AGENDA

MASS TRANSIT COMMITTEE

JANUARY 28, 2019

PREVIOUS BUSINESS:

APPROVING PREVIOUS MEETING MINUTES

CURRENT BUSINESS:

1. RESOLUTION NO. 289: AUTHORIZING THE COUNTY EXECUTIVE TO EXECUTE A LEASE AGREEMENT FOR AN AIRPORT SURVEILLANCE RADAR (ASR) FACILITY

2. ENDORSING THE SUBMISSION OF A GRANT APPLICATION BY THE SOUTH ALBANY AIRPORT REGARDING VARIOUS UPGRADE AND IMPORTANT PROJECTS
Honorable Andrew Joyce and Members of the Albany County Legislature:

LADIES AND GENTLEMEN:

The Mass Transit Committee of the Albany County Legislature met on September 24, 2018. Chairman Bullock, Mss. Lekakis, McLean Lane and Messrs. Crouse, Ethier, Mayo, Reinhardt and Hogan were present. Ms. Chapman was excused. The following items were discussed and/or acted upon:

Approving Previous Meeting Minutes: Unanimously approved.

1. Resolution No. 289: Authorizing the County Executive to execute a lease agreement for an Airport Surveillance Radar (ASR) Facility: Tabled at the request of the Sponsor

2. Authorizing an Amendment to the Lease Agreement with the Albany County Airport Authority: The Airport is undertaking a major modernization and renovation project which includes a new 1,000 car garage, customer access improvements, terminal rehabilitation, and the installation of solar panels which project has an estimated cost of approximately $42,150,000; and wishes to extent the term of the existing lease between the County of Albany and the Albany County International Airport until December 31, 2049: After a brief discussion, the committee voted unanimously to move the proposal forward with a favorable recommendation.

Respectfully Submitted,
THE MASS TRANSIT COMMITTEE

DOUGLAS A. BULLOCK, Chairperson
NORMA CHAPMAN
GILBERT F. ETHIER
DAVID B. MAYO
WILLIAM REINHARDT

ALISON MCLEAN LANE
LYNNE LEKAKIS
BRIAN HOGAN
PETER R. CROUSE
Honorable Andrew Joyce and Members of the Albany County Legislature:

LADIES AND GENTLEMEN:

The Mass Transit Committee of the Albany County Legislature met on July 23, 2018. Chairman Bullock, Mss. Chapman, Lekakis, McLean Lane and Messrs. Ethier, Mayo, Reinhardt and Hogan were present. Mr. Crouse was excused. The following items were discussed and/or acted upon:

Approving Previous Meeting Minutes: Unanimously approved.

1. Resolution No. 289: Authorizing the County Executive to execute a lease agreement for an Airport Surveillance Radar (ASR) Facility: Tabled at the request of the Sponsor

Respectfully Submitted,
THE MASS TRANSIT COMMITTEE

DOUGLAS A. BULLOCK, Chairperson
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BRIAN HOGAN
PETER R. CROUSE
RESOLUTION NO. 289

AUTHORIZING THE COUNTY EXECUTIVE TO EXECUTE A LEASE AGREEMENT FOR AN AIRPORT SURVEILLANCE RADAR (ASR) FACILITY

Introduced:  7/9/18
By Mass Transit Committee:

WHEREAS, The United States of America, acting through the Federal Aviation Administration (FAA), has proposed continuing to operate and maintain an Airport Surveillance Radar (ASR) Facility adjacent to the Albany County Airport, now, therefore be it

RESOLVED, That the Albany County Executive be, and hereby is, authorized to execute a lease agreement for a term of five (5) years commencing October 1, 2017 and ending September 30, 2022 to provide certain space to the FAA on County owned property off Watervliet Shaker Road in the Town of Colonie for an ASR facility, and, be it further

RESOLVED, That said lease agreement contain the necessary easements for access and utilities as more particularly described in the annexed Schedule A, the consideration for said lease being the operation and maintenance of said ASR facility which operation shall benefit the Albany County Airport, and, be it further

RESOLVED, That the Albany County Attorney be, and hereby is, authorized to approve said agreement as to form and content prior to execution thereof, and, be it further

RESOLVED, That the Clerk of the County Legislature be and hereby is directed to forward certified copies of this resolution to the appropriate Airport Authority and County Officials.

