



Fire Island Pines Fire District Firehouse Renovation Project

Summary & Information

Bond Vote – Tuesday, July 28th, 2026

Firehouse Past



<https://www.instagram.com/fipfd/>

Firehouse Current



Firehouse Future





Project Overview

- The Fire Island Pines Fire District is proposing a **\$3,000,000 capital project** to renovate a portion of the existing firehouse to address critical structural, operational, and safety needs.
- This project is the result of a comprehensive evaluation of the firehouse and a multi-step planning process to ensure that the District continues to provide safe and effective emergency services to the community.
- To fund this project, the District is asking qualified electors to approve a bond issuance in the amount of \$3,000,000.

Planning Process

To ensure a thoughtful and cost-effective approach, the District undertook a formal planning process:

- An engineering and facility assessment was completed by H2M architects + engineers – June to December 2025
- Based on the H2M report and current fire protection best practices, a list of renovation goals were agreed upon – December 2025
- A Request for Proposals (RFP) was issued to five architectural firms – January 2026
- Submissions evaluated based on experience, approach, and cost – February to March 2026

Following this process, in April 2026 the District selected:

- Bromley Caldari Architects – for their local design expertise
- LK McLean Associates – for their extensive experience in municipal and firehouse projects

These firms are currently working together with the District to develop the renovation plan.

Engineering Study & Findings

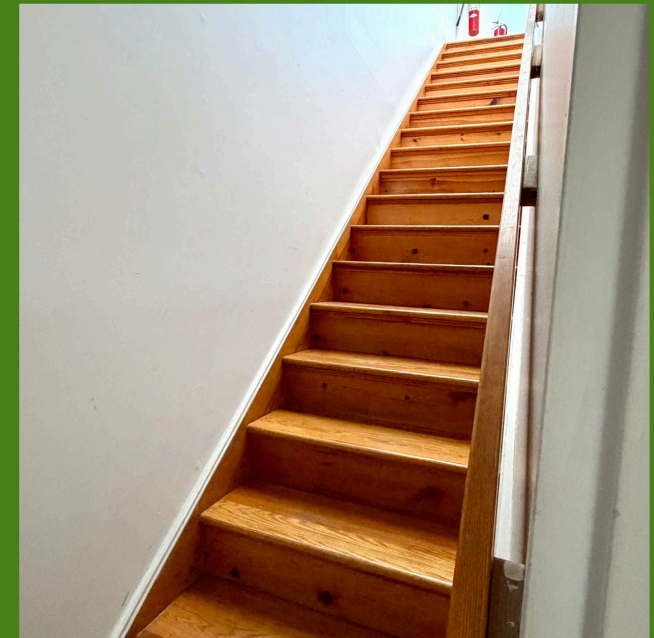
In June 2025, the District retained **H2M architects + engineers** to conduct a comprehensive evaluation of the firehouse. The study identified the following areas of concern:

- Space limitations affecting firefighter readiness and safety – exposing firefighters to toxic exhaust from the trucks
- Significant ADA compliance deficiencies
- The need for roof and exterior siding replacement
- Structural repairs and long-term durability concerns – specifically in the oldest section of the firehouse built in the early 1960s
- Outdated building systems relative to current codes and standards
- Inefficient use of space – unused office space that could be used to alleviate crowding in the operational sections of the firehouse

Why This Project Is Needed

The current firehouse consists of structures originally built in the 1960s and expanded in the 1970s and the 1980s. While the facility has served the community well, it was not designed for modern firefighting operations or current building standards. Key items to be addressed:

- Limited space for firefighters to change into their gear – subjecting them to toxic fumes.
- Accessibility limitations and lack of full ADA compliance.
- Structural issues due to the aging of the existing structures.
- Current truck access out of the old firehouse is undersized and dangerous at night and inclement weather.



