

COUNTY OF SUFFOLK



STEVEN BELLONE
COUNTY EXECUTIVE

DEPARTMENT OF ECONOMIC DEVELOPMENT AND PLANNING
DIVISION OF PLANNING AND ENVIRONMENT
COUNCIL ON ENVIRONMENTAL QUALITY

Tom Gulbransen
Chairperson
CEQ

SUFFOLK COUNTY COUNCIL ON ENVIRONMENTAL QUALITY MEETING SUMMARY

DATE: February 9, 2022
TIME: 9:32 AM – 10:44 AM
LOCATION: ZOOM Video Conference

PRESENT:

Michael Kaufman, Vice Chair
Rob Carpenter Jr
Frank De Rubeis
Anthony Graves
Mark Haubner
Kaetlyn Jackson
Constance Kepert
Hon. Anthony Piccirillo
Mary Ann Spencer
Herbert Strobel

ABSENT:

Thomas Gulbransen, Chair

CAC REPRESENTATIVES:

None

STAFF:

Sarah Lansdale, Director of Planning
Andrew Freleng, Chief Planner
John Corral, Environmental Projects Coordinator
Christine DeSalvo, Principal Office Assistant

GUESTS:

Hon. Al Krupski, Suffolk County Legislator, District 1
Joshua Smith, Airport Manager, Suffolk County Department of Economic Development and Planning, Francis S. Gabreski Airport
Michael Brown, Land Management Specialist VI, Suffolk County Department of Economic Development and Planning
Maria Nida, Assistant County Attorney, Suffolk County Department of Law
Catherine Stark, Legislative Aide, Suffolk County Legislator Krupski, District 1
Gwynn Schroeder, Legislative Aide, Suffolk County Legislator Krupski, District 1
Michael Lasilli, Intern, Suffolk County Legislator Fleming, District 2
David Wortman, VHB
William Sklar, VHB
David Kennedy, VHB
Eric Lang, Sunrise Jets Maintenance, LLC
Jeff Butler, True North WHB, LLC
David Dubin
Scott Hanwerker
Jacqueline Morley
Joe Keiethem
Mike Owen

CEQ Chair Tom Gulbransen was absent. Michael Kaufman, Vice Chair of CEQ ran the meeting and read the following opening meeting statement:

“This is the regularly scheduled CEQ meeting for February 9, 2022 meeting of the Suffolk County Council on Environmental Quality and for the record we do have a quorum present.

Instead of a public meeting open for the public to attend in person, members of the public may listen to or log into the video conference. This meeting and its notice follow the Open Meetings Law as amended by Chapter 417 of the Laws of 2021, signed into law by Governor Hochul on 9/2/2021, which law, in part, authorizes County committees and bodies to hold meetings remotely via videoconferencing or teleconferencing, provided the public has the ability to view or listen to the meeting and the meetings are recorded and later transcribed. In this instance, we will be using ZOOM and will be recording the entirety of the meeting.

Additionally, we will be following the voting protocol used by the Suffolk County Legislature at its March 17, 2020 meeting. All voting on Board Actions and Resolutions will be done via a roll call and we ask that all Board Members clearly state their name when making a motion and clearly state their vote when their name is called.”

Minutes:

January 12, 2022 Meeting Summary

After a brief discussion, a motion was made by Mr. DeRubeis to approve the January 12, 2022 CEQ minutes. The motion was seconded by Mr. Strobel. Ms. Jackson Abstained. Motion carried.

Correspondence:

None

Public Portion:

None

Historic Trust Docket:

Director's Report:

Richard Martin, Director of Historic Services with Suffolk County Parks, was absent. Mr. Kaufman asked MaryAnn Spencer, chair of the Historic Trust Committee, if she would like to provide any updates to the CEQ. Ms. Spencer noted that she was not aware of any Historic Trust updates or issues that needed to be brought forward at this time.

Project Review:

Recommended Type I Actions:

- A. Proposed Sunrise Jets Maintenance, LLC - Fixed Based Operator Development Project at Suffolk County Francis Gabreski Airport, Town of Southampton

At the request of Mr. Kaufman, John Corral, Staff to the CEQ, provided the CEQ with an overview of the Planning and SEQRA history for Gabreski Airport. Mr. Corral noted that his Planning and SEQRA overview represents a summary of the information contained in the project EAFs and applies to both of the Gabreski Airport projects.

After Mr. Corral's overview, Joshua Smith, the Gabreski Airport Director with the Suffolk County Department of Economic Development and Planning, gave a presentation on the proposed project. The proposed project involves the proposed Sunrise Jets Maintenance, LLC's Fixed Base Operator development on approximately 14 acres at Suffolk County's Gabreski Airport. As proposed, Suffolk County will lease an approximately 14 acre area to Sunrise Jets Maintenance, LLC for the development of the Fixed Base Operator Development.

The proposed developed will be located in the northwest portion of the airport (the specific location is indicated in the EAF's project location maps) in area that has previously been disturbed and has been designated by the Gabreski Airport Proposed Land Use Plan for "Future Aviation Development". The proposed Fixed Based Operator development involves the construction of two approximately 35,200 square foot aircraft hangers, a 5,040 square foot office building, one 30,000 gallon Jet A fuel storage tank and one 10,000 gallon Avgas storage tank and 278,000 square feet of paved ramp space for aircraft parking, taxing and vehicle parking.

