

MINUTES
REPUBLIC AIRPORT COMMISSION MEETING
OCTOBER 9, 2018

The meeting was called to order by Chairman Frank Nocerino at 7:03 p.m. Also present were Republic Airport Commission Members Stella Barbera, Robert Bodenmiller, Vincent Bologna, Jr., and Joan Flaumenbaum.

I. ANNOUNCEMENTS

Interim Airport Director Gary Barnable stated that there was a Resolution by the Town of Babylon declaring that there would be no further action on the East Farmingdale Form Based Code Feasibility Study.

II. ADOPTION OF THE MINUTES

Commissioner Richard Grant was unable to attend the meeting. Due to lack of quorum, the minutes for August 2018 were not adopted.

Chairman Nocerino read aloud the letter he sent to NYSDOT Acting Commissioner Paul A. Karas, inviting him to meet with the Chairman. Chairman Nocerino also read a letter he sent to Evelyn Martinez, Manager, FAA New York Airports District Office (NYCADO). Chairman Nocerino said he had not yet received a response to either letter.

III. CHANGES AND/OR ADOPTION OF AGENDA

No changes.

IV. REPORTS, RESOLUTIONS, & OTHER BUSINESS

A. REPORTS

1. OPERATIONS, AIRCRAFT COMPLAINT, & FINANCIAL REPORTS FOR JULY AND AUGUST 2018

The Operations and Noise Complaint Reports for July and August 2018 were discussed by Mr. Rick McElroy, Airport Manager. In the month of July, the FAA reported 21,032 total operations, compared to 21,662 from 2017. The Airport Operations Department reported 6,854 landings. Touch and go operations for July were lower than last year with 2,206 reported. Passenger numbers were higher with 1,263 being reported, an increase of

20 from the previous year. There were 415 based aircraft in July, a decrease of 59 from the year before.

In August 2018, the FAA reported 19,499 total operations, compared to 23,031 from last year. The Airport Operations Department reported 6,759 landings. Touch and go operations for August were lower than last year with 2,416 reported. Passenger numbers were higher with 1,269 being reported, an increase of 194 from the previous year. There were 412 based aircraft in August, a decrease of 60 from the year before.

Commissioner Stella Barbera asked if there was a reason for the decrease in flight activity in August. Mr. McElroy responded that, because there are no scheduled flights at the Airport, activity is based on when people need to fly, and it cannot be accurately predicted.

There were 6 noise complaints registered in July of this year compared to 14 last year. Four complaints were related to the day and 2 for night. Two of the 6 complaints were caused by jet aircraft and 4 were from an unknown aircraft type. Three of the complaints could not be identified by runway, 2 complaints were from departures on Runway 32, and 1 complaint from a departure on Runway 19. All 6 noise complaints were reported by residents in the northwest sector of the Airport. Three complaints were caused by transient aircraft, and 3 complaints were unknown.

There were 16 noise complaints registered in August of this year, the same as the previous year. Thirteen complaints related to the day, zero for night, and 3 were unknown. Eight of the complaints were attributed to jet aircraft, and 5 were from multi/single aircraft. Six of the complaints were attributed to arrivals on Runway 14, and 4 complaints to arrivals on Runway 32. The majority of the total complaints came from the northwest area of the Airport. Five complaints were caused by based aircraft, 8 from transient, and 3 were unknown.

The Financial Reports for July and August 2018 were discussed by Mr. Gary Barnable, Interim Airport Director. For July, the total Revenue was higher than budgeted. Miscellaneous Income was \$11,695 more than expected due to filming at the Airport for the TV show "Manifest". Fuel flowage fees were higher than expected by \$5,658.

Items that came in lower than budgeted were License Fees, Rental Income, Tie-down Fees, and Utility Sales. Expenses for July were below budget. Labor was lower than expected due to the open positions at the Airport. Professional Services were \$10,800 due to savings on the new security maintenance contract. There was not a need for Appraisals that were in the budget. Airport Maintenance was the majority of the under-run at \$92,232, due to projects scheduled for July being pushed back to future months.