Renovation Project Goals

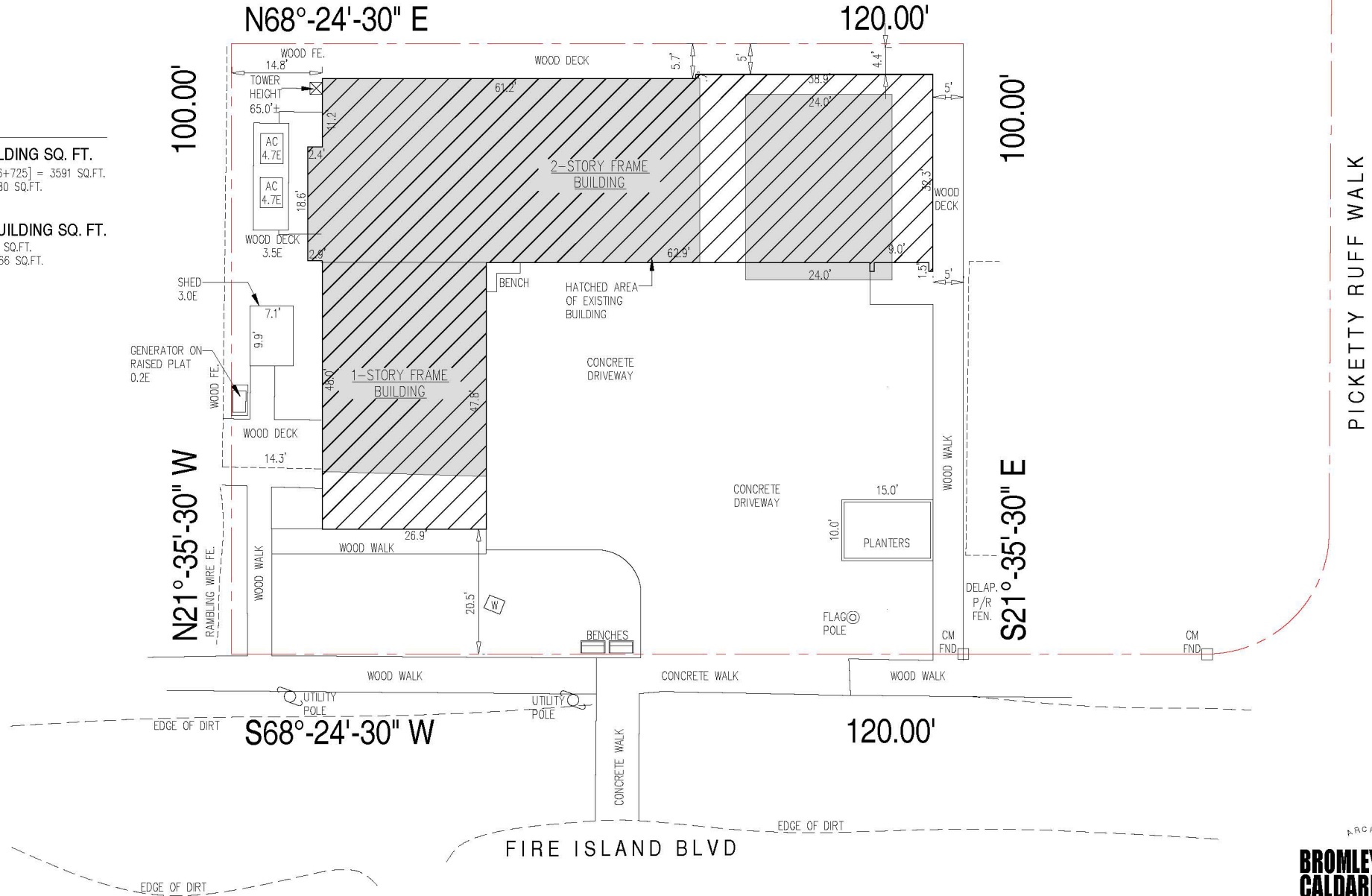
The project is designed to:

- Improve firefighter safety and operating conditions
- Address structural and system deficiencies
- Bring the facility into ADA compliance including adding a passenger elevator to access the 2nd floor
- Improve operational efficiency within the existing footprint – move administrative offices to the 2nd floor of the new structure to allow adequate first responder space on the 1st floor
- Extend the useful life of the firehouse
- Ensure the firefighting vehicles have straight-line egress off the property to quickly and safely respond to emergencies
- Provide an area allocated to critical functions such as space for turnout gear, gear washing and drying, storage, and toilet and shower facilities that will reduce toxic material exposure.

