

**MINUTES**  
**REPUBLIC AIRPORT COMMISSION (RAC) MEETING**  
**7150 REPUBLIC AIRPORT, ROOM 201**  
**EAST FARMINGDALE, NEW YORK**  
**JUNE 20, 2023**

The meeting was called to order by Chairman Frank Nocerino at 7:02p.m. Also present were Vice-Chairman Vincent Bologna, Jr., Commission Members Robert Bodenmiller, and Richard Grant. Commission Member Stella Barbera was unable to attend.

**I. ANNOUNCEMENTS**

Chairman Nocerino stated he and Vice-Chairman Bologna met with NY State Senator Alexis Weik to discuss the role of the Commission and filling the vacant seats. He will also set up meetings with State Senator Monica Martinez and State Assemblywoman Kimberly Jean-Pierre, and that State Senator Steven Rhoads' district includes Farmingdale Village. The Chairman said that district lines have changed, and the Commission will need to determine the specific areas covered by each of the Senators to "get the lay of the land".

**II. ADOPTION OF THE MINUTES FROM FEBRUARY 2023**

A quorum was not present so a vote to adopt the February 2023 minutes did not take place.

**III. CHANGES AND/OR ADOPTION OF AGENDA**

A quorum was not present so a vote to adopt the meeting's Agenda did not take place. No changes were proposed.

**IV. REPORTS, RESOLUTIONS, & OTHER BUSINESS**

**A. REPORTS**

**1. OPERATIONS, AIRCRAFT COMPLAINTS, & FINANCIAL REPORTS FOR MARCH AND APRIL 2023**

Airport Manager Mr. John Lauth discussed the following:

- Total Operations increased by 21.5% in March and 14.7% in April compared to the previous year. Landings were up 8.8% in March and 0.2% in April. Jet landings were down 16.9% in March and 11% in April. Touch & Go's increased both months, while Passenger volume decreased. Total Based Aircraft fell 4.4% in March and 4.6% in April.
- Aircraft complaints totaled 37 from 12 households in March, and 9 complaints from 4 households in April. The majority of March complaints could not be identified by aircraft type or runway and were reported as "Unknown". In April, 8 complaints could not be identified by aircraft type, and 8 complaints could not be identified by runway. Daytime operations were related to 28 complaints in March and 7 complaints in April. Residents to the northwest of the Airport filed 19 complaints in March and 6 in April.
- March Revenue was favorable for Landings, License, and Fuel Flowage fees. There were unfavorable variances for Rental Income due to the vacant Molloy building, and for Miscellaneous Income due to no film shoots. March Expenses showed favorable variances in Labor, Employee, Professional Services, Vehicle Maintenance, Airport Maintenance, and Office Supplies. Utilities Expense was unfavorable due to higher pricing and higher than anticipated consumption.

- April Revenue was favorable for Landings, License, and Fuel Flowage fees. Rental Income and Miscellaneous Income were again unfavorable due to the vacant building and no film shoots. Expenses for Labor and Professional Services were favorable. Airport Maintenance Expenses were favorable due to postponed airport maintenance projects. Unfavorable variances were seen in Utilities, Janitorial, and Vehicle Maintenance. Employee Expenses were unfavorable due to OSHA and ARFF training for Operations personnel.

## 2. RECENT / CURRENT EVENTS

Airport Manager John Lauth reported on the following:

- ARFF Live Fire Training, Apr 24-25:** Training in the past was done at JFK but was conducted this year using a Mobile Training Unit. Members of the East Farmingdale, North Lindenhurst, and Farmingdale Village Fire Departments also attended the 2-day training.
- Vaughn College Airport Tour, Apr 28:** 10 students pursuing Aviation degrees participated.
- Main Terminal Boiler Replacement:** Project was completed.
- Bethpage Air Show, May 27-28:** NYSDOT and the Airport had a tent at Jones Beach to recruit new employees and promote the Airport.
- Film Shoot- Hangar 2 on June 7:** a Public Service Announcement for Veterans was filmed.
- D-Day 79<sup>th</sup> Anniversary Flight Experience at American Airpower Museum, June 17:** Flight experience on a C-47 and a Hangar dance called "Swing Under the Stars" took place.

