

Dear Applicant:

Thank you for your interest in leasing property at Francis S. Gabreski Airport. Enclosed is the Application Packet required for leasing airport property.

All of the information requested in the Application Packet document must be provided, and each form must be completed in its entirety in order to have your application reviewed by the Suffolk County Legislature.

There are several sections within this Application Packet. Please ensure that you provide all of the required documents and requested information. Some documents must be provided notarized where required.

The following Sections comprise the Application Packet:

**SECTION I**

**APPLICATION AND QUALIFICATIONS**

- A detailed “Intended Scope of Activities Summary Document” containing all information indicated on the attached “APPLICATION AND QUALIFICATIONS” document including:
  - Documented Financial Capabilities / Source of Funding.
  - Documented experience and copies of all certifications

**SECTION II**

**AIRPORT LEASE REQUEST FORM**

- A complete Application Request Form (attached).

**SECTION III**

**SUFFOLK COUNTY ENVIRONMENTAL ASSESSMENT FORM (EAF)**

- Completed (where indicated) EAF ((Environmental Assessment Form) enclosed).
- **Areas of the EAF form to be filled out by Applicants are noted with a checkmark** (). Airport Management will complete all other areas.

**SECTION IV**

**PRELIMINARY SITE PLAN**

- Preliminary Site Plan drawn to scale (a sample site plan is attached).
- Metes and Bounds listing (to be inserted by Airport Manager).

**SECTION V**

**SUFFOLK COUNTY FORM 22**

**CONTRACTOR’S/VENDOR’S PUBLIC DISCLOSURE STATEMENT**

- Notarized Public Disclosure form (one of two) that must be returned and notarized where indicated.

**SECTION VI**

**SUFFOLK COUNTY DISCLOSURE STATEMENT WITH RESPECT TO A PROPOSED TRANSFER OF AN INTEREST IN REAL PROPERTY TO SUFFOLK COUNTY PURSUANT TO SUFFOLK COUNTY CODE §342-6**

- Notarized Public Disclosure form (two of two) that must be returned and notarized where indicated.

Please contact Ms. Jane Ostendorf at (631) 852-8095 to arrange a meeting with the Airport Manager to review available property. If you would like to schedule a meeting at the airport with the Airport Manager to review your application, contact Ms. Joann Bonsignore at (631) 852-8095. You may mail or drop off your application at the office. Please ensure to mark your completed packet **ATTN: Lease Processing** when it is returned to the Airport Administration Office. If you are mailing in your packet, please address it to:

**Anthony Ceglio**  
**Airport Manager**  
**Suffolk County Department of Economic Development & Workforce Housing**  
**Aviation Division - Francis S. Gabreski Airport**  
**Administration Building #1**  
**Westhampton Beach, NY 11978**

You must provide this office with a complete application before any processing can begin. Please keep a copy of your completed packet information for yourself, as copies will not be provided. After review of your application, you will be contacted if there are any outstanding items or questions. If any information changes or differs from what is originally received and submitted for review, additional review could be necessary. Failure to provide any of the items above will delay your review.

If your application has been determined to be complete, your request and Environmental Assessment Form will then be provided to the Airport Conservation and Assessment Panel (ACAP) for review. This panel will then have 45 days to evaluate your request and prepare a formal written opinion that will accompany your application throughout the County review process. You will then be provided with notification of the date that your application will come before the Suffolk County Legislature for consideration.

**SECTION 1**  
**APPLICATION AND QUALIFICATIONS**

## APPLICATION AND QUALIFICATIONS

Demonstration of intent to conduct a business operation at Francis S. Gabreski Airport shall be made in writing to Airport Management. This written Intended Scope of Activities Summary Document shall contain at a minimum:

1. Intended Scope of Services.

The prospective Operator must submit a detailed description of the scope of the proposed operation, and the means and methods to be employed to accomplish the contemplated operation, including, at a minimum, the following:

- a) The proposed date for commencement of activity and the requested term of conducting the same.
  - b) The services to be offered. Please refer to the Francis S. Gabreski Minimum Standards.
  - c) The size and location of land request and the number and size of the building(s) required.
  - d) The number of persons to be employed (including the names, titles and qualifications of known employees).
  - e) The hours of proposed operation. Please refer to the Francis S. Gabreski Minimum Standards.
  - f) The signatures of all parties whose names are being submitted as contributing to the financing or owning an interest in the business or will appear on leases or other documents as being a partner, director or corporate officer and those who will be managing the business.
2. If an existing business, the current and pro forma financial statements prepared or certified by a Certified Public Accountant.
3. In order to demonstrate financial capability to initiate operations, to construct proposed improvements, and to provide capital to carry on the contemplated operations, please provide a current credit report for each party owning or having a financial interest in the business and a credit report on the business itself (if applicable). If the project is for personal use (i.e. T-hangar construction) please provide a current credit report and a statement-indicating source of funding.
4. A listing of assets owned, or being purchased, or leased which will be used in the business at Francis S. Gabreski Airport.
5. A list of material assets, goods and equipment necessary or required to perform the proposed services that are owned, leased, or under purchase contract by the applicant, copies of such leases and contracts shall be provided upon request.
6. Copies of all licenses, certifications and permits possessed by the applicant and employees to be based at the Airport, that are necessary or required to perform the proposed services.
7. Any approvals will be subject to FAA approval. You must obtain and complete FAA Form 74601 (Notice of Proposed Construction) and provide it to the Airport Manager for review and submittal to the FAA. **FAA criteria for taxiway centerline to the Lease line are 130’.**

Applicant should also be aware of the following:

1. Tenant will install security fencing/systems as required and/ or instructed by airport management.
2. Tenant is to provide site survey, GPS Coordinates and pay all fees associated with updating ALP (Airport Layout Plan).
3. Tenant must obtain and comply with all applicable local, State and Federal permit requirements.
4. Tenants are to provide Insurance Certificates in the amounts instructed, with the County named as an additional insured on each policy.
5. All tenants will provide (if applicable) an easement to the Air National Guard to access their TACAN site.
6. Tenant may be required to provide a written authorization for the FAA, any aviation or aeronautics boards, administrators, and departments of all states in which the applicant has engaged in aviation business to release information in their files relating to the applicant or its operation. The applicant will execute such forms, releases, or discharges as may be required by those agencies.
7. If requested, Tenant will provide 10-year criminal background check for all owners, occupants and/or sub-tenants.

**SECTION II**  
**AIRPORT LEASE REQUEST**

**AIRPORT LEASE REQUEST**

Aviation     Non-Aviation     Industrial Park     Outside Activity

Date Application Provided:                    \_\_\_/\_\_\_/\_\_\_\_

Completed Application Received:            \_\_\_/\_\_\_/\_\_\_\_

**New Tenant:**       **Existing Tenant:** Renewal  Modifications     Sub-tenant

Name: \_\_\_\_\_

Company: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Telephone: \_\_\_\_\_

Email: \_\_\_\_\_

Type of Business/Structure: \_\_\_\_\_

Requested Lease Term: \_\_\_\_\_

**Type of Organization:**

Sole Proprietorship

General Partnership

Limited Liability Company

Limited Partnership

Corporation (see below)

State of Incorporation or Registration

\_\_\_\_\_

Registered Agent:

\_\_\_\_\_

Principal Officers:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Description of property to be leased:**

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**Description of Work Planned:**

List each type of construction (hangers, office, ramp, fuel tank, etc.) separately. If proposing multiple hangers, note total number.