Referred to Mass Transit Committee – 7/9/18
June 13, 2018

Honorable Andrew Joyce
Chair, Albany County Legislature
112 State Street, Rm. 710
Albany, NY 12207

Dear Chairman Joyce:

I am requesting that the County Legislature approve a new lease with the Federal Aviation Administration for the operation of their existing air surveillance radar tower. The existing facility is located on county owned parcel 18.00-2-52.1 located on Watervliet-Shaker Road. All aspects of the previous lease will continue with this new 5-year lease.

I will have someone available at the committee meeting to answer any questions you may have.

Sincerely,

Daniel P. McCoy

cc: Dennis A. Feeney, Majority Leader
Frank A. Mauriello, Minority Leader
Majority Counsel
Minority Counsel
REQUEST FOR LEGISLATIVE ACTION
RLA #2788: FAA Airport Surveillance Radar Lease

DATE: Monday, April 16, 2018
DEPARTMENT: County Executive
Contact Person: Michael McLaughlin, Director of Policy and Research
Telephone: 518-447-3043
Dept. Representative Attending Committee Meeting: Michael McLaughlin, Director of Policy and Research

PURPOSE OF REQUEST:
- Adopting of Local Law
- Amendment of Prior Legislation
- Approval/Adoption of Plan/Procedure
- Bond Approval
- Budget Amendment (see below)
- Contract Authorization (see below) X
- Environmental Impact
- Home Rule Request
- Property Conveyance
- Other: (State briefly if not listed above)

CONCERNING BUDGET AMENDMENTS
STATE THE FOLLOWING:
- Increase Account/Line No.
- Source of Funds:
- Title Change:

CONCERNING CONTRACT AUTHORIZATION
STATE THE FOLLOWING:

TYPE OF CONTRACT:
- Change Order/Contract Amendment
- Purchase (Equipment/Supplies)
- Lease (Equipment/Supplies)
- Requirements Professional Services
- Education/Training
- Grant:
  - New
  - Renewal
- Submission Deadline Date
- Settlement of a Claim
- Release of Liability
- Other: (State briefly) X
- Lease (Ground)
Authorization is requested for a new lease agreement with the Federal Aviation Administration for a piece of County owned property on which they currently operate an existing radar tower. The existing Lease Agreement with the FAA, which expires on September 30, 2018, is for a term of 5 years with "no compensation" required to be paid by the FAA as a rental fee. The renewal Lease Agreement should be for a term of 5 years (the maximum allowable under the County Law without having to pass a Local Law). All standard provisions will be included such as 60 day termination, indemnification language, etc, will be included.
PROPERTY: Air Surveillance Radar Property

MAP REFERENCE NUMBER: 1

TOWN OF COLONIE TAX MAP PARCEL NUMBER: part of 18.00-2-52.1

AREA: 33.9 acres

ROAD FRONTAGE: Watervliet-Shaker Road

TOWN OF COLONIE ZONING DISTRICT: Commercial-Office (CO)

PROPERTY DESCRIPTION: this property is somewhat compromised by the presence of an Air Surveillance Radar (ASR-9) facility located in the approximate center of the parcel. The radar structure and approximately 3 acres of land, including an access road along the west boundary from Watervliet-Shaker Road, is secured by a lease between the County and the Federal Aviation Administration. The northern half of this otherwise undeveloped property is occupied by mixed deciduous forest, and the southern half is predominantly open field with some wooded areas in the southwest corner.

