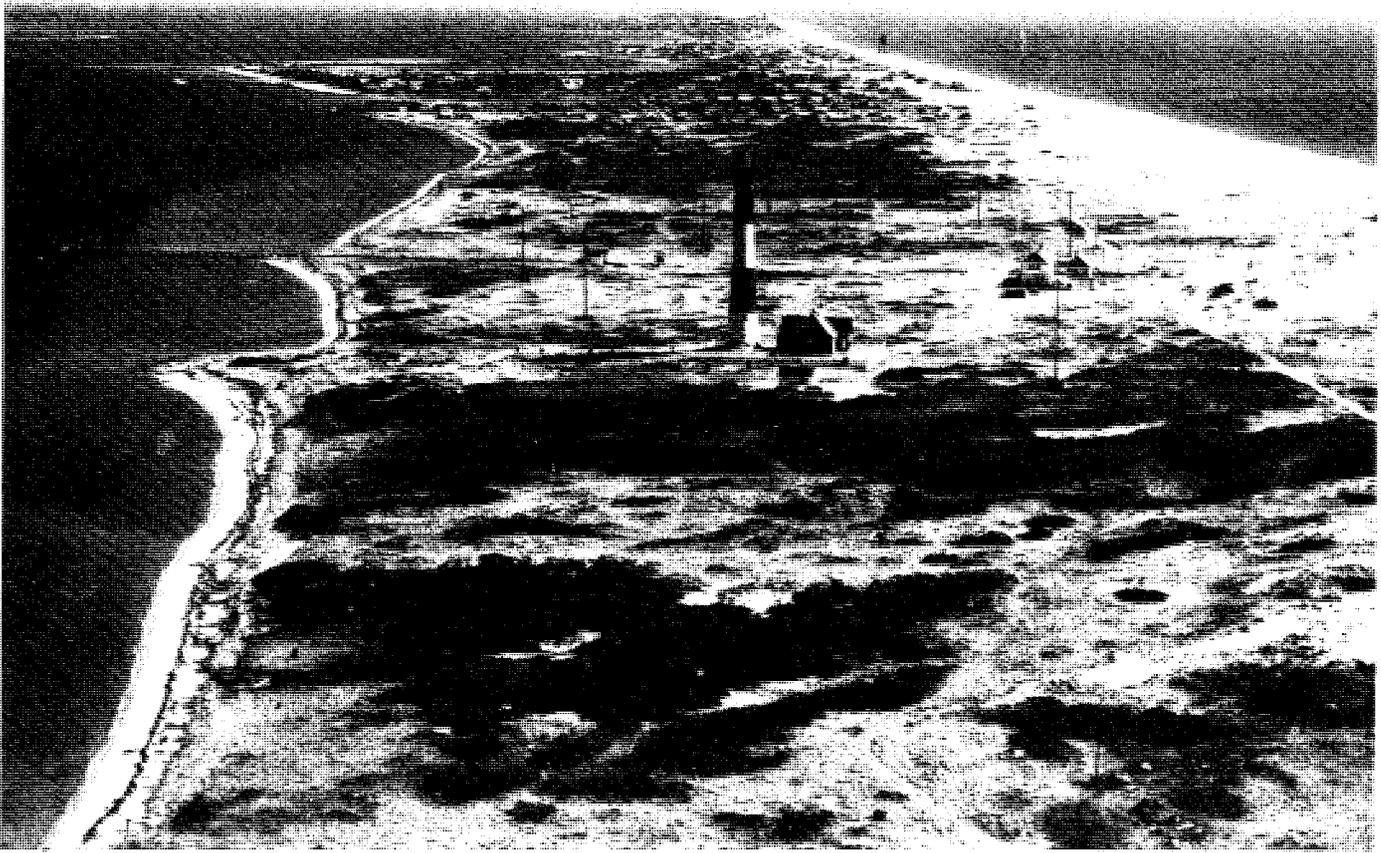
Pursue transfer of a 21-acre parcel of land adjacent to Heckscher State Park and owned by New York State. This parcel will be used for a secondary ferry terminal to provide service to Sunken Forest and will be operated by the National Park Service.