**A. Type of Construction:**

Type: \_\_\_\_\_

Total Square Feet: \_\_\_\_\_

**B. Type of Construction:**

Type: \_\_\_\_\_

Total Square Feet: \_\_\_\_\_

**C. Type of Construction:**

Type: \_\_\_\_\_

Total Square Feet: \_\_\_\_\_

**D. Type of Construction:**

Type: \_\_\_\_\_

Total Square Feet: \_\_\_\_\_

**Architect/Engineer:**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Name of Contractor: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

License Number: \_\_\_\_\_

**Class of Work:**

New Construction

Addition

Maximum Height of Proposed Structure(s): \_\_\_\_\_

**Description of Features:**

Type of Siding: \_\_\_\_\_

Type of Roof: \_\_\_\_\_

Ramp Space (if applicable): \_\_\_\_\_

Vehicle Parking Spaces (if applicable): \_\_\_\_\_

**Description of Activity and Use For Property:**  Commercial  Private  Other

If Commercial, Type of Activity:

Full Service Fixed Base Operator (FBO)

Specialized Aviation Services Operator (SASO)

Other:

Hours of Operations: Recreational Use, Mostly Weekends during daytime hours

Estimated Flight Operations: Weekly: \_\_\_\_\_ Monthly: \_\_\_\_\_

**Type & Number of Aircraft To Be Stored** (if applicable):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Financial Information:**

**Estimated Project Costs:** \_\_\_\_\_

Method for Funding:

Cash \_\_\_\_\_

Loan / Other (see below): \_\_\_\_\_



**SECTION III**  
**SUFFOLK COUNTY ENVIRONMENTAL ASSESSMENT**  
**FORM (EAF)**

**SUFFOLK COUNTY ENVIRONMENTAL ASSESSMENT**

**FORM (EAF)**

Instructions: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire Data Sheet. Include as much information as possible such as feasibility studies, design reports, etc. Attach additional sheets if necessary. Mark irrelevant questions N.A., not applicable.

A. General Information:

1. Name of Project:

[Empty text box for Name of Project]

2. Location of Project: (specify Town, Village or Hamlet and include project location map on next page.)

Suffolk County Francis Gabreski Airport

Street Address:

Old Riverhead Road (CR 31), Westhampton, Town of Southampton, N.Y.

Name of property or waterway:

Suffolk County Airport

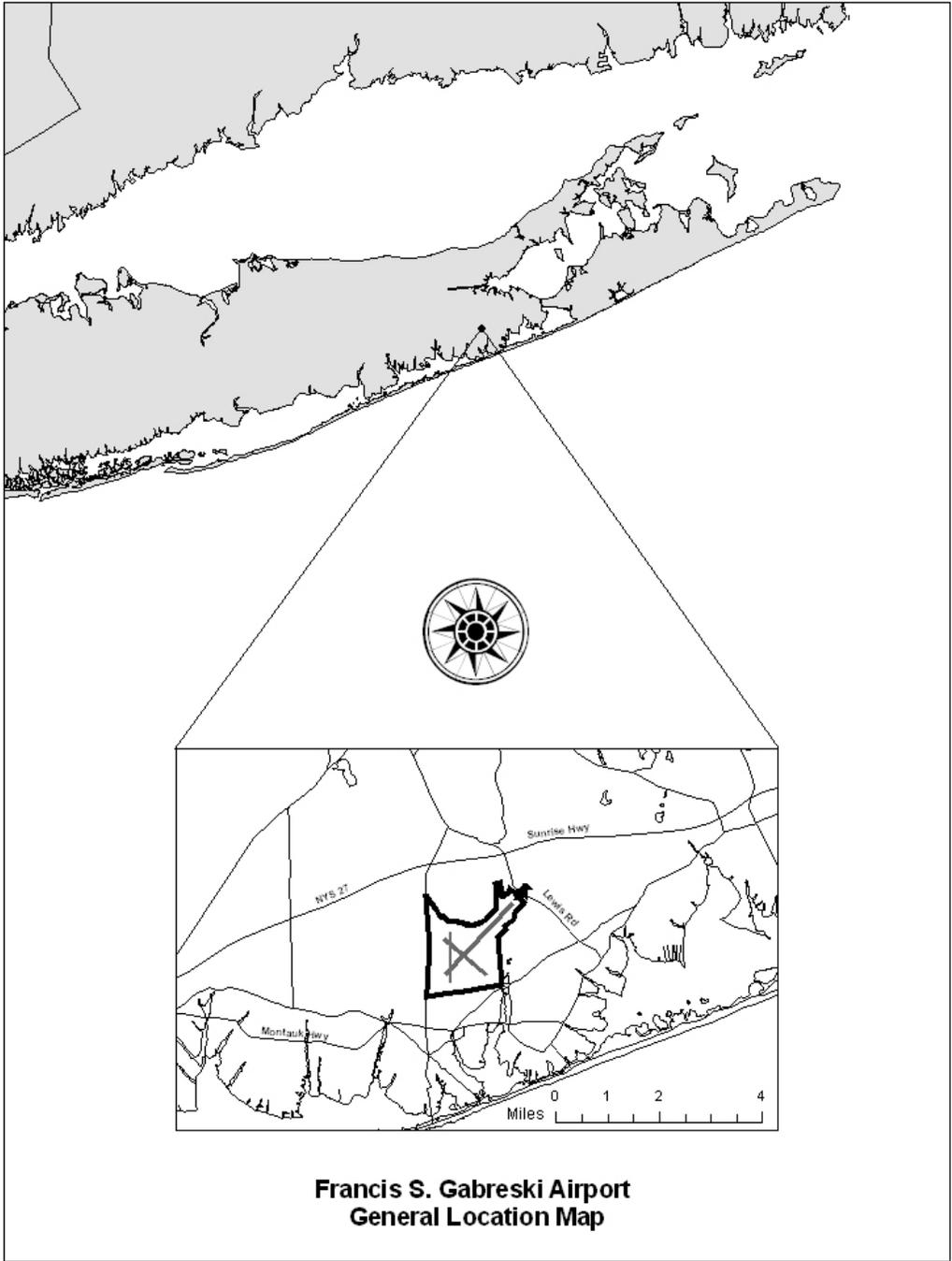
3. Maps of Property and Project: Attach relevant available maps, including a location map (note: use road map, Hagstrom Atlas, U.S.G.S. topography map, tax map or equivalent) and preliminary site plans showing orientation, scale, buildings, roads, landmarks, drainage systems, areas to be altered by project, etc.

4. Type of Project: (check one) New \_\_\_\_\_ Expansion

5. Capital Program: (specify) Item # \_\_\_\_\_ Date Adopted \_\_\_\_\_ Amount\$

6. General Description of Project including its Purpose (attach relevant design reports, plans etc.):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**Gabreski Airport  
Southampton, NY**



In 1943, the United States government built the airport for use as an Air Force Base during World War II. After the war it was given to Suffolk County, but it was reclaimed in 1951 for the Korean War National Emergency. In 1960, it was leased by the US Air Force for an Air Defense Command (ADC) base that served as home to the 52<sup>nd</sup> Fighter Wing from 1963 through 1968. The base was deactivated in 1969 and released back to Suffolk County.