LEGEND

EXISTING BUILDING SQ. FT.
 FIRST FLOOR: [2,866+725] = 3591 SQ.FT.
 SECOND FLOOR: 1,880 SQ.FT.
 TOTAL: 5,471 SQ.FT.

PROPOSED BUILDING SQ. FT.
 FIRST FLOOR: 4,266 SQ.FT.
 SECOND FLOOR: 3,066 SQ.FT.
 TOTAL: 7,332 SQ.FT.



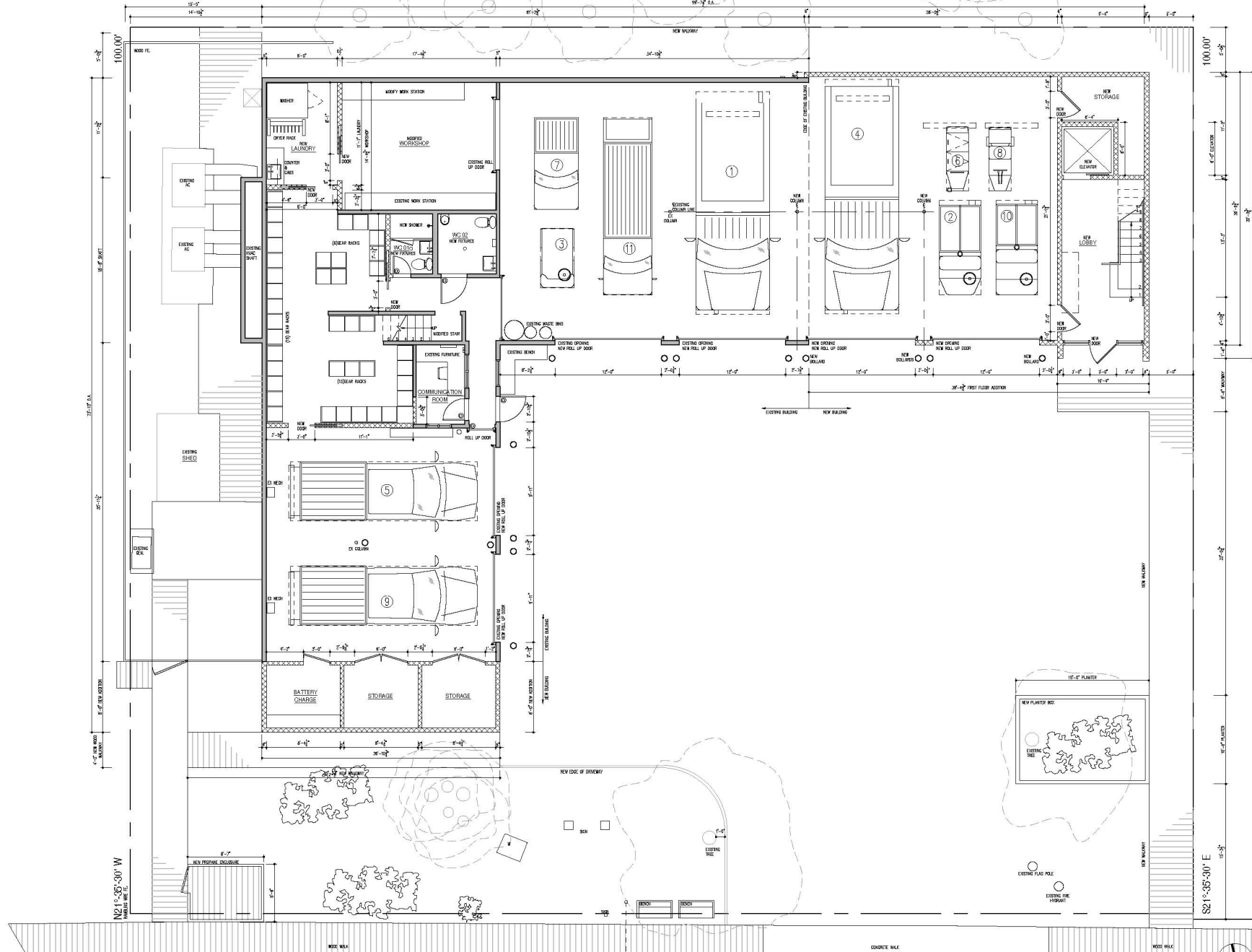
F.I.P. FIRE HOUSE - PROPOSED PLOT PLAN

1/16" = 1'-0"



