



An AFCO Company

**Westchester County Airport**

240 Airport Road, Suite 202  
White Plains, New York 10604  
Tel 914.995.4850  
Fax 914.995.3980  
www.avports.com

May 19, 2017

Commissioner Vincent Kopicki  
County of Westchester  
Department of Public Works & Transportation  
148 Martine Avenue, Room 518  
White Plains, NY 10601

Dear Commissioner Kopicki:

Enclosed please find the minutes of the Airport Advisory Board Meeting held on April 26, 2017.

If you have any questions or need additional information, please feel free to contact me.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Peter Scherrer".

Peter Scherrer  
Airport Manager  
Westchester County Airport

PS/vpe

Enclosure

Cc: Joseph Nicoletti  
John Inserra

***Always Dependable. Always Accountable.***

**Airport Advisory Board Meeting  
April 26, 2017**

**ATTENDANCE:**

**MEMBERS PRESENT:**

ROCCO TURSO	-	HARRISON - CHAIR
HOWARD SCHUR	-	PURCHASE
CAMILLO SANTOMERO	-	BEDFORD - VICE CHAIR
RICHARD CONRAD	-	NORTH CASTLE
DAVID GELFARB	-	BOARD OF LEGISLATOR – DISTRICT 6
EILEEN MILDENBERGER	-	ACTING PLANNING COMMISSIONER
MARK RUBEO	-	PLEASANTVILLE
VINCENT F. KOPICKI	-	COMMISSIONER – DEPARTMENT OF PUBLIC WORKS & TRANSPORTATION
DANIEL F. CREMINS	-	LARCHMONT

**COUNTY STAFF:**

ROBERT FUNICELLO	-	ENVIRONMENTAL PROJECT DIRECTOR
------------------	---	--------------------------------

**AvPORTS STAFF:**

STEPHEN FERGUSON	-	ASSISTANT AIRPORT MANAGER
CHRISTOPHER QUAIL	-	NOISE ABATEMENT SPECIALIST
DEREK COLBERT	-	USDA WILDLIFE OFFICER
HUGH FOX, JR.	-	DIRECTOR OF CONSTRUCTION

**GENERAL PUBLIC:**

RAY FALCON	-	HARTSDALE
MARIELA FALCON	-	HARTSDALE
LINDA LANDESMAN	-	RYE BROOK
CAROL MCDILLAN	-	WE RESIST
NOANNA POWELL	-	PURCHASE
JONATHAN WANG	-	PURCHASE
SCOTT KARPFF	-	PURCHASE
STEWART SIMON	-	PURCHASE
VICTORIA KHAZZAM	-	PURCHASE

### **Call to Order 19:04**

- Roll Call Taken
- Minutes of the March 2017 meeting were approved

### **Special Presentation:**

A presentation was made by Derek Colbert, USDA Wildlife Service Officer, for airport. Mr. Colbert explained the Wildlife Management Program in place at the airport and the challenges that the airport faces from Wildlife. 97% of the contacts that the airport has with wildlife are nonlethal. The installation of the new perimeter fence has eliminated the incursions of coyotes on the airfield. The airport has successfully relocated a number of raptors who have not returned to the airport. The airport has worked with tenants to eliminate, cover, sources of food and other things that will attract wildlife. The airport has also developed a program to control the geese population within a seven-mile radius of the airport.

### **Correspondence:**

- No Correspondence

### **Noise Monitor Report: *Christopher Quail (AvPORTS):***

- **March**

The airport received a total of 51 noise complaints from 11 households

- The lead caller sent in 19 complaints
  - Two households sent in 10 or more complaints
  - 9 complaints were received during the VRRF
    - All were HPN traffic
  - 6 New York municipalities and 1 Connecticut municipality
  - There were a total of 233 operations during the VRRF
  - There were 2 high range noise events
- **Mr. Jonathan Wang** asked why the operations numbers provided by the airport differ from the ones available from the FAA. **Mr. Ferguson** explained that the FAA counts any aircraft that contacts the tower even if they don't land at the airport. The airport only counts aircraft that actually arrive and depart.

