

**WESTCHESTER COUNTY AIRPORT ADVISORY BOARD**  
**MAY 11, 2022**

**BOARD MEMBERS PRESENT:**

NICHOLAS HARTMAN	-	CHAIR
ROBERT FLEISHER	-	VICE CHAIR
NANCY BARR	-	BOARD OF LEGISLATORS – DISTRICT 6
SAL CRESENZI	-	RYE TOWN
NORMA V. DRUMMOND	-	COMMISSIONER – DEPARTMENT OF PLANNING
DAVID GELFARB	-	HARRISON
HUGH GREECHAN, JR.	-	COMMISSIONER – DEPARTMENT OF PUBLIC WORKS & TRANSPORTATION
TRACY LEVY	-	MOUNT PLEASANT
PETER SCHLACTUS	-	RYE TOWN

**ABSENT:**

WADE HARDY	-	WHITE PLAINS
MICHAEL POLLACK	-	NORTH CASTLE

**Ayports STAFF:**

STEPHEN FERGUSON	-	ASSISTANT AIRPORT MANAGER
JOHN INSERRA	-	ENVIRONMENTAL MANAGER
CHRISTOPHER QUAIL	-	NOISE ABATEMENT SPECIALIST
FRANCISCO TEJADA	-	OPERATIONS SUPERVISOR
VICTORIA ESTERS	-	AIRPORT RECEPTIONIST



**COUNTY STAFF:**

AVIVA MEYER	-	WC EXECUTIVE'S OFFICE
LINDSAY JACKSON	-	DEPARTMENT OF PUBLIC WORKS & TRANSPORTATION
BRIAN HEGT	-	DEPARTMENT OF PUBLIC WORKS & TRANSPORTATION

**GENERAL PUBLIC:**

LAURA CALIGOR		
ELLEN CALVES	-	TOWN OF BEDFORD
PETER CLOSE	-	PURCHASE FRIENDS MEETING HOUSE
MICHAEL de NIGRIS		
MICHELLE GLASSMAN		
BOB LEVY	-	MOUNT PLEASANT
GLENN MORSE		
RALPH TRAGALE	-	RT –CONNECTS

**There was a total of 14 people showing on the attendees list and a healthy contingent in the WebEx plus all of the people who could be watching live on the streaming platform from the County.**

## 1. Preliminaries

- a. Call to Order, Pledge of Allegiance, and Moment of Silence (approx. 7:00 pm)
- b. Roll Call conducted by **Mr. Hartman**.
- c. A motion to accept the minutes as drafted for April 13, 2022 was made by **Mr. Fleisher** and seconded by **Legislator Barr**. **Mr. Schlactus** abstained; he was not present at the April 13 meeting.
- d. Chair's Update and Comments
  - Correspondence was sent to the Board members about restarting the discussion on Million Air's proposal for development on their site.
  - The Board will discuss the proposed dates to tour NetJets' hangar.
  - The Board will be updated on the next steps by the airport's Fueling Working Group.

## 2. Public Comments & Correspondence

- The Board received a letter from the Town Board of North Castle reiterating their opposition to the current proposal regarding the visual approach following I-684.
- Another letter was received from Nelson Pope Voorhis, a land-use consultant, involved with WJWW's development proposal on the Rye Lake water filtration plant. A public hearing, as part of the environmental review process, will be held May 25, 2022 at 5:00 pm at the Town of Mamaroneck Town Center court room at 740 West Boston Post Road. Written commentary is accepted until June 6 at [SEQR@wjww.com](mailto:SEQR@wjww.com).
- **Peter Close** spoke as a member of Purchase Friends Meeting but was not speaking with the authority of the Purchase Friends Meeting. Mr. Close is responding to the SEQR review process on his own individual capacity because he believes the airport and WJWW have a memorandum of understanding that they will agree, at a certain point, to transfer 13.4 acres next to Friends Meeting to another parcel that the WJWW owes on the south side of the airport. He is concerned that the airport is considering doing this and believes the plant is a massive threat and a long construction process.

**Mr. Fleisher** requested, for the benefit of the people attending this meeting, the airport staff to provide a current map of the airport to see the two (2) parcels.

## 3. County Reports

- a. **Airport Manager's Report** (*Stephen Ferguson – Avports*):
  - Waterline and ramp construction projects are still on-going in front of Hangar D and the Terminal.

- On May 21, there will be a Hudson Valley Honor Flight for World War II, Korea and Vietnam War veterans that will depart from the Million Air hangar at 8:45 am and returns to the Terminal around 8:30/9:00 pm with a reception to greet them.
- **Mr. Hartman** thanked airport administration for hosting a tour of the whole airport on April 29 and having a chance to see how the airport functions.