ARCHITECTS P.C.
BROMLEY CALDARI
 307 W. 38TH STREET
 NEW YORK CITY 10018
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03 JUNE 26

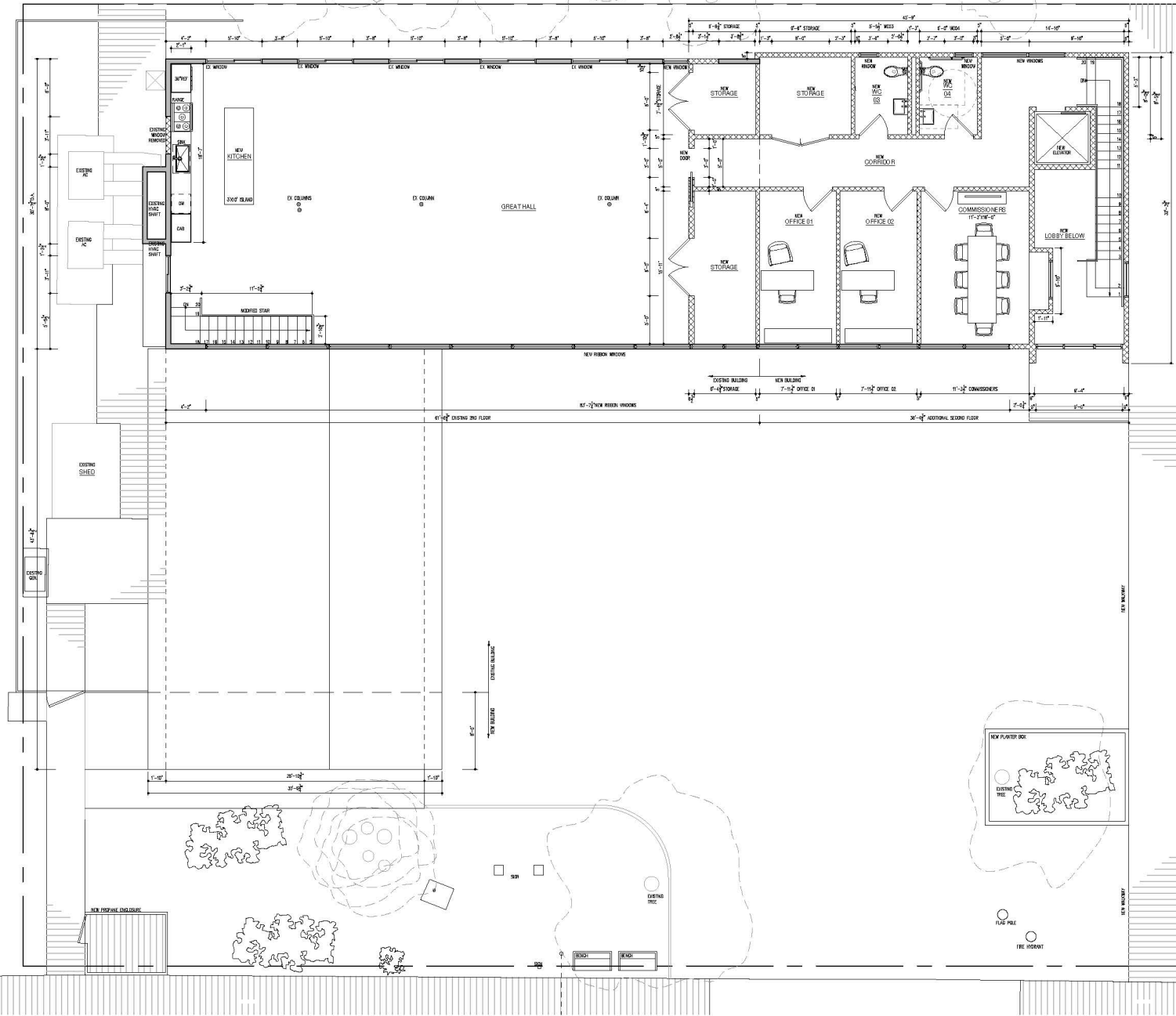


F.I.P. FIRE HOUSE - PROPOSED GROUND FLOOR PLAN

3/32" = 1'-0"