### **Commissioner's Report: *Vincent Kopicki (DPW&T):***

- Airport Projects - Design
  - Airport Master Plan 95% - Under Review by FAA
  - Rehabilitation of Runway 16/34 60%
  - Electrical System upgrade 30%
  - Hangar E Parking lot upgrade 75%
  - Departure Lounge Improvements 30%

- Airport Projects - Construction
  - New Perimeter Fence 99%
  - Hangar D Parking Lot 99%
  - Baggage Screening Building 99%
  - Deicing Fluid Collection System Contract 3 99%
  - South Concourse Renovation - 50%
  - Basin B Dredging 0%
  - Tower Road rehabilitation 0%
  - Stormwater management upgrade 0%
- Airport Privatization Proposal
  - County has received large amounts of interest.
    - So far there are three serious bidders.
  - **Mr. Santomero** What is the process for the bidders?
    - **Mr. Kopicki**: The RFP was sent out to potential bidders, advertised in the trade press and placed on the County's website. All communication between the bidders and the County is done by email. Responses to questions are sent to all bidders and not just the party that asked the question. Q&A sessions will be held and tours will be conducted at the airport for potential bidders. The due date for bids is July 14<sup>th</sup>.
  - **Scott Karpf (Purchase)** Why was there not a public hearing before the RFP process to find out if constituents of the area are opposed to privatization of the airport?
  - **Ray Falcon (Hartsdale)**: There are not enough general aviation airports to support the community. The proposed privatization should be put before the public so they can express their views.
  - **Scott Karpf (Purchase)**: To David Gelfarb "When will there be a public meeting on the proposed privatization?"
    - **David Gelfarb (Board of Legislators)**: The RFP was not done in secret; it was discussed at multiple meetings of Board of Legislators which are broadcast to the public. There is a process going forward with bids we intend to have the County's advisor FRASCA present to this Board and to the communities. There will certainly be the opportunity for the public to comment. If there are more questions,

we may have some of the serious bidders make a presentation to the Board. If this process gets to the point of actually executing a lease at that time, there will be public hearings on the lease that will be the official time for public comment.

- **Linda Landesman (Rye Brook):** When will there be a public meeting about the Master Plan? The lack of public meetings about it has created an atmosphere of distrust among the public on this and on the privatization issue.
  - **David Gelfarb (Board of Legislators):** There will be at least one opportunity for the public to comment on the Master Plan, we don't have a date for that yet. We have not had a public meeting on the privatization because we haven't even received a bid yet so it seemed premature.
  - **Camillo Santomero (Vice Chair):** We have tried to formalize the meetings, setting up a website and email distributions of the agendas and minutes. As to the Master Plan, my understanding is that the submission to the FAA is to see if they will approve the components of it. It does not make sense to hold public hearings on proposals that the FAA will not approve. Our charge is to take comments from the public and to pass them on to the County. We would also encourage you to send letters to the Board with your comments.
  - **David Gelfarb (Board of Legislators):** Meetings were held with the mayors of the local municipalities.

**Old Business:**

- **Website**
  - **Eileen Mildenberger (Dept. of Planning):** There have been discussions with IT about space on the County's website. We intend to place 6 months of meeting Minutes and copies of the presentations given at the Board meetings.

**New Business:**

- **Dredging of Basins**
  - **Vincent Kopicki (DPW&T):** At this time we are waiting for the Army Corp of Engineers to issue the necessary permits.

**Public Comments:**

- **Johnathan Wang (Purchase)**
  - Pretending that the current contract management arrangement and the proposed privatization of the airport are the same thing is intellectually dishonest.
  - Mr. Wang thinks that there is more that this Board and the airport can do to mitigate the environmental impacts of the airport on the surrounding community.
  - Mr. Wang suggested that airport improve the signage on the field notifying pilots of the airport's noise abatement procedures. He provided the Board with photos of signs at other regional airports.
    - Mr. Wang mentioned that Teterboro Airport has a hard limit on noise levels and wanted to know if the airport could implement something similar. **Mr. Quail** and **Mr. Funicello** explained that the Teterboro has such restrictions because they were in place prior to the passage of the Airport Noise and Capacity Act of 1990 and that under ANCA the airport can't impose new restrictions on operations unless approved through the FAA's Part 161 Noise Study process. The County investigated the possibility of going through the 161 process in 2000-2001. It was concluded that it was highly unlikely that any restrictions would be approved.
  - Mr. Wang, as a General Aviation pilot, expressed concern that he and other GA pilots had not received any environmental training from the airport. Mr. Wang expressed concern about the potential for contamination of the Rye Lake Reservoir from the disposal of aviation fuel on the ramp areas by general aviation pilots when they test tanks for contamination. **Mr. Funicello** explained that only two out of seven outfalls from the airport drain to reservoir and that it and all outfalls are regularly monitored for any contamination. **Mr. Funicello** and **Mr. Ferguson** agreed that the airport should examine the possibility of placing fuel collection bucket for pilots on the ramps at the FBOs and that an environmental work order will be created about the matter.
- **Linda Landesman (Rye Brook):**
  - No member of the Board from Rye Brook
    - **David Gelfarb:** It is being worked on.
- **Ray Falcon (Hartsdale):**
  - Has been using the airport for many years, mostly for General Aviation. Since first hearing about the privatization of the airport, I have become increasingly concerned. The privatization of the airport will attract more people from around

the area causing congestion on local roads. Why are you so willing to give up control of the airport?