**b. Airport Activity and Noise Monitoring Report (*Christopher Quail – Avports*):**  
**(The detailed PowerPoint presentation is attached and available on-line)**

- The official airline numbers and total operations for April 2022 were unavailable.
- The breakdown of the arrivals on Runway 16/34:  
2,936 arrivals on Runway 34  
2,125 arrivals on Runway 16  
10,709 annual arrivals on Runway 34  
7,544 annual arrivals on Runway 16
- Voluntary Restraint from Flying Program (VRFF)  
A total of 269 operations were in the VRFF period during the month of April; 165 in 2021, and 18 in 2020.
- Aircraft Operators with six (6) or more Operations during VRFF in April is attached.
- General Aviation VRFF Operations Over Time – there were 168 operators by general aviation violating the VRFF during the month of April.
- Per the request from **Mr. Schlactus**, **Mr. Ferguson** agreed to directly contact the aircraft operator why there's a 5:00 am touch & go flight every so often lasting only a few minutes.
- **Mr. Quail** explained to **Ms. Levy**/attendees how it is that a commercial airline can schedule a flight during the VRFF hours.  
Under the Terminal Use Agreement (TUA), an agreement that regulates how many passengers and flights can go through the passenger terminal, there is a limit of four (4) flights per half-hour and 240 passengers per half-hour which includes every half-hour period of the entire day for

24 hours. There is no restriction on when the airlines can schedule a flight. The airport does not have the authority to prevent the airlines from scheduling a flight during VRFF (12 mid-night to 6:30 am).

**Mr. Hartman** further explained that in 1982, the County passed a law that shut the airport down overnight. The County was sued because it inflicted with federal laws on the matter and the County lost. The Federal courts placed the County under permanent federal injunction which remains in effect until this day that prevents the County from doing anything to actively prevent aircraft from utilizing the airport during those periods but can voluntarily ask the people to not use the airport; but cannot stop people from using the airport.

- The noise complaints received for April 2022 was 5,777; a decrease of 1,920 from April 2021, and an increase of 4,800 from April 2020.
- Discussion continued between the Board members about where the airport property taxes get paid to.

**Legislator Barr** – the airport is exempt from property taxes because it's a public infrastructure. Some FBOs pay taxes and some do not because it's how the leases are structured. Not all communities get any taxes from properties at the airport. The leases may have to be examined to know if the FBO is paying taxes to a particular municipality.

**Mr. Schlaetus** – Rye Brook provides and pays for Emergency Response (EMT) Services to the main terminal building and presumably other facilities located in Rye Brook.

**Mr. Ferguson** – West Harrison, Purchase, Armonk and Port Chester are primary response fire departments and volunteer agencies that provide emergency services to the airport.

**Mr. Hartman** – The County Police provide primary police coverage and the County has the ARFF fire truck.

**c. Commissioner's Report (*Hugh J. Greechan, Jr., P.E. – DPW&T*):**

- Status Sheets for the Airport Projects in Construction and Design are provided at the Board meeting and have been included with the Minutes.

- Continuation of improvements to Basins A & B – is a Stormwater Project expected to bid on sometime in the next month or so. Designs are complete.
- Domestic Water Line project – is part of the NYS Consent Order and the water line that goes up New King Street and involved with providing service through New King Street. There's work with WJWW and Armonk to expand their district to bring water further out of the airport.
- Increasing the Domestic Fire Line service off of Tower Road and involving two pump stations also working with WJWW and the consultants.
- Rehabilitation of Taxiway "L" – is finished and the only project that was in construction.

**d. Questions**

- **Mr. Fleisher** questioned the domestic fire line service that lead into the possibility of a new parking garage on New King Street. There is uncertainty on the status of the garage project.

**Législator Barr** suggested the garage issue be added to a future agenda. It's presumed the garage project will be addressed by people at the Master Plan session.

- **Ms. Meyer** highlighted the Master Plan events. Merchant Aviation will give a brief introduction about the Master Plan. There will be forms of public input and written comments can be made at [communications@westchestergov.com](mailto:communications@westchestergov.com).

Additional information on the scheduled public engagements is attached.

- **Mr. Fleisher** reminded the Board to provide the date of NetJets' most recent lease. **Mr. Hartman** agreed that the specifics would be available prior to the next meeting (June 8). Primary discussion around NetJets and their proposal and presentation to the Board will be available in June.

**Mr. Hartman** will confirm with NetJets if the afternoon on June 1 and the morning of June 2 are dates the tour can be held. Further communication from Mr. Hartman will follow prior to the June AAB meeting.

**4. New/Old Business**

- The Board received correspondence from the County asking them to provide input on the issue of Million Air wanting to change the development of their lease. Million Air's current proposal is to take one of the three T-hangars and construct one large single hangar about 80,000 square feet in size. Litigation between Million Air and the County is on-going. A presentation made to the Board by Million Air suggested that their proposal would reduce overall traffic into the airport; not having transient traffic based elsewhere. The Board has asked the airport to provide data that may help them with further background stats for the repositioning question at a later date. The site in question does have a good T-hangar that is not occupied by light general aviation. The T-hangar in question on the north side has been abandoned and used for parking cars. FAA has intensive rules and regulations about what can and cannot be done on an airport. **(The entire Million Air discussion is available on-line).**

**Legislator Barr** – it's a good time for the Master Plan to be discussed and for the light general aviation community to make their presence known.

The Board voted on a motion to ask that the County restores this portion of the land that has clearly been designated for aeronautical purposes to aeronautical purposes which specifically would be returning the T-hangars and surrounding ramp to use for light general aviation and that this be done to any further discussion regarding proposals.

**Mr. Schlactus** proposed it and was seconded by **Mr. Fleisher**. **Commissioners Greechan and Drummond** abstained from voting. **Mr. Hartman** took a roll call and the motion carried unanimously.

**Mr. Hartman** will draft an email back to the County Executive and County Attorney to reference what was discussed.

**Mr. Hartman** – the Fueling Working Group meet June 15, 2022.

- 5. Adjournment (9:28 pm)** – The next Board meeting is scheduled for June 8, 2022, unless otherwise specified.