On July 12<sup>th</sup>, 1972, the federal government, acting by and through the General Services Administration, signed a "Quitclaim Deed" with the County of Suffolk, which conveyed the former Air Base property to the County "for the development, improvement and operation and maintenance of the airport" under the oversight of the FAA. The covenant and restrictions are enforceable through a reverter clause contained in the deed.

The following excerpts were extracted from the Airport Compliance Handbook (Order 5190.6A) which is used by the Federal Aviation Administration (FAA) to determine and enforce compliance with the terms and conditions of surplus property transfers and grant obligations - both of which apply to Gabreski Airport.

Section 1-3 - **BACKGROUND OF AIRPORT OBLIGATIONS.** The Federal Aviation Act of 1958 and the Civil Aeronautics Act of 1938 which preceded it charges the Administrator with broad responsibilities for the regulation of air commerce in the interests of safety and national defense and for the promotion, encouragement, and development of civil aeronautics. Under these broad powers the FAA seeks to achieve safety and efficiency of the total airspace system through direct regulation of airman, aircraft, and the airspace. The Federal interest in promoting civil aviation has been augmented by various legislative actions, which authorize programs for granting property, funds, and other assistance to local communities for the development of airport facilities. In each program the recipient assumes certain obligations, either by contract or by restrictive covenants in property deeds, to maintain and operate its airport facilities safely and efficiently and in accordance with specified conditions. Commitments assumed by airport owners in deeds or grant agreements have been generally successful in maintaining a high degree of safety and efficiency in airport design, construction, operation and maintenance. The Airports Compliance Program embraces the policy and guidelines of the FAA for monitoring the performance of airport owners under its obligations to the Federal Government.

Section 1-5 - **AUTHORITY.** Responsibility to ensure compliance with airport owner obligations is vested in, or imposed on, the FAA by law or through FAA contractual authority.

**a. Surplus Property Transfers.** Surplus property instruments of transfer were, and are, issued by the War Assets Administration (WAA) and its successor, the General Services Administration (GSA). However, Public Law (P.L.) 81-311 specifically imposes upon FAA the sole responsibility for determining and enforcing compliance with the terms and conditions of all instruments of transfer by which surplus airport property is or has been conveyed to non-Federal public agencies pursuant to the Surplus Property Act of 1944.

Section 4-13 - The owner of any airport developed with Federal grant assistance is required to operate it for the use and benefit of the public and to make it available to all types, kinds and classes of aeronautical activity on fair and reasonable terms and without unjust discrimination. A parallel obligation is implicit in the terms of conveyance of Federal property for airport

purposes under the Surplus Property Act. Land transfers under Section 16, Section 23, or Section 516 are authorized by the same statutes and for the same purposes as grants under FAAP, ADAP, and AIP and the same obligations will apply.

4-15 - The prime obligation of the owner of a federally assisted airport is to operate it for the use and benefit of the public. The public benefit is not assured merely by keeping the runways open to all classes of users. While the owner is not required to construct hangars and terminal facilities, it has the obligation to make available suitable areas or space on reasonable terms to those who are willing and otherwise qualified to offer flight services to the public (i.e., air carrier, air taxi, charter, flight training, crop dusting, etc.) or support services (i.e., fuel, storage, tie down, flight line maintenance, etc.) to aircraft operators.

In 1990, after two initial studies in 1971 and 1980, the Suffolk Legislature and County Executive in Resolution No. 1145-1990 approved the **Airport Study and Master PLAN** as being in "the County's best interest." That plan provides the policy and guideline for determining short range needs as well as the consideration of long range forecasts for the future use and development at the Suffolk County Airport, including existing and potential use of the airport for aviation purposes, Air National Guard purposes and industrial purposes. It further specifies that the primary purpose of the County's airport property is aviation, with its essential operating surfaces such as runways and taxiways, to provide maximum operational efficiency and safety. The plan further states that the itinerant aircraft apron will need to be expanded beyond its present parking capacity on the flight line in order to meet forecast demands. Hangars were proposed adjacent to Taxiway W but could be placed in areas other than depicted on the plan. The current proposed action is for aviation purposes and is in conformance with the FAA deed covenants and the 1990 Airport Master Plan.

The project involves.....

*(Airport Management to put in the details of the project here and attach site plan maps and renderings if available. The project should be tied to the 1990 Airport Master Plan, if possible)*

7. Project Status: (check if begun)

		<u>Start</u>	<u>Completion</u>
	PROPOSAL		
<b>X</b>	AIRPORT STUDY & MASTER PLAN	<u>1989</u>	<u>1990</u>
<b>X</b>	PRELIMINARY PROJECT PLANNING		
	FINAL PLANS: SPECS		
<b>X</b>	SITE ACQUISITION FROM THE FAA	<u>1969</u>	<u>1972</u>
	CONSTRUCTION		
	OTHER		

8. Departments Involved:

<b>NAME AND ADDRESS OF ORGANIZATION PERFORMING DESIGN &amp; CONSTRUCTION</b>	<b>NAME AND ADDRESS OF INITIATING DEPT. (If different)</b>
Name:	Suffolk County Department of Economic Development & Workforce Housing
Street/P.O.:	100 Veterans Memorial Highway
City, State:	Hauppauge, N.Y.
Zip:	11788
Contact Person:	
Business Phone	

B. Project Description

1. Scale of Project:

a. Total contiguous acres now owned at the airport site:	1,486 acres
Total area of the airport site currently developed at the airport:	356 acres
Total area of the airport site in vegetation (woods and grass)	1,130 acres

b. <input checked="" type="checkbox"/> Acreage to be acquired: Acreage of lease site:	None
c. <input checked="" type="checkbox"/> Developed acreage of lease site now: <input checked="" type="checkbox"/> Developed acreage at completion of project: <input checked="" type="checkbox"/> Developed acreage ultimately:	
d. <input checked="" type="checkbox"/> Lease site acreage of vegetation or cover to be removed:	
e. <input checked="" type="checkbox"/> Lease site acreage to remain undeveloped:	
f. <input checked="" type="checkbox"/> Building gross floor area now: <input checked="" type="checkbox"/> Building gross floor area proposed:	sq. ft.                      acres sq. ft.                      acres
g. <input checked="" type="checkbox"/> Height of tallest structure on lease site now: <input checked="" type="checkbox"/> Height of tallest structure proposed on lease site:	
h. <input checked="" type="checkbox"/> Proposed Building use (if any):	
i. <input checked="" type="checkbox"/> Off-street parking spaces on lease site now: <input checked="" type="checkbox"/> Off-street parking spaces proposed:	number                      acres number                      acres
j. <input checked="" type="checkbox"/> Current vehicle trips/hr. <input checked="" type="checkbox"/> Max. vehicle trips/hr. when operational: <input checked="" type="checkbox"/> Current airplane trips/Day/Week/Month <input checked="" type="checkbox"/> Max. airplane trips/Day/Week/Month at completion of project:	
k. <input checked="" type="checkbox"/> Roads on lease site now:	length                      acres
l. <input checked="" type="checkbox"/> New road construction or reconstruction	length                      acres
m. <input checked="" type="checkbox"/> Will project result in an increase in energy use? If yes, indicate type(s):	
n. <input checked="" type="checkbox"/> Will project require storage of liquid fuels and chemicals? If yes, describe substances and amounts to be stored:	