- **Carol McDillan (Rye Brook):**
  - What is the process for getting the Master Plan to the point that it is at?
    - **Camillo Santomero (Vice Chair):** My understanding is that the airport put together a plan that it submitted to the FAA who then decides what is acceptable from the prospective of the FAA. Then after adjustments are made to the plan in response to the FAA, that adjusted plan will be shown for public comment.
- **Scott Karpf (Purchase):**
  - Why is privatization being considered?
    - **Eileen Mildenberger (Acting Planning Commissioner):** Just because something is being done well doesn't mean that there isn't the opportunity for improvement.
    - **Mark Rubeo (Pleasantville):** David, will there be an opportunity for the public to comment before any lease is finalized?
    - **David Gelfarb (Board of Legislators):** There will be public hearings on whether or not to enter into an agreement. There will be public hearings where it is statutorily mandated to have one.
- **Ray Falcon (Hartsdale):**
  - If the County is not happy with the management company that is running the airport, change the company. Really not acceptable to privatize.
- **Mark Rubeo (Pleasantville):**
  - Go to public hearings and express your concerns.
- **Carol McDillan (Rye Brook):**
  - Something was going to be added to the website?
    - **Camillo Santomero (Vice Chair):** We are adding a page for the Advisory Board to the County website.
- **Johnathan Wang (Purchase)**
  - Why is the advance authorization program only for aircraft above 120,000 pounds?
  - **Mr. Funicello** responded that the 120,000 pound prior request requirement was developed based on engineering studies done on the pavement of the runways. **Mr. Ferguson** explained that the FAA uses 120,000 for calculating when rebuilding of runways is needed. By documenting the operations that are over

**Page 6**

**April 26, 2017**

that level we can go to the FAA and make the case that the runway will be needing reconstruction sooner than anticipated. The airport will approve any request for aircraft between 120,000 and 180,000 pounds.

**Meeting Adjourned 20:38**



**AIRPORT PROJECTS - CONSTRUCTION**  
**April 19, 2017**

---

**CONTRACT NO. 11-506 – SECURITY ENHANCEMENTS – REPLACE AIRPORT PERIMETER FENCING & SECURITY GATES (A050C)**

**Funding:** ACIP Entitlement Funds  
**Contractor:** The LandTek Group, Inc.  
**Contract Amount:** \$3,005,330.00  
**Percent Complete:** 99%

**Comments:**

**CONTRACT NO. 13-516 – PARKING LOT REHABILITATION – HANGAR D (A066C)**

**Funding:** Airport Special Revenue Funds  
**Contractor:** R. Pugni & Sons, Inc.  
**Contract Amount:** \$3,345,244.00  
**Percent Complete:** 99%

**Comments:**

- Punch List items

**CONTRACT NO. 14-537 – BAGGAGE SCREENING FACILITY (A095B)**

**Funding:** Passenger Facility Charges (PFC'S)  
**Contractor:** VRH Construction Corp.  
**Contract Amount:** \$12,590,720.00  
**Percent Complete:** 99%

**Comments:**

- Punch List items

**CONTRACT NO. 15-515 – AIRCRAFT DEICING FLUID COLLECTION, SYSTEM IMPROVEMENTS AND APRON RECONSTRUCTION AT TERMINAL CONTRACT NO. 3 (A069A)**

**Funding:** Passenger Facility Charges (PFC'S)  
**Contractor:** ELQ Industries Inc.  
**Contract Amount:** \$4,579,956.00  
**Percent Complete:** 99%

**Comments:**

- Phase 3 has been completed
- Phase 4 has been completed – Punch List items

**CONTRACT NO. 15-539 – TERMINAL SYSTEMS UPGRADE, SOUTH CONCOURSE RENOVATION, PHASE II (A0083)**

**Funding:** Passenger Facility Charges (PFC'S)  
**Contractor:** VRH Construction Corp.  
**Contract Amount:** \$3,021,100.00  
**Percent Complete:** 50%

**Comments:****CONTRACT NO. 16-208 – MAINTENANCE DREDGING FOR DETENTION BASIN B**

**Funding:** Airport Operating Funds  
**Contractor:** R. Pagni & Sons, Inc.  
**Contract Amount:** \$1,489,000.00  
**Percent Complete:** 0%