CHECKLIST OF DEVELOPMENT CONSTRAINTS:

- State Wetlands – not applicable
- Federal Wetlands – U.S. Fish and Wildlife Service wetland maps do not indicate Federal wetlands on this property; however, the presence of hydric soils along the west property line and in the northwest corner suggests at least the possibility of small isolated wetlands under Federal jurisdiction, which would require field mapping for verification.
- Flood Zone – not applicable
- Historic/Archaeological – this property is entirely within the National/State registered Watervliet-Shaker Historic District.
- Airport Height Limitations – notwithstanding height limitations attributed to runway approach zone clearance, use of this property is further restricted due to height and other limitations associated with the Air Surveillance Radar system. According to Airport Authority planning staff, any development proposal on this property would, therefore, be subject to FAA approval based on an Airspace Jurisdictional Study.
- Airport Noise Contours – ≤ 60 dBA
- Agricultural District – this property is adjacent to Albany County Agricultural District No. 3.
- Surface Water – no surface water occurs on this property; however, a small pond is located along the west property boundary.
- Soils – the dominant soils on the property include Stafford loamy fine sand (St), Nunda silt loam 3-8% slope (NuB), Colonic loamy fine sand 8-15% slope (CoC), and Chenango gravelly silt loam 3-8% slope (ChB). Smaller areas of Iliion silt loam 0-3% slope (In), Granby loamy fine sand 0-2% slope (Gr), and Burdett silt loam 3-8% slope (BuB) are also present. Gr and In are classified as hydric soils for the purpose of mapping Federal wetlands.
SCHEDULE A

FACILITY SITE- ASR:

All that certain tract or parcel of land situate in the Town of Colonie, County of Albany, State of New York being more particularly bounded and described as follows:

Commencing at a point in the centerline of Watervliet-Shaker Road at its point of intersection with the property division line between lands of the County of Albany as described in Liber 768 of Deeds at Page 394 on the east and lands now or formerly of J. Paul Coleman, as described in Liber 1387 of Deeds at Page 247, on the west; thence from said point of commencement N 87'-57'-08" E, along said centerline of Watervliet-Shaker Road, a distance of 23± feet to a nail opposite the approximate centerline of a gravel road leading northerly; thence N 13'-09'-29" E, through said lands of the County of Albany, a distance of 883.73 feet to a concrete monument, said monument being the point of beginning of the hereinafter described parcel; thence from said point of beginning through said lands of the County of Albany the following four (4) courses and distances:

1. N 05'-09'-05" W, a distance of 150.00 feet to a concrete monument;
2. N 84'-50'-55" E, a distance of 150.00 feet to a concrete monument;
3. S 05'-09'-05" E, a distance of 150.00 feet to a concrete monument;
4. S 84'-50'-55" W, a distance of 150.00 feet to the point of beginning being 22,500± square feet or 0.517 acre of land more or less.

ASR ACCESS ROAD:

Also, a 30' right-of-way for ingress and egress to the above described parcel being more particularly bounded and described as follows:

Beginning at a point in the westerly property line of the above described parcel, said point of beginning being N 05'-09'-05" W, 34.97 feet measured along said westerly property line from a concrete monument; thence from said point of beginning through lands of the County of Albany, as described in Liber 768 of Deeds at Page 394, the following five (5) courses and distances:

1. S 81'-22'-23" W, a distance of 120.40 feet to a point;
2. S 83'-25'-06" W, a distance of 200.27 feet to a point;
3. N 06'-34'-54" W, a distance of 30.00 feet to a point;
4. N 83'-25'-06" E, a distance of 199.73 feet to a point;
5. N 81'-22'-23" E, a distance of 121.69 feet to a point in said westerly property line of the first described parcel;

thence S 05'-09'-05" E, along said westerly property line, a distance of 30.06 feet to the point of beginning being 9,631± square feet or 0.221 acre of land more or less.
Subject to any easements, covenants or restrictions of record that may be revealed in a complete and up-to-date abstract of title.

A. Together with a right-of-way for ingress to and egress from the premises (for Government employees, their agents and assigns); a right-of-way for establishing and maintaining a pole line or pole lines for extending electric power and/or telecommunication lines to the premises; and a right-of-way for subsurface power, communication and/or water lines to the premises; all rights-of-way to be over said lands and adjoining lands of the Lessor, and unless herein described otherwise, shall be reasonably determined by the Government as the most convenient route.

B. And the right of grading, conditioning, installing drainage facilities, seeding the soil of the premises, and the removal of all obstructions from the premises which may constitute a hindrance to the establishment and maintenance of Government facilities.