Mr. Lauth added that SUNY's Aviation Center would be auctioning 3 aircraft and some flight simulators on June 27<sup>th</sup>. He also mentioned there was a building fire yesterday at an office in one of the Hangars. Fire Departments from East Farmingdale, West Babylon, and North Lindenhurst responded. There were no injuries, and no aircraft or hangar space was involved.

## B. OTHER NEW YORK STATE DEPARTMENT OF TRANSPORTATION BUSINESS

Airport Director Anthony Ceglio reported on the following:

- Alpha Taxiway Project:** Construction is underway. The project is on schedule and on budget. Completion is anticipated around Thanksgiving.
- 5-Parcel Development Project:** The Environmental Assessment (EA) was approved by FAA. The Airport is working with Stratosphere on the Tenant Alteration Application (TAA) to remove the old restaurant and getting approval from National Grid to remove old utility lines. Activity should begin prior to the next RAC meeting. Chairman Nocerino added that Commission Member Stella Barbera will be setting up a Working Group. He added that the Breslau development's Working Group will be used as a template for organizing the 5-Parcels Working Group.
- Runway 1/19 Pavement Study:** A reconstruction of Runway 1/19 will be the Airport's next big project. The previous Runway Safety Area (RSA) improvement was done to shift the runway north, but the center portion has been untouched for 30-40 years. A consultant performed an assessment of the pavement and will develop plans and specifications. The project will be bid and construction is expected in 2025.

## V. PUBLIC COMMENTS

Four (4) individuals commented.

Chairman Nocerino stated the next meeting would be on August 15, 2023, and adjourned the meeting at 7:50 pm.

These minutes are respectfully submitted by:

**Anthony C. Ceglio on behalf of Executive Secretary  
Republic Airport Commission**

**PUBLIC COMMENTS**  
**REPUBLIC AIRPORT COMMISSION**  
**June 20, 2023**

Ms. Nancy Cypser of the Woodland Civic Association asked if the Town of Huntington was involved in the makeup of the RAC Commission. Chairman Nocerino said no.

Ms. Cypser commented that the total number of Aircraft Complaints in April seems inconsistent because there were 3,000 more flights than reported in the previous year but so many fewer noise complaints were filed. She does not remember seeing a number as low as the 9 complaints stated on the report. Airport Manager John Lauth referred to the number of households that filed the complaints. There were 4 households that filed the 9 complaints in April 2023, and 12 households that filed 37 complaints in March 2023. Last year, 13 homes filed 46 complaints in April, and 14 homes filed 28 complaints in March. He also confirmed that noise complaints are received by phone and online.

Ms. Cypser asked if the Runway 1/19 Pavement project will necessitate the closing of the runway, and Runway 14/32 will be used. Airport Director Anthony Ceglie said that is correct, and that this project should progress more quickly than the RSA project. Ms. Cypser commented that it would have been nice if the Pavement project could have been done in conjunction with the RSA project so that the communities would not have to deal with the traffic again. Mr. Lauth agreed and said the Airport tried, but funding at that time was not available to combine the Pavement Study with the RSA. Ms. Cypser added that "it was a little bit of an endurance contest" for the neighborhood. The Chairman said the communities will be notified about the project schedule.

Ms. Cypser thanked Modern Aviation for hosting their Air Show event for the community at both the Airport and at Jones Beach. It was lovely and it was great that they did that. She also said that her father, who is a WWII veteran, participated in the D-Day Anniversary at the American Airpower Museum by taking a C-47 flight experience, and it was a great event.

