

**Village of Hamilton  
Airport/Airpark Commission Meeting  
September 27, 2006 ✓✕**

**Present**

Chairman, Carl Albrecht, Commissioners Roger Rowlett, Rob Gustafson, Phil Alley, Ross Hoham and Director of Utilities and Public Works Sean Graham were present. Also in attendance were Attorney Paul Noyes and Mr. Joe Magro.

**Call To Order**

Chairman Albrecht called the meeting to order at 4:03 pm.

**Approval Of Minutes**

Commissioner Rowlett made a motion to approve the minutes of June and July as submitted. Commissioner Gustafson seconded the motion and the motion carried.

**Public Comment**

None

**New Business**

**Lot #10 Purchase Offers**

Chairman Albrecht informed the Commission that Mr. Magro and Attorney Noyes, representing Mr. Wesley Wendt, were both there to make purchase offers for the parcel of property in the airpark designated as lot #10.

Chairman Albrecht asked Mr. Magro to briefly present his proposal. Mr. Magro presented a preliminary site plan showing a single story building of approximately 7,500 square feet in size. Mr. Magro explained that his plan was to divide the structure into three 2,500 square foot areas and use two of the spaces for professional offices and the third for a bank. Mr. Magro went onto say that he would also install a sidewalk the entire length of the property and could utilize his entrance to the restaurant instead of building a new entrance. Director Graham stated that he was not sure a bank would be allowed in that zoning district and that he would check with the Codes Enforcement Officer.

Mr. Noyes also presented the Commission with an offer to purchase lot #10 for his client Mr. Wesley Wendt. Mr. Noyes explained that his client would like to purchase the property and construct a two story commercial building housing the White Eagle Corporate Office, with additional professional offices. Mr. Noyes went onto say that Mr. Wendt is also interested in building short-term apartment facilities within the structure as well. Director Graham stated that he wasn't sure that particular use was allowed in that zoning district. Mr. Noyes also informed the Commission that Mr. Wendt would like to increase the purchase offer by \$40,000.00. Mr. Noyes explained that Wendt

University Inn has a temporary NYSDOT permit to access State Route 12-B and will be required to relocate that access as soon as the Village access road is constructed between lot #10 and the Wendt University Inn.

Mr. Noyes also suggested that it might be feasible to both Mr. Magro and Mr. Wendt to combine efforts and purchase the property jointly that way both parties gets what they need. Commissioner Gustafson stated that buildings and property are sold like that in New York City as well. Mr. Magro asked if the lot could be subdivided. Director Graham said that he would check with the Codes Officer.

Mr. Noyes and Mr. Magro then left the meeting.

The Commission briefly discussed the purchase offers and decided to arrange a meeting with the Village Attorney, Reg Wilson and the Commission

### **Syracuse Aviation Services**

Director Graham informed the Commission that Syracuse Aviation Services (SAS) wanted to lease hangar space at the Airport. Director Graham explained to SAS that there was no hangar space available. SAS asked if there might be a possibility that they could temporarily rent the space that they had previously in the south corporate hangar. Director Graham stated that it has been the Commissions desire to use that hangar for corporate business and that there is a company that is interested in leasing the structure as soon as the two aircraft that are hangared there now, move to tee hangars. Director Graham went on to state that he had offered the space on a thirty day to thirty-day lease and SAS was in favor of that arrangement. Director reminded the Commission that he had e-mailed the modified lease agreement to them for review and asked that they get back to him as soon as possible.

### **Animal Hospital**

Mr. Reg Wilson informed the Commission that he had spoken with Chad Nixon, of McFarland Johnson, and asked what would be the easiest way to deal with the property located on the east side of State Route 12-B between the Animal Hospital and the cemetery. Mr. Wilson stated that Mr. Nixon's opinion was that leasing that portion of property for a long term would make the most sense. Commissioner Gustafson stated that he thought that this was a good approach and suggested that Mr. Wilson proceed with the leasing of this property. The Commissioners concurred.

### **Old Business**

### **Colgate/David Hale Meeting**

Chairman Albrecht informed the commission that he, Clerk Treasurer Winn, Mr. Karl Clauss and Director of Utilities and Public Works Graham were meeting with David Hale and Jill Tiefenthaler. The purpose of the meeting is to solicit annual funds from Colgate to help offset the tax burden associated with running the Airport. Chairman Albrecht went on to say that approximately 80% of the jet traffic is associated with Colgate. The meeting has been scheduled for October 11<sup>th</sup> at the airport.

### **GTC Update**

Mr. Wilson notified the Commission that there had been no movement on the GTC closing. Chairman Albrecht stated that there was a new Doctor in the mix that has replaced Dr. Tong's interest. Commissioner Rowlett asked who signed the purchase offer contract. Mr. Wilson responded that Mrs. Tong did. Mr. Gustafson asked if there was any attempt to contact her. Mr. Wilson responded that he had made several calls and has left messages and to date has not received a call back. The Commission agreed that Mr. Wilson should pen a letter to Mrs. Tong asking what the status of the contract is.

### **Executive Session**

Commissioner Hoham made a motion to enter into executive session at 5:10 PM to discuss a legal matter. Commissioner Alley seconded the motion and the motion carried.

Commissioner Gustafson made a motion to adjourn from the executive session at 5:26 PM. Commissioner Alley seconded the motion and the motion carried.

### **Next Meeting**

The next meeting will be held on October 25<sup>th</sup>, 2006 at 4:00 PM at the Hamilton Municipal Airport.

### **Adjournment**

They're being no further business Commissioner Hoham moved that the meeting be adjourned. Commissioner Gustafson seconded the Motion and the motion carried.

Respectfully Submitted:  
Sean Graham  
Director of Utilities and Public Works



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