

PUBLIC HEARING
August 10, 2022 4:30 p.m.

Roll call was taken. PRESENT – Eric Connolly, Joseph Grasso, Philip C. Barrett, Jonathon Schopf, Eric Butler, Diana Edwards, Jean Raymond, Michael Smith, Arthur M. Wright, Kevin Tollisen, Mark Hammond, Scott Ostrander, Theodore Kusnierz, Willard Peck, Tara Gaston, Matthew E. Veitch, John Lant - 17. ABSENT –Kevin Veitch, Thomas Richardson, Sandra Winney, Thomas N. Wood, III, Edward D. Kinowski, John Lawler – 6.

Chairman Kusnierz called the public hearing a proposed lease at the Saratoga County Airport with Prime Group Holdings, LLC for the construction, maintenance and use of an airplane hangar on County land to order at 4:32 pm.

Chairman Kusnierz asked the Clerk to read the notice of public hearing.

Chairman Kusnierz asked if there were any requests to speak.

Sharon Licata: Sharon Licata, 4 Ichabod Lane Ballston Spa in New York. The residents of Saratoga County keep being told the Saratoga County Airport is a little gem in the crown of Saratoga County. It's a big draw for the county. That's great. We all love business coming to Saratoga County. But please tell us what big benefit it is to the county residents to have a private company build a 15,600 square foot hangar aka storage facility on Saratoga County Airport grounds. Who can tell us what is inside this proposed building? Is there an office, a bathroom, running water, heat, electricity? Will this be a controlled climate hanger storage facility? The lease associated with the company proposing the hangar is for 20 years, the first five years they will be paying \$605 per month to the Saratoga County Airport. Well to the county. That's 20 cents a square foot for the whole year. And they have the right to sublet all or any part of the property that they choose. Prime Holdings is a money making company, very successful. They can actually make money if they wanted to. This is what they do at Prime. The name of the company is Prime Storage in case you didn't know one of their FC's. At lease for climate controlled storage at prime storage unit for their largest 200 square foot unit. It's about \$1 per square foot per month. \$1 per square foot per month. Suppose the county rented this climate controlled space for \$100 a month. Now that makes some sense. The county has \$1.5 million provided by the FAA in a five year capital improvement budget for a T hangar. What if the county built the hangar and leased out to anyone who wanted to cover for their a cover for their aircraft? How about the airport start making their own money instead of allowing someone else to do it. It's time the airport started making decisions about the County Airport with the citizens in mind first, thank you.

Nick Marrano: No comment.

John Mahoney: Good afternoon, everybody. I am John Mahoney, The president of Adirondack Soaring Club operating out of five bravo two Saratoga County Airport. Our interest here is how will this new hangar and these operations have an impact on the airport. I'm an airline transport pilot myself. I'm an airframe and powerplant mechanic. I've been a pilot for 51 years. So I'm quite familiar with the aspects of the airport flight ops. Very interested in seeing how this new company plans to address there opposite the airport and to find out if this new company has pilots who are familiar with glider operations. Gliders have been flying out of Saratoga County Airport since 1953. Glider operations are different from powered aircraft operations. If these pilots do not have a general understanding of how our gliders fly, we fly certificated aircraft. And we are certificated

pilots flying in accordance with the Federal Aviation Regulations. We're good airport citizens, I offer myself and any member of my club to sit down with them and brief them so that they have a total and complete understanding of how Saratoga, and how the airspace at Saratoga County Airport is handled by Adirondack Soaring Group. In addition, we spoke of a 20 year lease. The lease holdings, and to my understanding, have been reset for the glider clubs so that they all come due at the same time. Is it the anticipation of this body that once this new operation is approved, if it is approved, all the leases will be reset to years zero and then all continue at the same time? The original premise was when these leases expire, it would be looked at as a group as the whole airport operation. So I'd be interested in hearing about what the candidate viewpoint is there. I'm a resident of the Town of Milton. I live two miles from the airport. This is a gem. It is a gem. Let's keep it that way. Thank you.

Tony Licata: Good afternoon. I'm totally against this operation. Number one, it's a slap in the face of the residents of Milton. You've taken our trees. You've taken the butterflies. People's houses are getting flooded. We tried to fix it in the county threw up their hands and says there's nothing we can do. Right I think you better start thinking about the people of Milton. Also I don't like the privatization that's going to be coming in and on top of this they can sublet. Look at the problems you're having with the helicopters. What happens if they want to do something They went right by you people to helicopters. And also, let's be fair. Prime gets \$1 a foot as my wife said. This hangar is a storage unit to store one airplane for prime. Okay, charge them but he charges his clients. That's fair \$1 a foot. And also isn't he building a hangar in Glens Falls. From his house to Queensbury is roughly 32 minute drive give or take. From Milton to his house is roughly 18 to 19 minutes 14/15 minutes difference, but he wants to build at Saratoga County Airport. With the deal he's getting I don't blame him. \$600 a month? You build it. You can put cars in there. I had a Corvette and it cost me \$300 a month to store it for six months. Do you know how many cars you would get in there for the month, for six months? More money than you'd be making off of this guy. But also you can put solar panels in if you want to do something for the residents. If you go on the FAA website, it's allowed under their guidelines. A lot of your private airports are doing this. County airports are putting solar panels in. But you're not thinking of the residents here at all. Also have you done a background check? Now, this is a person coming on, a corporation coming on private property, county property. Background checks should be done before you let anyone build on that property. So a lot of people are against this. I don't, just think of the residents for once. You're catering to the rich, one airplane. One airplane. Go there, but once he's got his foot in the door do you remember when he wanted to move his office, you want to put his offices here that failed. So he's got a sub-lease in that contract. Who knows what he's gonna do next, just like the helicopters snuck right in, now you got your hands full because they don't have a lease. So please think about the residents for once. Thank you. God bless you.