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F.I.P. FIRE HOUSE - PROPOSED SECOND FLOOR PLAN

3/32" = 1'-0"



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F.I.P. FIRE HOUSE - ELEVATION

1/8" = 1'-0"



Project Constraints

This project must address several unique constraints:

- The firehouse must remain fully operational during construction
- Emergency response capabilities must be maintained at all times
- Renovation must adhere to current building codes and sanitary regulations



Project Cost & Financing

Total Project Cost: \$3,000,000

- The project will be funded through a municipal bond, which allows the cost to be spread over time and shared fairly among property owners. Bond financing allows the project to be completed now while keeping annual costs predictable and manageable.
- The District has applied for funding through New York State's Volunteer Fire Infrastructure & Response Equipment (V-FIRE) Grant Program to help offset project costs. If this grant is received, the total bond funding that is requested will be reduced by the amount of the grant.
- A portion of the project could also be offset by contributions from the public earmarked specifically for the renovation of the firehouse.

Estimated Tax Impact of the Bond Issuance

This example is based on an interest rate of 4.5% for a \$3,000,000 bond. The actual tax increase will be based on your current property assessment, the actual amount of the bond, and the interest rate at the time the bond is issued. To determine additional cost of this bond to your tax bill using this example – take your assessed property value, divide by 100, and then multiply that by the rates noted below.

- Estimated additional annual cost per \$100 of assessed value for the bond debt service:
 - \$8.95 for a 15-year amortization
 - \$10.54 for a 12-year amortization
 - \$12.15 for a 10-year amortization

The example below represents the actual impact to a homeowner’s annual property tax bill that has an assessed value of \$5,600 and a current annual tax bill of \$10,706.58.

<u>Tax Year</u>	<u>Fire District Tax Rate Per \$100 of Assed Value *</u>	<u>% Increase in Fire District Tax Rate</u>	<u>Fire District Tax Amount *</u>	<u>Total Annual Tax Bill *</u>	<u>% Increase in Total Tax Bill</u>
2025 - 2026	\$14.791		\$828.30	\$10,706.58	
2026 - 2027 (15 yr amort.)	\$23.741	61%	\$1,329.50	\$11,207.78	4.7%
2026 - 2027 (12 yr amort.)	\$25.331	71%	\$1,418.54	\$11,296.82	5.5%
2026 - 2027 (10 yr amort.)	\$26.941	82%	\$1,508.70	\$11,386.98	6.4%

* assumes all other tax items remain flat to 2025 - 2026

This is the annual cost of the bond funding added to the current fire district tax amount in this example:

15 yr	\$501.20
12 yr	\$590.24
10 yr	\$680.40

What Happens If the Project Is Not Approved?

- Firefighters are put at risk by operating in a crowded - toxic environment
- Building conditions will continue to deteriorate
- Maintenance and repair costs will increase
- ADA compliance issues will remain unresolved and inhibit the public's use of a taxpayer funded building
- Firefighting apparatus will continue to operate in a dangerous and inefficient manner





Community Benefit

This project is an investment in the long-term safety and resilience of the Fire Island Pines community.

- It will:
 - Support reliable emergency response services
 - Improve safety for volunteer firefighters
 - Protect the District's infrastructure
 - Ensure the firehouse can serve the community for decades to come



Project Timeline

- Tuesday, July 28, 2026 — Public Vote
- Late 2026 — Final design and approvals
- 2027 — Construction begins (phased to maintain operations)
- Late 2027/Early 2028 - Completion

Voting For This Bond Is Open For All Qualified Electors

Date: Tuesday, July 28th, 2026

Location: Fire Island Pines Firehouse – 34 Fire Island Blvd

Time: 6:00PM – 9:00PM

Qualified electors are those who are at least 18 years old, a US citizen, a resident of the Pines Fire District for at least 30 days prior to the election and registered with the Suffolk County Board of Elections using their Fire Island Pines address. Property ownership is not required to vote in the Pines. Residency may be established through documentation such as a signed lease. More information on voter registration is available here-