Mr. Barnable reported that Revenue for August was \$21,161 less than budgeted. The largest item that did not meet expectations was Miscellaneous Income, which had a budgeted amount of \$20,200 but only realized \$4,277. He stated that revenue from Film Shoots is sometimes hard to predict. License fees and Rental Income were lower than budgeted. Landing fees were \$5,684 less than anticipated. Expenses for August came in at \$12,071 below budget. The largest budget over-run was Labor Expense at \$55,696 due to a five-week payroll billing cycle. Airport Maintenance was the largest under-run at \$43,561, mostly due to projects being pushed back to later months. Plumbing work and the fence were two of these projects.

2. RECENT/CURRENT EVENTS

Mr. Barnable stated that the punch list items for the High Efficiency Lighting project were finished, and that several windows in the Main Terminal building that showed signs of condensation were being replaced.

B. OTHER NEW YORK STATE DEPARTMENT OF TRANSPORTATION BUSINESS

1. Runway 1-19 Safety Area Improvements: Mr. Barnable said the plans are still being finalized to re-bid them in time for a Spring 2019 award. A draft of the Technical Memorandum that is part of the NEPA/SEQRA process is being finalized and it will be available for public review in the near future through the normal notification process, including the Airport's website. The impacts were less because the hangars are not being relocated.
2. Northeastern Aviation FBO Application: No changes.
3. RFP by ESD for long term lease of Five Development Parcels: Mr. Barnable stated that

the preparation of a submission to FAA of the draft Environmental Assessment (EA) and Airport Layout Plan (ALP) is still being worked on at this time. When it has been submitted to FAA and they have reviewed it, a public meeting will be scheduled. He said the submission is expected to occur within the next few weeks, and the public will be notified as soon as a meeting date is set. Chairman Nocerino added that he hopes to have a conversation with Ron Epstein, NYSDOT Executive Deputy Commissioner, about the public meeting and the public comment process.

4. Sheltair Development in Breslau Area: Mr. Barnable stated that Sheltair is still working on utilities but will possibly have Certificates of Occupancy in November. Commissioner Barbera asked how many hangars will be ready in November, to which Mr. Barnable replied that he did not know Sheltair's schedule.

V. PUBLIC COMMENTS

Three (3) individuals commented.

Chairman Nocerino adjourned the meeting at 7:45 p.m. The motion was carried unanimously.

The next meeting is scheduled for Monday, December 17, 2018 at 7:00 p.m.

These minutes are respectfully submitted by:
Gary Barnable on behalf of Executive Secretary
Republic Airport Commission

PUBLIC COMMENTS
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Mr. John Lisi of the Republic Airport Civic Coalition and Daniel Street Civic Association stated that about a year ago and again earlier this year, the Coalition expressed a desire to have a Working Group, and they were informed that Commissioner Barbera would be starting it up. He asked for a status on starting up the Working Group. Mr. Lisi also stated that Senator Boyle had sent a letter to Governor Cuomo about filling the vacancies on the RAC, and two letters about the 5-parcel development, and to his understanding, the Senator has not received a response to these letters. Mr. Lisi asked if the Commission had heard anything about these letters. Chairman Nocerino answered no, and that he spoke to Senator Brooks about 2 weeks prior, and the Senator did not receive a response to his correspondence either.

Mr. Lisi asked to know when Sheltair's new facility will become operational. Mr. Barnable replied that he did not have a schedule but believed that once they get the Certificates of Occupancy, they will be looking to start operations. Mr. Lisi commented that it is becoming apparent that FAA is using the Environmental Assessment of the DOT as opposed to doing their own environmental study. He added that the Environmental Impact and Traffic Impact could not be assessed because Sheltair is not operational yet and the 5-parcel development is moving forward without any input from that project. Chairman Nocerino remarked that he had planned to have Bill McShane attend the meetings or the Working Group when their project is close to completion. Mr. Lisi continued, saying that Sheltair has been very transparent, but the Coalition does not want to lose sight of their activity level, because it factors in to the evaluation of future developments. He said the negative impact study that was put out did not project what their impact may be, so that is the issue.