Written Correspondence Received from David Burton and Andrea Burton, Rowlands Hollow West
– Attached to these minutes.

Chairman Kusnierz closed the public hearing at 4:44 pm

Respectfully submitted,
Therese M. Connolly, Clerk

Dear Board of Supervisors,

Thank you for the opportunity to voice my objection to RESOLUTION 248 - 2022, that would allow Prime Group Holdings, LLC to construct, maintain and own their own hangar on County land.

If the goal in this proposal is to shift risk and development away from the taxpayers and pass it on to this private-sector lessee, then on the surface this appears to satisfy some public tax burden. But at what cost? Milton residents who have invested their future to live in beautiful Saratoga County, have been forced to face negative economic, environmental, and health related changes.

With nearly all projects inside the airport fence, we've witnessed deforestation, property flooding, increased noise and pollution, land grabs, and the killing off of a federally protected and endangered species. This is more than disappointing and directly affects our investments and health.

Our own county has gone to great lengths to secure the airport's future with little to no concern how this affects its tax base in Milton. By accepting FFA money that obligates them to take our land and trees, classify us as incompatible, and maybe now allow a private entity to dictate how we use our airport or enjoy our own land.

It would appear the adopted measure for economic growth does not considered the environmental costs or how these costs impact the well-being of society. I'm not an expert on economics but do hope we are all considered valuable when evaluating growth.

As history has demonstrated, the scales are heavily tipped towards catering to the few at the Saratoga County airport. Private funding doesn't mean this won't "COST" us anything. By granting Prime Group Holdings, LLC their proposal, they are given exclusive rights to our public-use airport for their own gains. Regardless of how a lease is written there is absolutely no economic gains or regulations to shield or protect Milton residents. More trees will come down and public-use land occupied so one person can park their jet. This is a great imbalance.

Please consider using the proposed acreage in a way that serves us all, and with a much greater economic and environmental gain. Solar farms are becoming commonplace on public airport property and could help curb future energy costs, and pass perpetual savings to all of our taxpayers. Startup costs are about half what it would cost to build a hanger and according to Level Ten PPA price index, could return as much as \$58,000 a year. This could be a fair trade to help balance the constant and negative environmental impact.

Thank you for your time and consideration.

Respectfully,
David Burton Rowlands Hollow West

Dear Saratoga County Board of Supervisors,

I would like my comments/questions read into the record on August 10, 2022, at the public hearing, objecting to Resolution # 248-2022.

What is the purpose of allowing a private entity to build on a public airport? What does privatization to a piece of property on a public airport mean for the County?

Why not use that space to install a solar farm? This would be beneficial in many ways, not just one individual!

Ask yourselves: How does Saratoga County, the Town of Milton and surrounding neighbors of the airport benefit from this private entity? It would be safe to say that the only benefit to the airport neighborhoods would be increased noise and pollution. Why would you cater to one?

Who would oversee the tenant(s) of the new hangar? We would hope not the current FBO. The current FBO threatens to have neighbors arrested for calling to see who we can take a complaint about the low flying helicopters over our homes, playgrounds and businesses. On June 25, 2022 at 8:20 am, an Independent Helicopter, identified by the tail number, and FlightAware, flew 100 feet over our homes. When we called, the phone connected to Stewart International Airport, not Saratoga County. When we asked about the pilot we were told that a student pilot was flying solo over our homes. Again on July 24, 2022, at 8:58 am another Independent Helicopter, same method of identification, was flying 300 feet over our neighborhood. Who are residents supposed to reach out to for concerns or complaints?

As with any lease, we ask that you investigate and evaluate this lessee's past business dealings (see Peter's Pond RV in Mass, Colebrook Campsites in Gansevoort) and ask yourself "Does this align with Saratoga County's vision? See articles below.

<https://www.troyrecord.com/2013/04/26/campsites-owners-financial-legal-troubles-has-rv-residents-concerned/>

<https://legalnewsline.com/stories/510527343-coakley-settles-with-peters-pond-for-200k>

<https://www.saratogian.com/2013/04/25/local-campsites-owners-legal-troubles-has-rv-residents-concerned/>

Thank you for your consideration in this important matter.

Andrea Burton
Rowlands Hollow West
Town of Milton