C. And the right to make alterations, attach fixtures, erect additions, structures, or signs, in or upon the premises hereby leased, which alterations, fixtures, additions, structures or signs so placed in or upon, or attached to the said premises shall be and remain the property of the Government.
December 04, 2018

Mr. Douglas A. Bullock
Chairman, Mass Transit Committee
Albany County Legislature
Albany County Office Building – 112 State Street, Room 710
Albany, NY 12207

RE: Request for Legislative Action

Dear Mr. Bullock:

Enclosed you will find the grant application for a capital improvement project at the South Albany Airport located at 6 Old School Road in Selkirk, NY.

NYSDOT has awarded the South Albany Airport Corp. a grant to construct T-Hangar unit, maintenance hangar, taxi lane extension, and expansion of the web-based security system and security fence/access road upgrades at the airport.

The project will be funded by the Aviation Capital Grant Program and matching funds from South Albany Airport Corp. The project does not include any funding from Albany County.

One requirement of the NYSDOT grant is to obtain an endorsement for the project in the form of a resolution from the governing body of the county in which the airport is located.

I respectfully request that this project be placed on the agenda of the January 05, 2019 meeting of the Mass Transit Committee. I also respectfully request that the resolution for this project be placed on the February 12, 2019 agenda of the Legislative meeting.

Please contact me at 281-5430 if you have any questions or if you require any additional information.

Sincerely,

Ted Zabinski
President, South Albany Airport Corp.
Aviation Capital Grant Solicitation

Application Instructions

NOTE:
In order to maximize the functionality of the PDF fillable Application Form, you will need Adobe Acrobat Pro or Standard and Adobe Reader 9 or higher. Please print a copy of the completed application for your records prior to your electronic submission of the Application.

APPLICATION GUIDELINES:

Prior to completing this form, please review the Notice of Funding Availability at www.dot.ny.gov/aviationgrants.

REQUIRED FIELDS:

Fields identified with an asterisk are required fields. You will not be able to submit the form without providing a response to these questions.

FILE ATTACHMENTS:

Based on your answers to the Threshold Questions in the application, you may be required to submit a completed Smart Growth Questionnaire for each project application. If required, the Questionnaire should be submitted via email on the same day you submit your application. Any other optional attachments should be of common business formats, e.g. PDF, JPG, MS Word, MS Excel. There is a limit of 20 MB on file size for attachments. Large attachments may be emailed directly to aviation@dot.ny.gov prior to the application deadline below. Be sure to include the airport name and Short Title of your application in the subject line of the email when submitting the Smart Growth Questionnaire or if submitting large attachments separately. Materials received after the application deadline will not be considered in the evaluation of your application.

SUBMITTING YOUR APPLICATION:

To complete the application, you will be asked for a digital signature. Before signing the form, be sure to print a copy for your records. Entering your digital signature in the form locks all of the fields above the signature line in the application.

When the entire form is complete, select the “Submit” button at the bottom of the last page to automatically create an e-mail message. Your Application will be attached to this email. Using your email utility, you may also attach optional material to the email message. Your must hit “Send” on the e-mail to submit the Application.

If you receive an error message that at least one required field was empty upon submission, you may remove your digital signature by clicking the right button on your mouse and selecting “Clear Signature.” This allows you to enter re-information in those required fields and to correct any errors. The document will need to be re-signed before it can be submitted.

All applications must be received by May 2, 2017. Questions may be addressed to:

Aviation Bureau
New York State Department of Transportation
50 Wolf Road, Albany, New York 12232
(518) 485-7691
aviation@dot.ny.gov
PART A: SHORT PROJECT TITLE AND DESCRIPTION

*SHORT TITLE OF PROPOSED PROJECT (75 characters)
Security and Sustainability Improvements

*SHORT PROJECT DESCRIPTION: Provide a description of what will be constructed and the beneficial outcomes of the project. (No more than 300 characters.)
The improvements include construction of 8 to 10 T-Hangar units and 1 large aircraft maintenance hangar, taxilane extension to enable aircraft access to developable on-airport acreage, expansion of the web based security camera system, and security fence/access road upgrades.