Chairman Nocerino stated that someone from the Coalition wrote to him saying they did not want to meet with the Working Group, and for transparency reasons, they wanted this dialogue to take place at the RAC meetings. Commissioner Barbera concurred with the Chairman. Chairman Nocerino said that was the only reason why the Working Group did not start up. He said he will have a discussion with Commissioner Barbera about bringing back the Working Group.

Mr. Lisi said, to put it on record, that the Coalition had never heard this before, and there are many civics in the Airport Coalition.

Chairman Nocerino said that if there is Working Group and it needs to have more information, he would ask Mr. Epstein to attend a Working Group meeting to answer their questions.

Ms. Helen Norjen of the Woodland Civic Association asked for copies of the letters that Chairman Nocerino sent to Acting Commissioner Karas and NYCADO Manager Evelyn Martinez, to which Chairman Nocerino responded yes. She said that, when the Chairman meets with Acting Commissioner Karas, he should inform the Commissioner that the RAC was kept in the dark, that NYSDOT did not live up to its obligations, and that the RAC needs to be included as part of the process. Ms. Norjen said she read about the Governor's plans for JFK Airport and that they anticipate relying on nearby airports in the future. With the environmental issue, Ms. Norjen said that the Town of Babylon's Preliminary Draft Generic Environmental Impact Study Form Based Code clearly stated that since the project is over 25 acres, it is Class I action under SEQRA. She said that the EA that was done for the 5 parcels was minimal, faulty, and inaccurate, and it does not mention Sheltair at all. She said that Chairman Nocerino needs to point this out to Acting Commissioner Karas. Ms. Norjen asked Mr. Barnable to find out when and how NYSDOT was selected as the lead agency without any notification or involvement of the Form Based Code. Regarding Empire State Development (ESD), Ms. Norjen commented that there was an RFP for Belmont Park years ago that was scrapped, and then they issued a new one last year. She said that it states that there must be, not just community involvement, but things that enhance and benefit the community. Ms. Norjen stated that the ALP is extremely important, and that an EIS (Environmental Impact Statement) is needed. Chairman Nocerino replied that he will speak to Senator Brooks to see if he can help get that through.

Ms. Jessica Santangelo, a Farmingdale resident, asked for information on how to make a FOIL request to obtain copies of minutes from past RAC meetings, Aircraft Operations Reports, and Aircraft Complaint Reports. Airport Administrative Assistant Judi Zalewski responded that New York State's website has a page dedicated to FOIL requests. Ms. Santangelo asked what type of aircraft the NY Islanders hockey team travels on, to which Mr. Nocerino replied, a Boeing 737.

Ms. Santangelo asked if the full Stratosphere proposal associated with the 5 parcels was available to view. Mr. Barnable responded that it is Stratosphere's proposal and everything that the Airport received so far is on the Airport's website.

Ms. Santangelo stated that, at the August 2018 RAC meeting, she had asked if there was anything in the RFP that had been associated with the Echo Ramp reconfiguration and the response was, as part of the work proposed in the RFP, there were no construction plans for Echo Ramp. She said she was encouraged to

verify this information and found out that Echo Ramp was mentioned in the March 2nd Empire State Development presentation, in the responsive comments from the April 6th meeting, in the July 19th Environmental Assessment, and in the July 20th Environmental Determination. Ms. Santangelo commented that Echo Ramp is clearly involved in the proposal that Stratosphere has submitted. She asked how much of the current Echo Ramp reconfiguration is the same as the reconfiguration in Stratosphere's proposal. Mr. Barnable replied that she would have to look at what is in the proposal and compare the two. Ms. Santangelo asked how that can be arranged, to which Mr. Barnable replied that she can make an appointment with Airport Manager Rick McElroy. Ms. Santangelo stated that she does not believe the current work on Echo Ramp is completely unrelated to what they proposed to do. She said she would like to personally make sure that an appropriate comparison is done.

Chairman Nocerino reminded attendees that the next RAC meeting will be held on Monday, December 17, 2018. Meeting adjourned at 7:45pm.