2.  Project Schedule:

a. <input checked="" type="checkbox"/> Is project single or multi-phase?	
b. <input checked="" type="checkbox"/> If multi-phase, how many phases?	
c. <input checked="" type="checkbox"/> Total construction time (months)	

3.  Wastes and Pollutants Generated During Project Construction and Operation:

	Components	Quantity	Mode of Disposal
a. <input checked="" type="checkbox"/> Sanitary Sewage			
b. <input checked="" type="checkbox"/> Liquid industrial waste			
c. <input checked="" type="checkbox"/> Toxic chemicals			
d. <input checked="" type="checkbox"/> Pesticides or herbicides			
e. <input checked="" type="checkbox"/> Solid wastes			
f. <input checked="" type="checkbox"/> Clearing or demolition debris			
g. <input checked="" type="checkbox"/> Spoil disposal or sedimentation			
h. <input checked="" type="checkbox"/> Atmospheric emissions			
i. <input checked="" type="checkbox"/> Surface water runoff			
j. Noise exceeding ambient	Aircraft Noise	Existing Flights	To the Air - see Part III
k. <input checked="" type="checkbox"/> Odors exceeding 1hr/day			
l. <input checked="" type="checkbox"/> Other (specify)			

4.  Does Project Involve Any:

<input checked="" type="checkbox"/> Grading Cut/Fill: List amounts.	
<input checked="" type="checkbox"/> Dredging: List max. depth, length & width.	
<input checked="" type="checkbox"/> Spoil Area: List amount.	
<input checked="" type="checkbox"/> Bulk heading: List length.	
<input checked="" type="checkbox"/> Dewatering: List g.p.m. & period of time.	

5.  Indicate Sources of Utilities:

<input checked="" type="checkbox"/> Water	
<input checked="" type="checkbox"/> Electricity	
<input checked="" type="checkbox"/> Gas	
<input checked="" type="checkbox"/> Other (please specify)	

6.  Total Water Usage:

Gallons per Day

If water supply is from wells, indicate pumping capacity in gallons per minute.

C.  Project Lease Area Description/Existing Conditions: (see current site aerial photo on the next page)

1.  Acreage of Physical Characteristics of Project Area:      Presently                      After Completion

<input checked="" type="checkbox"/>	Presently	After Completion
<input checked="" type="checkbox"/> Meadow, field, scrub growth		
<input checked="" type="checkbox"/> Wooded		
<input checked="" type="checkbox"/> Agricultural		
<input checked="" type="checkbox"/> Freshwater wetland		
<input checked="" type="checkbox"/> Tidal wetlands		
<input checked="" type="checkbox"/> Surface waters		
<input checked="" type="checkbox"/> Cleared, graded or filled land		
<input checked="" type="checkbox"/> Paved areas (roads, parking, etc.)		
<input checked="" type="checkbox"/> Buildings (List number and sq. ft.)		
<input checked="" type="checkbox"/> Other (please specify)		
<input checked="" type="checkbox"/> TOTAL		

2. Streams within or contiguous to project area: *(Please list name of stream and/or name of river to which it is tributary, including intermittent streams)*

None

3. Lakes, Ponds, Wetland areas within or contiguous to project area: *(Please list name(s) and size(s) in acres)*

None

4. a. Are there natural drainage channels on the project site? \_\_\_yes X no

b. How far is project area from freshwater wetlands, tidal wetlands or surface waters?

\_\_\_\_\_ ft. to the headwaters and wetlands of Aspatuck Creek to the south and \_\_\_\_\_ ft. to the Quogue Wildlife wetlands and ponds to the east.

5. Is the Project area within the 100 yr. Flood plain? \_\_\_\_\_yes X no

6. Depth to the water table: at surface \_\_\_\_\_0-3 ft \_\_\_3-8 ft \_\_\_8-16 ft X 16 ft

7. Predominant soil type (s) on project site as identified in the Soil Survey of Suffolk County - 1975:  
(*Include soils map of site.*)

\_\_\_\_\_

8. General character of the land: Generally uniform slope X Generally uneven and rolling or irregular \_\_\_\_\_. (*Include topographic map of site.*)

9. Approximate percentage of proposed project site with slopes: 0-10% X 10-15% \_\_\_ or greater %.

10. Any unique or unusual land forms on the project site? (i.e. cliffs, dunes, kettle holes, eskers, other geological formations):

None

11. Describe the predominant vegetation types on the site:

\_\_\_\_\_

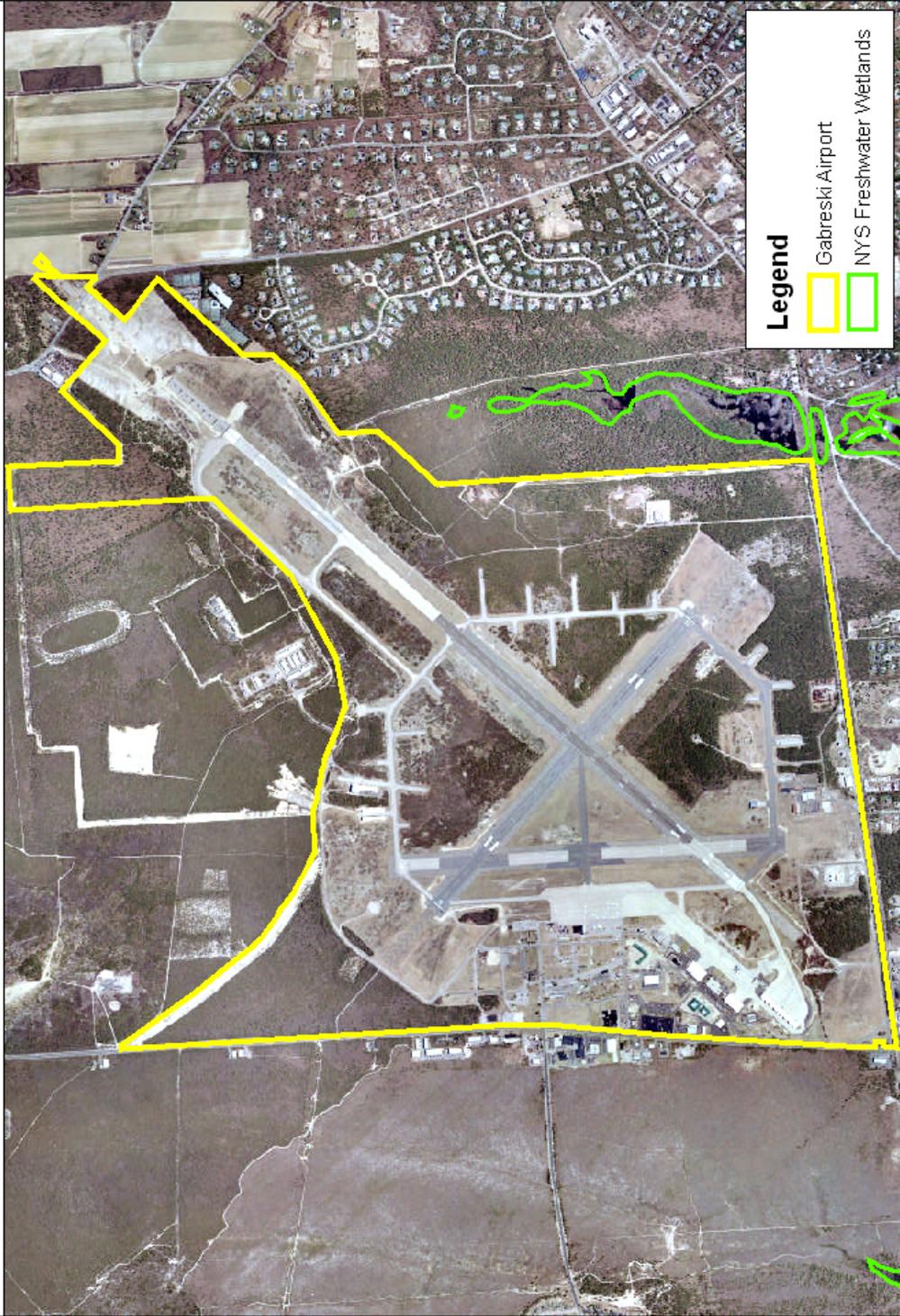
12. Describe the predominant wildlife on the site:

