

Yates County Airport Council Minutes



Wednesday January 26, 2022 7:30 AM EST

Held at Seneca Flight Operations, Penn Yan Airport

CALL TO ORDER 7:37 by Rich L.

PRESENT: Rich Leppert (Seneca Flight), Doug Marchionda Sr (Penn Yan Flying Club), Bill Middlebrook (Penn Yan Aero), Tim Dennis (At Large), Taylor Fitch (Marketing), Paul Middlebrook (Council Advisor), Allison Lia (Passero Associates), Leslie Church (Yates County Legislature Chair), Dick Harper (Yates County Legislature)

GUESTS: Howard Bozenhard (AOPA network of volunteers)
Ryan Wallace, Penn Yan Solar Project (tentative)

READ & ACCEPT MINUTES OF PREVIOUS MEETING: Accepted TD / BM 2nd

REVIEW AND ACCEPT FINANCIAL REPORT: Dick Harper discussed pavement payments with Jessica Mullins and she agreed it was applied to the wrong account. It will show in the year-end financial report in the correct account. Financials Accepted TD / DH 2nd

CORRESPONDENCE & COMMUNICATIONS

Solar Home Project presentation by Ryan Wallace

1. Building layout review
 - There will be multiple buildings (128 rental units in total) with one being 3 story and a 32' maximum height.
 - Buildings will be built as a module and positioned in place with a crane. Ryan will make sure that the airport is notified of the dates the crane is in use.
 - There will be a retaining wall located along border with the airport in one section to support a driveway.
2. Concerns raised
 - Noise: Ryan understands that airport noise is a major concern, and it will be addressed by a clause in all rental contracts that airport noise is to be expected.
 - Electrical: Ryan was made aware of the power situation the airport is experiencing with NYSEG. PY Aero has power issues, and the Beta project seems to be stalled due to NYSEG. Ryan indicated that he is spending \$300,000 with NYSEG to improve electrical to the site. Leslie indicated NYSEG will be installing a substation near the Milo Town Highway buildings to address power to this area.
 - Water: Low water pressure to the airport location was mentioned and the new building would likely only make it worse. Leslie mentioned that the Town of Milo is looking to install a water tower in conjunction with the Economic Development Groups purchase of land north of Friendly's
 - Glare: Ryan mentioned that the solar panels on the building would be mounted flat and would be of materials that provide for the lowest glare.

PASSERO REPORT:

1. 2020 (now 2021) State DOT funding proposal – Allison indicated that we would receive award for fuel trucks (timing) but there should be no Buy American issue like we experienced with the deicing trailer.
2. 2019 Awarded State Grant Update (Airport standby Generator, aircraft deice system)
 - Allison has generator bid document almost complete. Will go out in February.
 - Passero is still working on deicing BOD issue. Allison will have details for February meeting
3. CARE emergency Funding, items already submitted and remaining funding reviewed
 - Allison felt that heating system replacement in Precision Aviation Hangar could be applied to Cares.
 - Balances still available for allocation: Cares \$38,128.887; CRSSA \$23,000 and ARPA \$18,129.
4. Progress on GPS approach for 10/28
 - Delayed. No update at this point.
5. Sewer extension report
 - DOT part is closed.
6. Five Year Plan
 - Pre applications for 2022 funding have been submitted (Fuel Trucks and Taxiway)

7. Fence repair / relocation plans due to washout.
 - 2 estimates were received. Double M Fence out of Dundee, NY provided the lowest proposal at 10,450 which was almost ½ the other quote. Dick will contact Double M to make sure the bid is at prevailing wage. We will review at next meeting.
8. Easements:
 - Dick Harper had received a call a few days ago from the new owner of the Bloom property. The new owner indicated that he is not going to sign an easement at this point. He indicated that with the Finger Lakes Economic Development Group purchasing the property across the street from him for new business development, he may not stay in the house he purchased from Blooms. He does not want a permanent easement showing as it may impact his sale of the house. He is open to a temporary easement and will consider topping the tree or potential replacement may also be considered.

SENECA FBO REPORT:

1. Fence Clearing / cutting / general condition
 - No work being completed currently.
2. Revenue, occupancy, and condition of T hangars.
 - We are at full occupancy and have 4 on the waiting list.
 - Paul Middlebrook stated that we should look at building new hangars and “Build Big”
3. Open house for Legislature **ON HOLD**
4. Electric charging station proposal from Beta Technologies
 - Still waiting on NYSEG but as mentioned above, the new solar home project and new NYSEG substation are likely playing into this schedule.
5. Winter Operations:
 - Broom needs to have brushes replaced. Rich obtained quotes from Kodiak (\$5,100) and United (\$2,400). Airport Council agreed to have Rich order with County Sales Tax Exemption.
 - Deicing chemicals need to be ordered due to low remaining inventory. Rich expects this to be around \$5,000.
 - Plow down: Rich mentioned the plow went down and the County sent a plow and man to help clear the runways. The plow truck experienced a rapid loss of air pressure. It was not a quick repair and had to be towed from the airport to the County Highway for repair.

OLD BUSINESS:

1. Surveillance System
 - Most of the system has been installed. The beacon camera will need to wait until weather is better.
2. Right Brothers Aviation – Rich has called a couple of times to check on possible development but has no call returned.
3. Fiber Network Storage area
 - Will need to get better clarification with Marian Walrath on interior space requirements.
4. Noise complaint
 - The concerns of low flying planes over South Ave was addressed in the Flying Club newsletter. Recommending keeping 1000’ over village.
5. Heating in Precision Aviation Hangar
 - Estimate received from R.L.Powers Heating for \$17,500 for installation of 4, 100000 BTU Vantage II radiant heaters
 - Rich to get price from JRs Heating and Plumbing.

NEW BUSINESS:

1. Emergency Contact List
 - Will need to add Leslie to the Emergency Contact list.

ANY COMMITTEE / OPERATIONAL REPORTS:

1. Equipment and Facilities Committee: update on equipment condition, needs and necessary maintenance around the Airport property: **PAUL, RICH**
2. Marketing Committee: **TAYLOR**

ADJOURNMENT: 9:32 DH / RL 2nd

Minutes Submitted by: Richard Harper Feb 18,2022