**Comments:**

- Contract awarded-awaiting Army Corps permits

**CONTRACT NO. 16-503 – REHABILITATE TOWER ROAD  
(A0079)**

**Funding:** ACIP Entitlement Funds  
**Contractor:** Laura Li Industries, LLC  
**Contract Amount:** \$544,197.50  
**Percent Complete:** 0%

**Comments:**

- Contract awarded-coordinating with new Million Air Hangar construction

**CONTRACT NO. 16-504 – STORMWATER MANAGEMENT, UPGRADE  
(A042B)**

**Funding:** ACIP Entitlement Funds  
**Contractor:** R. Pagni & Sons, Inc.  
**Contract Amount:** \$2,801,257.50  
**Percent Complete:** 0%

**Comments:**

- Contract awarded-awaiting Army Corps permits

James Antonaccio, R.A.  
April 19, 2017

**AIRPORT PROJECTS - DESIGN**  
**April 19, 2017**

---

**CONTRACT NO. 13-1500– AIRPORT MASTER PLAN  
(A0071)**

**Funding:** FAA/Westchester County  
**Consultant/Designer** DY Engineers  
**Percent Complete:** 95%

**Comments:**

- Under review by FAA

**CONTRACT NO. 14-929 – REHABILITATION OF RUNWAY 16/34  
(A0118)**

**Funding:** FAA/Westchester County  
**Consultant/Designer** Michael Baker Inc.  
**Percent Complete:** 60%

**Comments:**

- Engineers report has been received

**CONTRACT NO. 15-504 – ELECTRICAL SYSTEM UPGRADE – AUTOMATIC TRANSFER  
(A002A) SWITCH – 15 KV**

**Funding:** Westchester County  
**Consultant/Designer** In-House  
**Percent Complete:** 30%

**Comments:**

- Awaiting information from Con Ed regarding auto-transfer switchgear equipment
- Con Ed input may affect plan layout and scope of work

**CONTRACT NO. 15-500 – HANGAR E PARKING LOT REHABILITATION  
(A066C)**

**Funding:** Westchester County  
**Consultant/Designer** In-House  
**Percent Complete:** 75%

**Comments:**

- Coordinating with Tower Road project

**CONTRACT NO. 14-926-B – DEPARTURE LOUNGE IMPROVEMENTS  
(A083A)**

**Funding:** PFC  
**Consultant/Designer** AECOM  
**Percent Complete:** 30%

**Comments:**

- Design kick-off held 2/24/15
- Project Definition Report submitted Aug. 2015. Options and costs included

James Antonaccio, R.A.  
April 19, 2017



**Westchester County Airport**  
240 Airport Road, Suite 202  
White Plains, New York 10604  
Tel 914.995.4850  
Fax 914.995.3980  
www.avports.com

May 22, 2017

Commissioner Vincent Kopicki  
County of Westchester  
Department of Public Works & Transportation  
148 Martine Avenue, Room 518  
White Plains, NY 10601

Dear Commissioner Kopicki:

In accordance with Article Two, Paragraph (f) (1), Schedule 2, of our Management Agreement, I am transmitting herewith the Westchester County Airport Activity Report for the month of April 2017.

Also, enclosed is a list of operators with six or more VRFF occurrences for the month of March 2017.

If you have any questions, or require additional information, please feel free to contact me.

Very truly yours,

Peter Scherrer  
Airport Manager  
Westchester County Airport

PS/vpe

Enclosures

cc: Joseph Nicoletti  
John Inserra

***Always Dependable. Always Accountable.***



<b>4. Tours:</b>	<b>0</b>	<b>Year-to-date:</b>	<b>1</b>
Adults	0		0
Children	0		0

<b>5. Weather</b>	<b><u>VFR</u></b>	<b><u>IFR</u></b>	<b><u>Below Minimums</u></b>
	98%	2.0%	0%

Westchester County Airport Operations activated the Runway 16 Special Authorization Category II Aircraft Approach four (4) times during the month of April for a total time of 17 hours and 13 minutes.

**6. Construction**

The pre-bid date for the Terminal’s new electric room project is scheduled for May 9.

The South Boarding Pier – the submittal for the glass for the wall needs to be reviewed by the County. The glass specified was not rated for jet blast. The contractor has submitted shop drawings. Also, the glass supplier will be submitting the cost to upgrade the glass.

The Airport has submitted to DPW the requisitions to purchase three electric pushback tugs and six baggage tugs with the money appropriated in the 2015 and 2016 Capital. The Airport also submitted the specification for refurbishing the electric lavatory and water trucks. We are still waiting for the County to submit the requisitions.

UTI has completed the work for the access control system for Gate 9.

UTI has completed the program for north and south ramp gates.