\_\_\_\_\_

13. Does project site contain any species of plant or animal life that is identified as threatened or endangered? \_\_\_yes X no; if yes, give source and identify each species;

\_\_\_\_\_

**Gabreski Airport  
Wetlands**

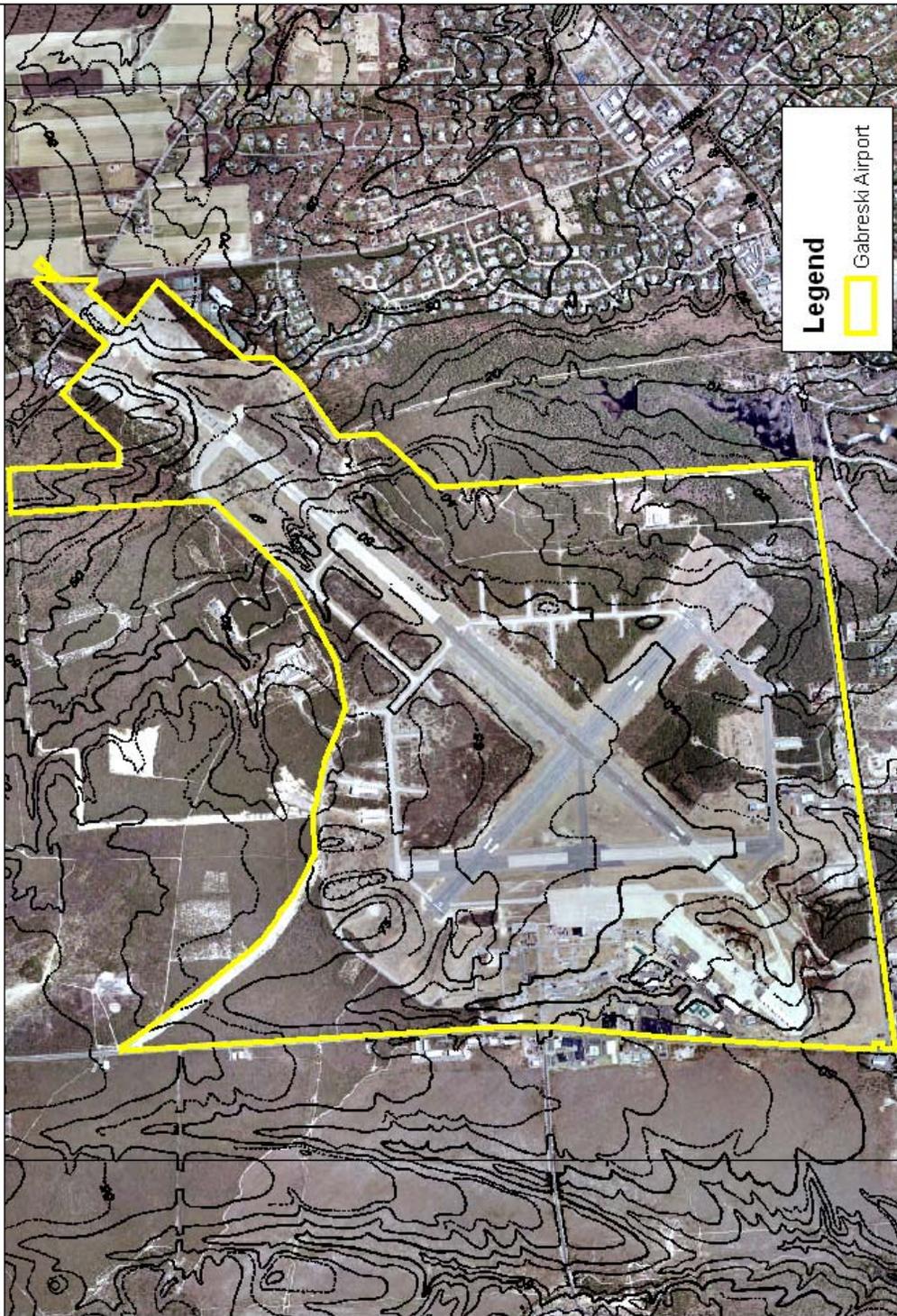


# Gabreski Airport Soils



- Soils Common to Airport:
- CpA Carver and Plymouth sands, 0 to 3 percent slopes
  - CpC Carver and Plymouth sands, 3 to 15 percent slopes
  - CuB Cut and fill land, gently sloping
  - Ma Made Land
  - PIA Plymouth loamy sand, 0 to 3 percent slopes
  - PIB Plymouth loamy sand, 3 to 8 percent slopes
  - PmB3 Plymouth gravely loamy sand, 3 to 8 percent slopes, eroded
  - Rc Recharge Basin
  - Ur Urban land

**Gabreski Airport  
Topography**



14. Is project contiguous to, or does it contain a building or site of historic, pre-historic or paleontological importance?  
yes  no. Explain.

15. List the specific activities now occurring at project location (ie. hunting, fishing, hiking etc.)

Aviation

16. Is the project site presently used by the community or neighborhood as an open space or recreation area?  
yes  no.

17. Does the present site offer or include scenic views or vistas known to be important to the community?  
yes  no.

18. Zoning:

a. Current specific zoning or use classification of site?	LI 200
b. Is proposed use consistent with present zoning or use?	Yes
c. If no, indicate desired zoning or use.	N.A.

19. What is the dominant land use and zoning classification within a 1/4 mile radius of the project (e.g. single family residential, R-2) and the scale of development (e.g. 2 story)? *(Include existing land use map)*

Aviation, industrial and open space

20. Is the site served by existing public utilities?  yes \_\_\_\_\_ no.

a) If yes, does sufficient capacity exist to allow connection? \_\_\_\_\_ yes \_\_\_\_\_ no.

b) If yes, will improvements be necessary to allow connection? \_\_\_\_\_ yes \_\_\_\_\_ no

21. Is the site located in an agricultural district certified pursuant to Agriculture and Market Law, article 25-AA, Section 303 and 304? \_\_\_\_\_ yes  no.

22. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617?  yes \_\_\_\_\_ no.

23. Has the lease site ever been used for disposal of solid or hazardous wastes? \_\_\_\_\_ yes  no.

**D. Impact Summary and Mitigation**

1. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site?  
\_\_\_\_\_ acres

2.  Will any mature forest or other locally important vegetation be removed by this project?  
yes \_\_\_\_\_ no. Explain.

3. Are there plans for erosion control and stabilization? \_\_\_\_\_ yes  no. Explain and attach plans.



4.  Are there any plans for re-vegetation to replace that removed during construction?  
\_\_\_yes \_\_\_no. Explain and attach plans.

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5. Will project physically alter any surface water bodies? \_\_\_yes X no. Explain.

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6. Will project require relocation of any projects, facilities or homes? \_\_\_yes X no. Explain.

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7.  Number of jobs generated:

<input checked="" type="checkbox"/> During construction?	
<input checked="" type="checkbox"/> After project is completed?	

8.  Number of jobs eliminated by this project \_\_\_\_\_.

E. Alternatives - Briefly list alternatives to the proposal considered

Do Nothing - the Airport will not have the ability to adequately service the aviation needs of the area as required by the FAA in accordance with grant assurances and obligations with respect to the Surplus Property Act of 1944 under which the county acquired the property.
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F.  Approval and Compliance

1.  Will project involve funding or financing by any:

a. Federal agency (specify) \_\_\_\_\_; amount \_\_\_\_\_.

b. State agency (specify) \_\_\_\_\_; amount \_\_\_\_\_.

c. Local agency (specify) \_\_\_\_\_; amount \_\_\_\_\_.

2. Does project require permit or approval from:

	YES	NO	TYPE
a. Army Corps of Engineers		X	
b. U.S. Environmental Protection		X	
c. Other Federal agency (specify) FAA	X		FAA Approval - 7460
d. N.Y.S. Environmental Conservation Department	X		Storm water Permit
e. Other State agency (specify)		X	
f. County Health Department	X		Sanitary and Toxic Substances
g. County Planning Department		X	
h. County Public Works Department	X		Building permits
i. Town or Village Board		X	
j. Town or Village Planning Board		X	
k. Town or Village Zoning Board		X	
l. Town or Village Building Department		X	
m. Town or Village Highway Department		X	
n. Town or Village Environmental Agency		X	
o. Suffolk County Fire Marshal	X		Fire Code
p. Other local agency - Suffolk County CEQ	X		SEQRA Recommendation

3. Conformance to existing comprehensive or project master plans.

	<u>YES</u>	<u>NO</u>	<u>DESCRIPTION</u>
a. Federal	<u>X</u>	___	<p><b><u>1981 Airport Master Plan</u></b> - Approved by the Federal Aviation Administration (FAA) on March 5, 1981. The plan called for rehabilitation of existing aviation facilities including runways, taxiways, aircraft parking ramps and buildings. Additional hangars and tie down areas were recommended to meet anticipated future aviation demand. Development of a commercial/industrial park, provide a parallel taxiway for Runway 24, and expansion of the existing terminal building were also recommended. Development of specific measures to prevent ground water pollution and protect the environment was suggested.</p> <p><b><u>1990 Airport Master Plan</u></b> - In 1991 the FAA reviewed the 1990 Airport Master Plan adopted by Suffolk County and found it consistent with the approved 1981 Airport Master Plan.</p>
b. State	<u>X</u>	___	<p><b><u>1992 - Adoption of the Long Island Comprehensive Special Groundwater Protection Area Plan</u></b> by the New York State Department of Environmental Conservation recommends that "the Town of Southampton should permit new industrial development only in those areas where such uses already exist. These areas include the Suffolk County Airport and the adjacent properties that have not been rezoned for residential use."</p> <p><b><u>1995 - Adoption of the Central Pine Barrens Comprehensive Land Use Plan</u></b> by the Central Pine Barrens Joint Planning and Policy Commission delineated most of the airport property as CGA and designated the Suffolk County Airport as a Southampton Pine Barrens Credit Program "receiving area". The Town of Southampton subsequently revised their codes to conform to the Central Pine Barrens Plan. Except for a few areas, the Central Pine Barrens Plan excludes "from the Core Preservation Area those portions of the airport property which are occupied by the runways, their associated maintenance areas, and those areas identified for future use in the Suffolk County Airport Master Plan approved by the Suffolk County Legislature"(1990).</p>
c. Bi County	<u>X</u>	___	<p><b><u>The 1970 Nassau-Suffolk Comprehensive Development Plan states</u></b> Suffolk County Air Force Base (Westhampton) is owned by Suffolk County and contains three runways, including one 9,000 foot NE-SW and one 5,000 foot NW-SE. It is adequately buffered with vacant land and is highly suitable for development into a general use airport. The base has been reacquired from the Air Force for County control and management for general aviation purposes. In addition, a unit of the Air National Guard will operate from the field.</p>
d. County	<u>X</u>	___	<p><b><u>1990 - Updated Airport Study and Master Plan</u></b> was prepared by the Suffolk County Planning Department and submitted to the Suffolk County Legislature and County Executive who adopted it as the official airport master plan which was the culmination of two former studies. The plan calls for the development of the former U.S. Air Force Base as a general aviation facility which is set forth in the "Quitclaim Deed" transferring the property from the Federal Government to</p>

Suffolk County. The aviation portion of the site is to include continued use by the military as well as civilian use including airport services, fuel facilities and additional hangers and tie-down areas. Aviation use is in conformance with the Town of Southampton LI-200 zoning of the site.

**Airport Minimum Standards and Airport Rules and Regulations** - **Rules and Regulations** have been issued by the County and are intended to ensure the safe and efficient operation of the airport. Rules related to aeronautical operations, ground operations, and procedures to be followed by tenants and users of the airport guarantee uniform expectations are being applied and must be complied with.

**Minimum Standards** - The County of Suffolk as owner and Sponsor of the Francis S. Gabreski Airport is responsible for all aspects of the administration of this public, general aviation facility, and in order to foster, encourage and insure the economic growth and orderly development of aviation and related aeronautical activities at the Airport by encouraging adequate aeronautical services and facilities for the users of the Airport, has established certain standards and requirements for Commercial Aviation Operators. All aviation projects and activities at the airport must comply with the Minimum Standards and Rules and Regulations.

e. Town        X                    **1970 & 1999 - The Town of Southampton Master Plan** specifically stated that "particular attention should be given to the Suffolk County Air Force Base as the site for light industrial development with airport access" and that "industrial development should be of an industrial park character." Subsequently, the airport and surrounding area were zoned by the town LI-200 for light industrial use which remains in place today. General aviation airports and necessary airport support facilities are allowed in the LI-200 zoning district.  
**Note: Chapter 235 of the Southampton Code** dealing with Noise does not apply to "noise of aircraft flight operations."

e. Village        —          —        **N.A.**

PREPARER      \_\_\_\_\_       Date      \_\_\_\_\_

TITLE      \_\_\_\_\_

SIGNATURE\*      \_\_\_\_\_

I certify that the information herein is accurate.