PART B: APPLICANT INFORMATION

* OWNER NAME: South Albany Airport Corp.
DBA: South Albany Airport

*Address: 1 6 Old School Road
Address 2:

*City: Selkirk *State: NY *Zip Code: 12158

*Phone #: (518) 281-5430 Fax Number: (518) 767-9189 *E-mail: tchanger@hotmail.com

GDV-DOT-04744 SFS VENDOR ID:
1000027515

NYS GRANTS GATEWAY ID:

CONTACT INFORMATION:
Salutation: Mr. *First Name: Ted *Last Name: Zabinski

*Title: President/CEO

☐ Check here to use the same contact information as entered above. If different, please complete the following:
Address 1: 6 Old School Road
Address 2:

City: Selkirk State: NY Zip Code: 12158

Phone #: (518) 281-5430 Fax Number: (518) 767-9189 E-mail: tchanger@hotmail.com

PART C: PROJECT DATA

PLEASE ANSWER THE FOLLOWING QUESTIONS:

Is the Airport listed in the 2008 New York State Airport System Plan? Yes

Please choose the response which best represents your Airport Layout Plan (ALP) status. Plan is on file with FAA/NYSDOT

All projects must have a service life of 10 years or more. Please indicate the estimated service life in number of years: 30
PART D: SMART GROWTH THRESHOLD QUESTIONS

PLEASE ANSWER THE FOLLOWING QUESTIONS:

Is any part of the proposed project outside of the airport-owned property?

Yes

Is the project likely to affect surface or groundwater; have impacts on air quality; or affect historic or archaeological resources?

Yes

Is this a new project which has not been included in the airport's regular planning process (i.e. a project that has not been discussed or coordinated with state, local, or federal government agencies and which has not been included in municipal or regional planning plans)?

Yes

Please note that a "Yes" answer to any of the Smart Growth questions asked above requires you to complete the Smart Growth Questionnaire located at: www.dot.ny.gov/aviationgrants

PART E: DETAILED PROJECT DESCRIPTION

*EXISTING CONDITIONS AND NEEDS: Describe existing conditions intended to be remedied by this project. Submit project plans, drawings, or other supporting documents as necessary to support your application.

All existing hangar units are 100% occupied. The attached hangar waiting list of interested additional customers warrants immediate construction of additional units. The waiting list is further legitimized, as all parties also were required to place a $50 deposit to reserve their unit.

South Albany Airport is a privately owned, public use transportation facility opened in 1947, and is currently home base and 24/7 flight crew living quarters for Air Methods LifeNet Helicopter Service. The company provides emergency air transportation services to the NYS Albany Capital, southern Adirondack, and upper Hudson Valley regions. Local industry, NYS Police, military, and National Grid also conduct frequent commercial air service and training operations at South Albany Airport. The privately owned airport directly supports local municipalities/school district through property and sales taxes. The airport has been awarded past state grants and in return is obligated to maintain the facility for 24/7 public use. The airport proposes a project to modernize, improve safety, increase accessibility and security, and create a long-term financial and sustainable public use operation.

The project addresses the long-term financial, sustainability, growth, security, and availability of the public use airport. The most immediate opportunity to address these items is construction of additional hangar facilities with sustainable amenities. The project will

*PROJECT OBJECTIVE: Describe what the project is intended to accomplish.

The strategy to expand commercial use of South Albany Airport, and provide a reliable, sustainable, and safe air service transportation hub for local businesses focuses on the following objectives:

Economic Development – A reliable, self-sustaining, and well maintained air transportation facility is critical to regular and transient use. An aircraft maintenance hangar will be constructed to house a four-person mechanic staff. The project also extends an existing taxilane to provide direct aircraft access to 15+ acres of developable on-airport acreage.

Improved Security – The airport currently maintains a web based access control and security camera system. The project will expand this capability to further minimize airfield incursions and expand coverage on the airport. In addition, increased hangar capacity provides much greater secured indoor storage of aircraft. All improvements are consistent with published security recommendations by both the NYSDOT and TSA for general aviation airports.