<b>7. Noise Complaints</b>	<b>48</b>	<b>Year-to-date:</b>	<b>184</b>
----------------------------	-----------	----------------------	------------

The 48 noise complaints were generated by 22 households. One household called in 10 or more complaints. The lead caller reported 12 complaints.

In April 2016, we received 95 noise complaints.

<b><u>Night Noise Complaints</u></b>	<b><u>00:00-06:29</u></b>
	<b>6*</b>

\* 3 not HPN traffic, 0 general and 0 unknown complaint.

<b><u>Visitors to Noise Abatement Office</u></b>	<b>0 Adults</b>
	<b>0 Children</b>



**8. Night Operations**

	<u>APRIL 2016</u> <u>00:01-06:30</u>	<u>APRIL 2017</u> <u>00:01-06:30</u>	<u>2017</u> <u>Y-to-D</u>
Jet Aircraft	233	192	815
Propeller Aircraft	27	39	149
Helicopter	7	12	53

**9. Airline Passenger Count**

	<u>MARCH</u> <u>2016</u>	<u>MARCH</u> <u>2017</u>	<u>Y-to-D</u> <u>2016</u>	<u>Y-to-D</u> <u>2017</u>
Enplaned Passengers	60,770	63,943	165,185	176,827
Deplaned Passengers	59,845	64,381	155,390	170,896

**10. Heavy Aircraft Operations**

26 Corporate + 188 jetBlue = 214

Peter Scherrer

Cc: Joseph Nicoletti  
John Inserra

OPERATORS WITH 6 OR MORE OCCURRENCES DURING THE VRF  
FOR THE MONTH OF  
MARCH 2017

<u>OPERATOR</u>	<u>OCCURRENCES</u>
Atlantic Southeast	29
Tradewind Aviation	27
NetJets Inc/Sales/Int'l	24
Endeavor Air	22
jetBlue Airways	13
PSA Airlines	12
Delta Air Lines (Charter)	7



WESTCHESTER COUNTY AIRPORT - 2017

TOTAL OPERATIONS

	2016		2017		% CHANGE		Y-To-D
	2016	Y-To-D	2017	Y-To-D	MONTH	Y-To-D	
JANUARY	9,908	9,908	10,247	10,247	3.4	3.4	3.4
FEBRUARY	9,469	19,377	9,720	19,967	2.7	3.0	3.0
MARCH	11,278	30,655	10,775	30,742	-4.5	0.3	0.3
APRIL	11,457	42,112	13,304	44,046	16.1	4.6	4.6
MAY	12,789	54,901					
JUNE	13,677	68,578					
JULY	14,901	83,479					
AUGUST	15,975	99,454					
SEPTEMBER	13,784	113,238					
OCTOBER	12,054	125,292					
NOVEMBER	11,921	137,213					
DECEMBER	10,303	147,516					

JET OPERATIONS

	2016		2017		% CHANGE		Y-To-D
	2016	Y-To-D	2017	Y-To-D	MONTH	YEAR	
JANUARY	6,293	6,293	6,305	6,305	0.2	0.2	0.2
FEBRUARY	6,193	12,486	6,280	12,585	1.4	0.8	0.8
MARCH	6,742	19,228	6,681	19,266	-0.9	0.2	0.2
APRIL	6,425	25,653	7,288	26,554	13.4	3.5	3.5
MAY	7,069	32,722					
JUNE	6,417	39,139					
JULY	6,725	45,864					
AUGUST	6,874	52,738					
SEPTEMBER	6,981	59,719					
OCTOBER	6,981	66,700					
NOVEMBER	6,726	73,426					
DECEMBER	6,539	79,965					

TOTAL FUEL FLOW

	2016		2017		% CHANGE		Y-To-D
	2016	Y-To-D	2017	Y-To-D	MONTH	Y-To-D	
JANUARY	2,501,735	2,501,735	2,860,886	2,860,886	14.4	14.4	14.4
FEBRUARY	2,427,772	4,929,507	2,694,991	5,555,877	11.0	12.7	12.7
MARCH	2,816,361	7,745,868	2,922,698	8,478,575	3.78	9.5	9.5
APRIL	2,177,391	9,923,259	2,796,319	11,274,894	28.43	13.6	13.6
MAY	2,809,397	12,732,656					
JUNE	2,678,736	15,411,392					
JULY	2,758,219	18,169,611					
AUGUST	2,842,565	21,012,176					
SEPTEMBER	2,637,768	23,649,944					
OCTOBER	2,773,186	26,423,130					
NOVEMBER	2,641,840	29,064,970					
DECEMBER	2,923,532	31,988,502					