PROJECT DIRECTOR      \_\_\_\_\_      Date      \_\_\_\_\_

TITLE      \_\_\_\_\_

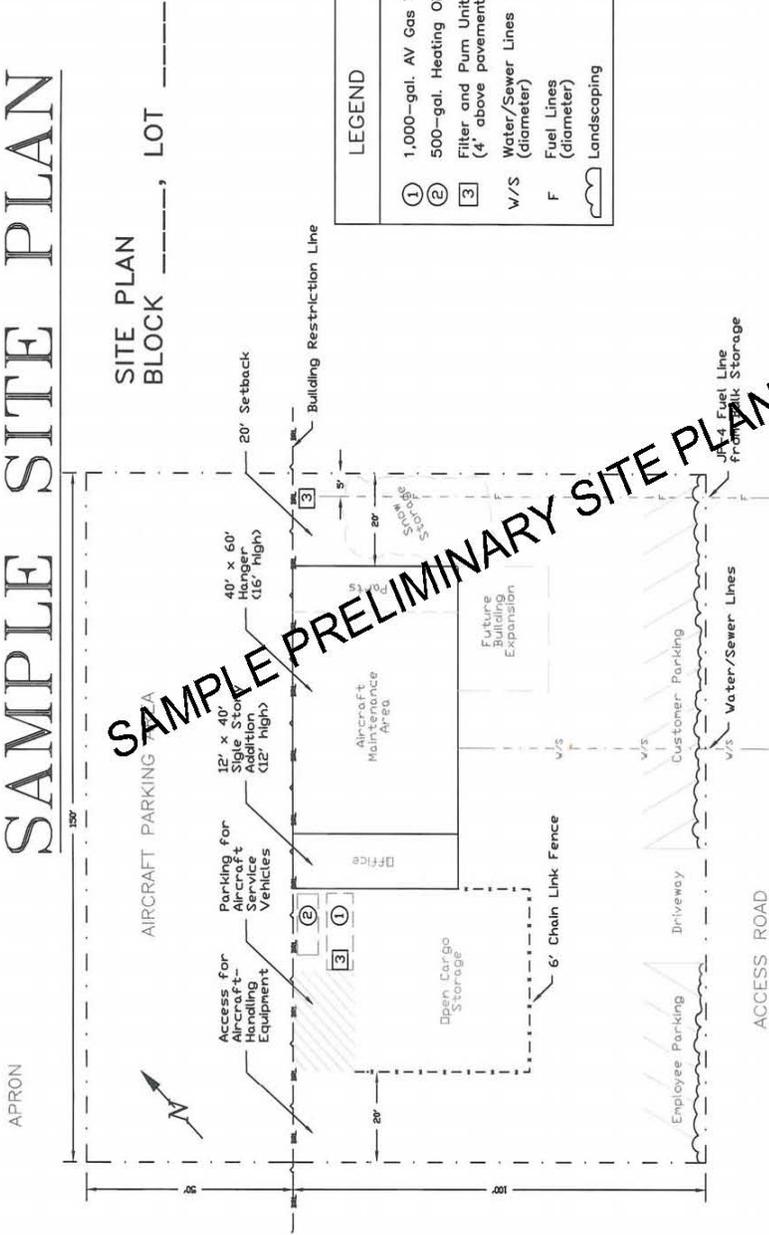
SIGNATURE\*      \_\_\_\_\_

I certify that the information herein is accurate

\*Signature of both preparer and project director required

**SECTION IV**  
**SAMPLE PRELIMINARY SITE PLAN**

# SAMPLE SITE PLAN



LEGEND	
①	1,000-gal. AV Gas Tank
②	500-gal. Heating Oil Tank
③	Filter and Pum Unit (4" above pavement)
v/s	Water/Sewer Lines (diameter)
F	Fuel Lines (diameter)
⌋	Landscaping

## INSTRUCTIONS

1. Draw to scale.
2. Show uses of Land and Structures: include areas for snow storage, aircraft, vehicle, and equipment parking.
3. Show dimensions and heights of all structures.
4. Note and locate improvements on plan. Include utility lines and fuel tanks. Show distances from buildings or lot boundaries, as appropriate.
5. Note whether fuel tanks are above or below ground; specify method of installation.

**SECTION V**  
**Suffolk County Form 22**  
**Contractor's/Vendor's Public Disclosure Statement**

**Suffolk County Form 22**

Contractor's/Vendor's Public Disclosure Statement

Pursuant to Section A5-7 of the Suffolk County Administrative Code, this Public Disclosure Statement must be completed by all contractors/vendors that have a contract with Suffolk County. In the event contractor/vendor is exempt from completing paragraphs numbered 1 through 11 below, so indicate at paragraph number 12 below setting forth the reason for such exemption. Notwithstanding such exempt status, you must execute this form below before a notary public.

1. Contractor's/Vendor's Name \_\_\_\_\_  
Address \_\_\_\_\_  
City and State \_\_\_\_\_ Zip Code \_\_\_\_\_
  
2. Contracting Department's Name \_\_\_\_\_  
Address \_\_\_\_\_
  
3. Payee Identification or Social Security No. \_\_\_\_\_
  
4. Type of Business \_\_Corporation\_\_ Partnership\_\_ Sole Proprietorship\_\_ Other
  
- 5.a Is contractor/vendor entering into or has contractor/vendor entered into a contract with Suffolk County in excess of \$1,000? \_\_Yes\_\_No.
- 5.b Has contractor/vendor entered into three or more contracts, including the one for which you are now completing this form, with Suffolk County, any three of which, when combined, exceed \$1,000? \_\_Yes\_\_No.
  
6. Table of Organization. List names and addresses of all principals; that is, all individuals serving on the Board of Directors or comparable body, names and addresses of all partners, and names and addresses of all corporate officers. Conspicuously identify any person in this table of organization who is also an officer or an employee of Suffolk County. (Attach additional sheet if necessary.)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
  
7. List all names and addresses of those individual shareholders holding more than five percent (5%) interest in the contractor/vendor. Conspicuously identify any shareholder who is also an officer or an employee of Suffolk County. (Attach additional sheet if necessary).
  
8. Does contractor/vendor derive 50% or more of its total revenues from its contractual or vendor relationship with Suffolk County? \_\_Yes\_\_No.
  
9. If you answered yes to 8 above, you must submit with this disclosure statement, a complete financial statement listing all assets and liabilities as well as a profit and loss statement. These statements must be certified by a Certified Public Accountant. (Strike this out if not applicable.)
  
10. The undersigned shall include this Contractor's/Vendor's Public Disclosure Statement with the contract. (Describe general nature of the contract.)
  
11. **Remedies.** The failure to file a verified public disclosure statement as required under local law shall constitute a material breach of contract. Suffolk County may resort, use or employ any remedies contained in Article II of the Uniform Commercial Code of the State of New York. In addition to all legal remedies, Suffolk County shall be entitled, upon a determination that a breach has occurred, to damages equal to fifteen percent (15%) of the amount of the contract.

