

# Legislation

## BOL Meeting Minutes - Published Draft



Committee Chair: Colin Smith

800 Michaelian Office Bldg.  
148 Martine Avenue, 8th Floor  
White Plains, NY 10601  
[www.westchesterlegislators.com](http://www.westchesterlegislators.com)

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**Monday, September 30, 2024**

**1:00 PM**

**Committee Room**

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**Joint w/B & A and PWT**

### CALL TO ORDER

Please note: Meetings of the Board of Legislators and its committees are held at the Michaelian Office Building, 148 Martine Avenue, White Plains, New York, 10601, and remotely via the WebEx video conferencing system. Legislators may participate in person or via Webex. Members of the public may attend meetings in person at any of its locations, or view it online on the Westchester County Legislature's website: <https://westchestercountyny.legistar.com/> This website also provides links to materials for all matters to be discussed at a given meeting.

Joint with Budget & Appropriations committee.

Legislator Emiljana Ulaj will be participating remotely from 520 White Plains Road, Tarrytown, NY 10591.

Legislator Colin Smith will be participating remotely from 1132 Main Street, Suite 1, Peekskill, NY 10566.

Legislator Margaret Cunzio will be participating remotely from 4401 S. King Highway, Myrtle Beach, SC 29575.

*With a quorum present, Chair Smith called the meeting to order at 2:55 p.m.*

*Others in Attendance: BOL: Legislators: Nancy Barr, Erika Pierce and Jewel Williams Johnson; Legislators (Remote): Catherine Parker and Jose Alvarado; Committee Coordinators: Jill Axelrod, James Silverberg, and Dayana Gomez; Lisa Hochman, Marcello Figueroa, and Karen Vele; Guests: Law Dept.: John Nonna, Jane Hogan Felix, Francesca Mountain, Taryn Langrin, and Rob Taglia; DPW: April Gasparri and Brian Hegt; CE's Office: Joan McDonald*

**Present:** Legislator Smith, Legislator Tubiolo, Legislator Woodson-Samuels, Legislator Imamura and Legislator Gashi

**Absent:** Legislator Boykin, Legislator Nolan and Legislator Ulaj

**Remote:** Legislator Cunzio

## MINUTES APPROVAL

Monday, September 23, 2024 at 1:00 p.m.

### I. ITEMS FOR DISCUSSION

Guests: Law Dept.: County Attorney John Nonna, Assistant Chief Deputy County Attorney Justin Adin, and Senior Assistant County Attorney Shawna MacLeod; DPW&T: April Gasparri, Director of Aviation, and Brian Hegt, Assistant to the Commissioner

1. [2024-473](#) **PH - Amend Ground Lease Agreement with White Plains Aviation Partners**

*Mr. Nonna, Ms. MacLeod, Mr. Adin, and Joan McDonald, Director of Operations for the County Executive's office, discussed the items with the committee. Mr. Nonna provided the history and prior motion practice for the lease amendment and settlement. Mr. Nonna said that the amendment to the lease will provide that 1) the T25 hanger will be used for light general aviation, 2) Million Air will have 39 tie down spaces, and 3) the County will provide Million Air with 35 parking spaces, for which they will pay additional rent. He further explained that Million Air is required to do storm water improvements on the parking area.*

*Ms. McDonald explained that Million Air and the FAA have agreed to move forward with a standard environmental assessment on only the built hanger and built terminal (which should have been done in 2017 before anything was built).*

*Legislator Barr noted that Million Air has also made several false claims. She noted that when the current administration said that Million Air could not build an additional 70,000 square foot hangar pursuant to the lease, Million Air's CEO came before the legislators and claimed that the T hangar needed to be torn down because it was in irreparable condition, and could not be used for light GA or anything else. She stressed that at that time, Million Air was using the hangar for storage, which is not permissible because it is not aeronautical use. She said that they also claimed that there was a grading to the land surrounding the T hangar that made it impossible for light GA to operate there, and that there was no real demand to park at that hangar, since most of the light GA planes were parking somewhere else.*

*Legislator Barr said that the chair of the AAB said that the building is in fine shape for light GA if the stored items were removed, there was in fact demand for parking inside the hangar, and there was no property grading issue, which was confirmed when legislators saw the hangar themselves.*

*With a motion by Legislator Imamura seconded by Legislator Woodson-Samuels, the committee voted unanimously to go into executive session to discuss legal advice at 3:22 p.m. With a motion by Legislator Imamura seconded by Legislator Woodson-Samuels, the committee voted unanimously to come out of executive session at 4:10 p.m.*

*Legislator Pierce noted that the SEQRA states that "parking lot reconstruction requirements will reduce storm water runoff from impervious surfaces that were added without storm water management. Porous pavement will infiltrate runoff to meet the runoff reduction requirements." She wanted the Planning Department to correct the SEQRA to clarify that this work has already been done. She also requested that someone from DPW appear at the next meeting*

to provide more detail regarding the storm water work that was done.

The meeting can be viewed in its entirety at

[https://westchestercountyny.granicus.com/player/clip/7232?view\\_id=1&redirect=true](https://westchestercountyny.granicus.com/player/clip/7232?view_id=1&redirect=true).

This RESOLUTION - Public Hearing was continued

2. [2024-474](#) **ENV. RESO. - Amend Ground Lease Agreement with White Plains Aviation Partners**

See Item #1 above.

This RESOLUTION - Environmental Resolution was continued

3. [2024-475](#) **LL - Amend Ground Lease Agreement with White Plains Aviation Partners**

See Item #1 above.

This LOCAL LAW was continued

4. [2024-476](#) **ACT - Settlement with White Plains Aviation Partners**

See Item #1 above.

This ACT was continued

## **II. OTHER BUSINESS**

## **III. RECEIVE & FILE**

## **ADJOURNMENT**

Moved by Legislator Imamura, seconded by Legislator Gashi, the Committee adjourned at 4:18 p.m.