In addition to the project presentation, the CEQ discussed a number of topics. These

topics included:

- How Gabreski Airport may be affected by the possible closure of the East Hampton Airport. Mr. Smith, noted that it is likely that if the East Hampton Airport were to close flights to Gabreski Airport would increase. Mr. Smith stated that the Airport has been planning for that possibility. Mr. Smith also noted that that this project's proposed additional airplane ramp space will help Gabreski Airport handle the increase in air traffic that has occurred over the past few years and for the potential increase that could occur as a result of changes at the East Hampton airport.
- How the development will impact the number of take-off and landing at the airport. Eric Lang, with Sunrise Jets Maintenance, LLC, noted the Sunrise Jets Maintenance, LLC currently has a fleet of 6 planes at Gabreski and 2 planes at Islip's MacArthur Airport. Mr. Lang noted Sunrise Jets has been operating out of Gabreski for 11 years without issues and that the fleet averages less than one flight per day in and out of the Airport. Mr. Lang noted that this project will reduce the need for planes to ferry between Islip and Gabreski Airport. It was also stated that the proposed second hanger will allow for the indoor storage of planes which will reduce the need for the planes to leave the Airport prior to bad weather. Mr. Lang noted that for these reasons it is anticipated that this proposed project will reduce the amount of take offs and landings at Gabreski airport.
- Clarification regarding whether maintenance and repair of airplanes will take place at this location. Mr. Lang noted that it is anticipated that light maintenance will be done but that airplanes will not be flown in for major maintenance work.
- Discussion of the jet fuel storage tanks and containment system that is proposed. In addition to discussion of the design, it was noted that these tanks will be subject to strict approval and permitting process.
- Discussion of the consideration of renewable energy including the use of solar power and geothermal energy. Mr. Smith noted the existing solar project that was completed at Gabreski Airport and also the difficulties at an airport related solar panels and glare issues. Eric Lang, with Sunrise Jets Maintenance, LLC noted that they are open to the consideration of using solar panels and geothermal energy.
- Discussion of the parking and the potential of using permeable pavement and/or land banking parking. It was discussed that airplane parking would not be available for permeable parking due to FAA requirements but that the Airport and Sunrise Jets is open to considering utilizing permeable pavement for the car parking.

After the above discussion, Mr. De Rubeis made a motion to recommend the classification of the proposed project as a Type I Action with a Negative Declaration. The motion included: that the proposed project is consistent with the previously Plans that were completed for Gabreski Airport, that Sunrise Jets Maintenance LLC will consider incorporating renewable energy sources such as geothermal and solar power and that Gabreski Airport Conservation Assessment Committee (ACAC) environmental recommendations will be included as part of the reasons for the Negative Declaration. Seconded by Ms. Kepert. Motion carried.

Project Review:

Recommended Unlisted Actions:

- A. Proposed True North WHB, LLC – Hangar Development Project at Suffolk County Francis Gabreski Airport, Town of Southampton

Joshua Smith, the Gabreski Airport Director with the Suffolk County Department of Economic Development and Planning, gave a presentation on the proposed Project. The proposed Project (also referred to as the proposed action) involves True North WHB, LLC's proposed development of a private aircraft hangar facility on approximately 3 acres at Suffolk County's Gabreski Airport. As proposed, Suffolk County will lease an approximately 3 acre area to True North WHB, LLC for the development of the aircraft hangar facility.

The proposed development will be located in the northern portion of the airport (the specific location is indicated in the EAF's project location maps) in an area that has previously been disturbed and has been designated by the Gabreski Airport Proposed Land Use Plan for "Future Aviation Development". The proposed private aircraft hangar facility involves the construction of two buildings (one 12,700 square feet in size and the other 16,000 square feet in size) each containing 5 aircraft hangers as well as the construction of 24 motor vehicle parking spaces and 30,000 square feet of airport ramp space.

In addition to the project presentation, the CEQ discussed a number of topics. These topics included:

- Clarification regarding whether there will be maintenance and repair of airplanes or the storage of jet fuel at this location. Mr. Smith confirmed that there will be no storage of jet fuel stored at this location. Mr. Smith noted that plane owners are permitted to do light airplane maintenance on their own planes but no outside planes will be brought to the location for maintenance.
- Discussion of the consideration of renewable energy including the use of solar power and geothermal energy. Jeff Butler, with True North WHB, LLC noted that the buildings are designed to be solar ready. Mr. Butler noted that the amount of energy needed to power the buildings is too small to currently make solar power feasible. However, Mr. Butler noted that in the future it is possible that planes may utilize electric engines and at that time solar energy may be an important consideration. Mr. Butler also noted that True North WHB, LLC will explore whether geothermal energy is feasible.
- Discussion regarding how this development will impact flight operations. Mr. Smith noted that due to this projects limited size and nature it is anticipated that it will result in a minimal increase in flight operations at the airport. Mr. Smith noted that the bulk of the flight operations at Gabreski airport result

from transient aircraft that come to Gabreski Airport during the summer.

After the above discussion, Mr. DeRubeis made a motion to recommend the classification of the proposed project as an Unlisted Action with a Negative Declaration. The motion included: that the proposed project will consider incorporating renewable energy sources such as geothermal and solar power and that Gabreski Airport Conservation Assessment Committee (ACAC) environmental recommendations be included as part of the reasons for the Negative Declaration. Seconded by Mr. Graves. Motion carried.

Project Review:

Recommendations for LADS Report:

Recommendations for Legislative Resolutions Laid on the Table February 1, 2022

After a brief discussion, Mr. DeRubeis made a motion to accept the staff recommendations on Legislative Resolutions Laid on the Table February 1, 2022. The motion was seconded by Mr. Strobel. Motion carried.

Other Business:

None

CAC Concerns:

None

The CEQ adjourned the Meeting