12. If you are one of the entities listed below at a) through c) or you qualify under d) below, you are exempt from completing paragraphs numbered 1 through 11 herein:
- \_\_\_\_\_ a) Hospital
  - \_\_\_\_\_ b) Educational or governmental entities
  - \_\_\_\_\_ c) Not-for-profit corporations
  - \_\_\_\_\_ d) Contracts providing for foster care, family day-care providers or child protective services

Please check to the left side of the appropriate exemption.

13. **Verification.** This section must be signed by an officer or principal of the contractor/vendor authorized to sign for the company for the purpose of executing contracts. The undersigned being sworn, affirms under the penalties of perjury, that he/she has read and understood the foregoing statements and that they are, to his/her own knowledge, true.

Dated: \_\_\_\_\_ Signed: \_\_\_\_\_  
 Printed Name of Signer: \_\_\_\_\_  
 Title of Signer: \_\_\_\_\_  
 Name of Contractor/Vendor: \_\_\_\_\_

**UNIFORM CERTIFICATE OF ACKNOWLEDGMENT**  
**(Within New York State)**

STATE OF NEW YORK)  
 COUNTY OF \_\_\_\_\_ ) ss.:

On the \_\_\_\_ day of \_\_\_\_\_ in the year 2006 before me, the undersigned, personally appeared \_\_\_\_\_ personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies) and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

\_\_\_\_\_  
 (signature and office of individual taking acknowledgement)

**SECTION VI**  
**SUFFOLK COUNTY DISCLOSURE STATEMENT WITH RESPECT TO A PROPOSED**  
**TRANSFER OF AN INTEREST IN REAL PROPERTY TO SUFFOLK COUNTY**  
**PURSUANT TO SUFFOLK COUNTY CODE §342-6**

DISCLOSURE STATEMENT WITH RESPECT TO A PROPOSED  
TRANSFER OF AN INTEREST IN REAL PROPERTY TO SUFFOLK COUNTY  
PURSUANT TO SUFFOLK COUNTY CODE §342-6

Instructions:

This affidavit must be signed by all owners of record, contract vendees, lessors, lessees, sub-lessors, sub-lessees, contract lessors, contract lessees, contract sub-lessors, contract sub-lessees, holders of encumbrances and contract holders of encumbrances. The purpose of this affidavit is to insure disclosure of any interest of any nature or form, whether oral or written, held by any individual, partnership, firm or corporation.

"a" THROUGH "j" SHALL BE DEFINITELY ANSWERED. In all instances the required information should be furnished, and if the answer is **NO** or **NONE**, it should so state in the response. The phrase **"NOT APPLICABLE"** shall not be used on this form. **DO NOT LEAVE ANY BLANKS.**

(Exceptions: This affidavit is not required from corporations traded on recognized national/ regional stock exchanges or traded on the over-the-counter stock market, wherein said corporation's stock is publicly held. The affidavit is not required from corporations or other associations, duly licensed by the State of New York for the banking or insurance industry.)

As to all signatories of this affidavit as specified above:

a. If the owner [signatory] is an individual, state full name, street address, and date property was acquired:

Name	Address	Date Acquired	Social Security No.

b. If the owner [signatory] is a partnership, state the name, street address, the nature and percentage of interest of each partner, and date the property was acquired. In the event that the partnership includes partners who are a corporation or a partnership, then such entity shall complete a full disclosure statement.

Name	Address	Nature and Percentage of Each Partner	Date Acquired

Federal I. D. No. \_\_\_\_\_

c. If the owner [signatory] is a corporation, state name and street address of each officer, director and stockholder and the amount of stock held and owned by each stockholder. In the event that the corporation includes a stockholder who is a corporation or a partnership, then each such entity shall complete a full disclosure statement.

<u>Title</u>	<u>Name</u>	<u>Address</u>	<u>% of Stock Owned</u>
President	_____	_____	_____
Vice President	_____	_____	_____
Secretary	_____	_____	_____
Treasurer	_____	_____	_____
Federal I.D. No.	_____		

d. If signatory is a corporation and stock has been pledged or agreement made to pledge stock, state name and street address of all persons to whom stock has been pledged or with whom any agreement has been made to pledge the stock. If none, so state:

<u>Name</u>	<u>Address</u>	<u>Stock Pledged; Stock to be Pledged</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

e. State the name and address of all persons, individuals, partnerships and/or corporations who are holders of any instrument creating an encumbrance upon the property; state the nature of such encumbrance; and if the holder of such encumbrance is a corporation (see Exception) state the names of all officers, directors and stockholders of such corporation:

<u>Holder of Instrument</u>	<u>Nature of Encumbrance</u>	<u>Corporate Name and Title</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

f. State the interest of the signatory in the property and date so acquired:

<u>Interest of Signatory</u>	<u>Date of Acquisition</u>
_____	_____
_____	_____
_____	_____

g. If the signatory is not the fee owner of the property, state the name and addresses of all other parties who have a superior interest, or title, in the property in question and state the nature of their interest and date so acquired. If any such party is a corporation, partnership or firm, state the names of all officers, directors, shareholders, partners or proprietors of such entity:

Person Holding Interest	Title	Shareholder	Partner	Nature of Interest

(Attached hereto must be a sworn statement of all parties listed in this paragraph stating that to their knowledge the statement made herein is correct and accurate).

h. State whether any person whose name is contained in paragraphs "a", "b", or "c" is an officer or employee of any unit of village, town, county, city, state or federal government, or an employee or officer of a special or school district. (Exception: Volunteer fireman or air defense volunteer).

Name	Title of Employee	Governmental Entity

i. State whether any person, partnership, firm or corporation has any interest, as defined in the instructions, in respect to the subject property who does not fall within paragraph "g" above. If none, so state; if otherwise, set forth names, addresses and nature of interest and date so acquired.

Name	Address	Nature of Interest

j. The name of the real estate broker or brokers (co-brokers, listing or selling) who will earn a commission as a result of the consummation of a lease agreement between the County of Suffolk and a property owner/landlord represented by said broker or brokers, including a complete list of the names and addresses of said broker or brokers, and a complete list of the names and addresses of individuals who are shareholders, partners or trustees holding at least a five percent interest in the corporation, partnership or association if such broker is organized as such. If the broker is a corporation, then this information shall include the names and addresses of all individuals serving on the Board of Directors and the names and addresses of all corporate officers, together with conspicuous identification of any such person in the table of organization of said corporation who is an officer or an employee of Suffolk County.


k. All signatories hereby agree that in the event there is any change, in any matter set forth herein, after the execution hereof, and during the term of the contract, they shall file with the County a supplemental affidavit containing the details of such change within five (5) days of such change.

Deponent makes this affidavit to induce Suffolk County to enter into an agreement to acquire the real property for County purposes, with full knowledge that the County will rely upon the statements made herein.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name

STATE OF \_\_\_\_\_)

) ss.:

COUNTY OF \_\_\_\_\_)

On the \_\_\_\_\_ day of \_\_\_\_\_, in the year \_\_\_\_\_, before me, the undersigned, personally appeared \_\_\_\_\_, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

\_\_\_\_\_  
Signature and Office of Individual  
taking Acknowledgment