Innovative Design – Use of solar power is proposed for remote obstruction lighting. In addition, the large roof space of the new hangars
**FULL DESCRIPTION OF PROPOSED PROJECT:** Concisely describe the project, indicating the location, what will be designed and constructed, the issues or opportunities to be addressed, and expected outcomes and project deliverables.

The proposed project includes design, bidding, and construction to:

- Construct 8 to 10 individual T-Hangar units and associated apron
- Construct a 3,000 SF +/- Aircraft Maintenance Hangar End Unit
- Extend a taxi lane to access on-airport 15+ acres for development of aviation businesses (cargo, charter flights, pilot/mechanic training, etc.)
- Expansion of the existing security camera and access control system
- Inclusion of green technologies such as low energy lighting and use of solar panels for terminal area facilities

**PROJECT SCHEDULE:** Provide a project schedule in months. List all major project milestones, including design, environmental review, Right of Way, permitting and construction.

Preliminary Design, Permitting, Town Planning Board approval, and SEQR are considered a relatively simple process, as the proposed action is generally associated with improving existing infrastructure. Historically, the airport has worked very well and successfully obtained all local approvals in a timely manner. The proposed schedule is as follows:

- Permitting and Environmental Review 2 Months
- Final Design = 4 Months
- Bidding and Award = 2 Months
- Construction = 6 Months
PART F: PROJECT BUDGET AND FUNDING SOURCES

*Provide a budget breakdown for the estimated project costs, including other fund sources such as: local funds, current state or federal share (i.e., previous state and/or federal funding awards), and amount of funding requested in this application. The value of any salvaged materials shall be shown as a credit in the estimate.

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<th>Applicant Match</th>
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There is a local share requirement for this program based on your airport type and annual number of enplanements. Please see the Program Guidance for additional information. The percentage shown in the box to the right is the calculated value of the required match based on the data you have entered into the budget table above. ☐ Click here to see match requirements. 10%

PART G: ENVIRONMENTAL REVIEWS AND PERMITTING

State Environmental Quality Review Act (SEQR): ☐ Not Started ☐ In-Process ☐ Record of Decision Issued
National Environmental Policy Act (NEPA): ☐ Not Started ☐ In-Process ☐ Record of Decision Issued
SEQR Lead Agency: Town of Bethlehem
NEPA Lead Agency: N/A
Are there any special environmental conditions? ☐ No
Do you have the required environmental permits? ☐ No
PART H: FINALIZE AND SUBMIT COMPLETED APPLICATION

Required attachments must be included with the e-mail submission of your application form. Attached files should be of common business formats, such as PDF, JPG, MS Word, MS Excel, etc. The limit on file size for attachments is 20 MB. Please e-mail documents to Aviation@dot.ny.gov. Failure to submit required documents will result in the disqualification of the application. Required documents include:

☑ Detailed Budget
☐ Smart Growth Questionnaire (if applicable)

☑ Project plans, drawings, reports or other supporting documents

Optional attachments may be e-mailed separately to: Aviation@dot.ny.gov and must be received prior to the application deadline. Be sure to include the Airport name and Short Title of your application in the subject line of any separate e-mail transmittals.

☑ Letters of Support
☒ Other Please Describe: Hangar Waiting List (with Deposits)

ATTESTATION:

By entering your name in the digital signature below, you certify that you are authorized on behalf of the applicant and its governing body to submit this application. You further certify that all of the information contained in this Application and in all statements, data and supporting documents which have been made or furnished for the purpose of receiving assistance for the project described in this application are true, correct and complete to the best of your knowledge and belief. You acknowledge that offering a written instrument knowing that the written instrument contains a false statement or false information, with the intent to defraud the State or any political subdivision, public authority, or public benefit corporation of the State, with the knowledge or belief that it will be filed with or recorded by the State or any political subdivision, public authority or public benefit corporation of the State, constitutes a crime under New York State Law.

Signature Field Shawn R. Bray
Digitally signed by Shawn R. Bray
Date: 2017.05.02 09:07:40 -0400