Transfer of a tract of land east of the lighthouse tract and currently owned by the Long Island State Parks and Recreation Commission. The National Park Service will pursue with New York State the feasibility of transferring this tract to federal ownership in order to unify management of this island segment. If transfer is not possible, the National Park Service will cooperate with the state to ensure compatible day-use recreation on federal and state lands.

The National Park Service will seek legislative amendments to increase the authorized funding ceiling for future land acquisition.

COOPERATIVE MANAGEMENT AGREEMENTS

This plan proposes to enter into cooperative agreements with Suffolk County for the 4.5-acre Hospital Island and with the town of Brookhaven for approximately



Aerial view of Fire Island Lighthouse, which will be transferred to the national seashore, and adjacent state and private lands.

54 acres of small islands in Great South Bay – John Boyle Island, Pelican Island, Ridge Island, and the seven small islands north of Old Inlet – to protect and preserve their outstanding natural features. In addition, the National Park Service will encourage collaboration between municipalities, federal and state conservation agencies, and private conservation organizations for the protection and preservation of wildlife feeding and breeding areas on lands adjacent to the park.

The National Park Service will also seek a cooperative agreement with the town of Islip to manage the undeveloped wetlands of Sexton Island (56 acres) as an environmental preserve.

The National Park Service and Suffolk County Department of Parks and Recreation will continue to share ideas and philosophies regarding management of Fire Island barrier beaches. Management will be consistent with the wishes of the public, environmentally sound procedures, and the mandates of existing authorities. Should Suffolk County donate lands west of Moriches Inlet and east of Smith Point County Park to the National Park Service, the Park Service would manage these lands as a unit of Fire Island National Seashore.



- LEGEND**
- SEASHORE BOUNDARY
 - STATE PARK BOUNDARY
 - PROPOSED BOUNDARY CHANGES
 - PROPOSED ACQUISITION
 - COOPERATIVE MANAGEMENT AGREEMENT



Figure 14
**Proposed Land Acquisitions, Boundary Changes,
 and Cooperative Management Agreements**
 Fire Island National Seashore
 NEW YORK

**TABLE 9
PROPOSED LAND ACQUISITIONS AND COOPERATIVE MANAGEMENT AGREEMENTS**

Acquisitions*	Acreage	District	No. of Parcels	Ownership	Method of Acquisition	Legislative Boundary Change
Patchogue River headquarters site	10.00	—	4	Private	In fee	Yes
Lighthouse tract	90.00	—	1	U.S.C.G.	Surplus property	Yes
Tract 2203	8.50	S	1	Private	In fee	No
Inholdings within federal tracts						
Oakleyville	4.30	S	9	Private	In fee	No
Improved properties located between Barrett Beach and Water Island	14.22	S	16	Private	In fee	No
Blue Point	10.61	S	14	Private	In fee	No
Non-federal lands on West Island	11.52	S	39	Private—8.83 acres Suffolk Co.—0.29 Town of Islip—2.40	In fee, donation, or exchange	No
Inholding within Saltaire	4.00	D	1	Private	In fee	No
Lands adjacent to Heckscher State Park	21.00	—	1	New York State	Exchange	Yes
Lands east of lighthouse tract	90 (approx.)—	—	1	New York State	Exchange	Yes
Total Proposed Acquisition	264.15		87			
Management Agreements (in lieu of acquisitions)						
Sexton Island (marshland)	56.00	S	1	Town of Islip	None	
Small islands in Great South Bay						
Hospital Island	4.50	S	1	Suffolk County	None	
John Boyle Island	6.00	S	1	Town of Brookhaven	None	
Pelican Island	3.10	S	1	Town of Brookhaven	None	
Ridge Island	35.70	S	1	Town of Brookhaven	None	
Seven small islands north of Old Inlet	9.46	S	7	Town of Brookhaven	None	

* Acquisition of properties located within the dune district is discussed on pages 104-106.