Ms. Jessica Santangelo of the Woodland Civic Association asked why the work related to the 5-Parcels is starting if we have not yet gone through the whole process of final approval. The community is against it, and it is not represented on the Airport Layout Plan (ALP). Chairman Nocerino responded that it is an environmental hazard and there is a mold problem. He said if you see the restaurant coming down, it has nothing to do with the 5-Parcels. It is only for safety. Ms. Santangelo stated her concern is that the conversation is with Stratosphere, and it is Stratosphere that is involved with the 5-Parcels. If it is such a hazard, then why isn't the State or the Airport taking care of it? Why is it a conversation with Stratosphere? Mr. Ceglie stated that the removal of the old restaurant was part of the 2016 Request for Proposals (RFP), and that the winning bidder was going to remove the restaurant. It is included in the lease for the parcel. The EA was completed and approved by the FAA. Removing the old structure is the first step to be done in order to move forward with the project. Ms. Santangelo said it sounds like the project is already a done deal. Mr. Nocerino said it is not. Ms. Santangelo said if we are still supposedly in this phase where the community can have input to potentially stop this, but you are telling me progress is already being made on the first steps of the project, even though the project supposedly is not completely finalized, and we are still supposed to have more steps to go. Mr. Ceglie stated the project was awarded, and the leases were signed years ago for the project to move forward. Ms. Santangelo addressed the Chairman saying it makes her feel that all the conversations they have had about public meetings and about the ALP are moot and is an exercise in futility for the communities. Why are we still hearing communication from the RAC that there are opportunities for the communities to step in and put a halt to this? It does not sound like that is the case. Mr. Ceglie answered that he does not believe the Commission ever said they could put a halt to the project. Chairman Nocerino said it has been going for 7 years. Mr. Lauth added that they had the 2 meetings and the public was not happy with the outcomes. The community asked to have another meeting so they would have another opportunity to talk about the project. The Working Group is an opportunity for the communities to be informed about the 5-Parcels. Ms. Santangelo said there is a discrepancy because Chairman Nocerino repeatedly said before work started on the project there would be a community meeting. One of the past meetings was a joke, where the

community could speak but no one would respond. Now I am hearing that the leases are already awarded, and the work is already starting in terms of the first steps that have to happen, and yet we have not had a meeting to talk about this. I do not see how Stratosphere would be inclined to change anything that they currently have planned based on what a Working Group would talk about now. It just sounds like it is done. Chairman Nocerino said he can only suggest to Albany that there should be a meeting. He said former NYSDOT Deputy Commissioner Ron Epstein was in favor of it but it did not help us when he left DOT and we changed Commissioners, and we changed Governors. The Chairman asked Mr. Ceglie to provide him with the paperwork and he will take a look at it. Ms. Santangelo asked the Chairman if he requested another meeting and if so, when? Chairman Nocerino said he did but at the time, we did not have a DOT Commissioner, and this is why the Working Group is very important now. If you have an objection to something, it will come out of that Group. He asked for all the Civics to submit a representative's name to participate in the Group. Chairman Nocerino asked the Civics to send the names to Ms. Barbera and to copy him. Ms. Nancy Cypser said they do not have a direct email to Ms. Barbera. The Chairman said to send it through the Airport at [info@republicairport.net](mailto:info@republicairport.net).

Ms. Nancy Schliwka of the Woodland Civic Association said that maybe when you put this meeting together, put it out there and make it known what is trying to be accomplished and that there is something that they can accomplish, because if it is not, people are not going to come. Chairman Nocerino said that once he and Ms. Barbera have the names for the Working Group, the board will create an Agenda and follow it.

Commission Member Robert Bodenmiller asked Mr. Ceglie if the demolition of the old restaurant is being done because of the condition of the building and that it is condemned. Mr. Ceglie responded that it is part of the development process and include as part of the lease. The EA was one of the triggers for beginning development and it did not get approved until February 2023. There was a comment period that expired 60 days later, and the FAA issued a Finding of No Significant Impact / Record of Decision (FONSI/ROD), which gave the State the FAA's go-ahead to start the project. The first phase is to get rid of that old building. It is dilapidated, falling down, there is mold. I will be happy to see it gone.

Chairman Nocerino asked Mr. Ceglie to provide information on why the building must come down. If it has not come down in 7 years, what is the benefit of taking it down if it is not an environmental hazard? There is no benefit. The project is not moving yet. This project is not going to move unless we follow the steps that we want to follow for the community. I thought the State was taking it down, now I am hearing Stratosphere wants to take it down. There is a community that is involved with that, so someone has to prove to this Commission why it has to come down now. And not just because we have the "OK to go". Don't ram it down my throat. You haven't rammed it down my throat for 7 years, don't ram it down now. There is more on the table. I was under the impression that it had to come down from the State, my mistake.

Mark Goldberg, and Echo Tenant, said he was told by Republic Jet Center that ramp construction would be starting by the end of the year and Echo tenants would need to move from the ramp or find a home somewhere else. He said that rent would cost \$460 per month and there would be a 5-year commitment. Mr. Lauth said there are no plans to eliminate tie-down locations.

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