

DANBURY AVIATION COMMISSION
MEETING MINUTES

Danbury Aviation Commission -- 7:00 p.m.
Danbury City Hall: 155 Deer Hill Ave., Danbury, CT 06810
Third Floor / Room 3C / Tuesday, June 15, 2010

01 Meeting Called to Order By Chairman Ashkar.

02 Roll Call:

Present: Commissioners Ashkar, Zilinek, Oppermann, Baker

Absent: Frizzell

03 Motion made to accept the special meeting minutes of January 28, 2010 and February 25, 2010 as written by Commissioner Zilinek, seconded by Commissioner Opperman, and unanimously approved.

04 Liaison Report:

No liaison report was given.

05 Administrator's Monthly Report:

Mr. Estefan reported when we receive the FAA grant we will be purchasing a snowblower.

Motion made by Commissioner Zilinek to open Public Speaking, seconded by Commissioner Oppermann, and unanimously approved.

Public Speaking:

Mr. Michael DeMarchi asked for an update on the WAS approach in which Mr. Estefan advised the FAA is still analyzing the data.

Motion was made to close public speaking by Commissioner Oppermann, seconded by Commissioner Zilinek, and unanimously approved.

New Business

Westconn Aviation, LLC – Purchase of Sadler Aircraft Center

Mr. Estefan read into the minutes, letter dated May 27, 2010 by Robin A. Kahn, Esq., Cohen and Wolf (copy attached) regarding Sadler Sale to Westconn Aviation, LLC.

Robin Kahn, of Cohen & Wolf, representing Westconn Aviation advised that Sadler Aircraft has paid all past due fees today. She advised they do not have a formal contract yet to purchase Sadler Air. The Sadlers do not want to convey the entire property, but want to keep the smaller hangar building on the end. A condominium would be created to keep the smaller hangar building separate. Westconn Aviation will be purchasing the Sadler property plus a small parking lot area behind the building and will be requesting FBO status at a later date. Attorney Kahn requested to renegotiate the portion of the lease to incorporate a longer term due to the significant building that will be done. She also added that Westconn Aviation will be giving the City the sewer easement that is on the property. Mr. Chris Orifici added that this property is restricted as aviation use only as dictated by a deed restriction.

Benjamin Doto, licensed engineer representing Mr. Orifici, advised no changes to Hangar 1, Hangar 2 will have an addition added to it, and Hangar 3 will be removed and replaced with a new hangar. There will be standoff and side line clearances on the sewer easement. We will be losing outside parking for aircraft but will be adding inside parking in the new hangar. There are currently 3 driveways to the property which will be closed off except the middle one which will be widened. 7460-1 Form has been submitted to the FAA. Chairman Ashkar requested that the city gain access to the property be included in the deed and/or lease. Permit Center and Planning Department have been notified to discuss the variances that will be needed.

Mr. Estefan stated that the building height can't be raised because it will throw off the ramp area and the FAA will need to give permission. The white line on the property is for wing tip clearance.

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DANBURY TOWN CLERK

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BY: 

Chairman Ashkar stated when Sadler sells the property to Westconn Aviation, the FBO permit goes to Westconn and Sadler will just be a tenant on the property paying his fees to Westconn and not the City. Attorney Pinter advised the grandfather clause will pass on to Westconn Aviation as long as there are no substantial changes to the property or reconfiguration to the buildings and property. He also advised the Aviation Commission can grant the grandfather clause if they feel there is not enough of a change to the property. Chairman Ashkar stated at present the Sadler operation is an eye-soar and I believe this new proposal will be an enhancement to the Airport. Chairman Ashkar asked for a rough estimate on how much money will be spent on the improvements – answer \$4 - \$5 million.

Motion was made by Commissioner Tom Oppermann, seconded by Commissioner Charles Zilinek to adjourn to executive session to review Mr. Orifici's financial status, and unanimously approved.

Executive session started at 8:23 p.m.

Motion was made by Commissioner Tom Oppermann, seconded by Commissioner Charles Zilinek to come out of Executive Session after reviewing Mr. Orifici's financial statements, unanimously approved.

Out of Executive Session at 8:35 p.m.

Chairman Ashkar stated the Commission approved the financial statements of Mr. Orifici and a meeting should be held with Attorney Pinter to finalize details for this proposal and the grandfather clause.

Chairman Ashkar requested that Westconn Aviation attend the next meeting with two proposals; one for the improvements and the other plan is who will pay for the lease.

Motion made to adjourn, seconded, and unanimously approved.

Ald



HERBERT L. COHEN
(1928-1983)

AUSTIN K. WOLF
RICHARD L. ALBRECHT
JONATHAN S. BOWMAN
IRVING J. KERN
STEWART I. EDELSTEIN
NEIL R. MARCUS
G. KENNETH BERNHARD
DAVID L. GROGINS
GRETA E. SOLOMON
ROBIN A. KAHN
RICHARD SLAVIN
DANIEL S. NAGEL
RICHARD J. DI MARCO
DAVID B. ZABEL
MARK A. KIRSCH
DAVID M. LEVINE
JOSEPH G. WALSH
DAVID A. BALL
JOCELYN B. HURWITZ
STUART M. KATZ
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VINCENT M. MARINO
JULIE D. KOHLER
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ROSAMOND A. KOETHER
JACK E. MCGREGOR
KAREN WACKERMAN MYERS
ALLAN J. ROSEN
BARBARA M. SCHELLENBERG
MARTIN F. WOLF

Please reply to Danbury

May 27, 2010

VIA FACSIMILE

Mr. Paul Estefan
City of Danbury Airport Administrator
Wibling Road
Danbury, Connecticut 06810

Re: Sadler sale to Westconn Aviation, LLC

Dear Paul:

Please be advised that this office represents Westconn Aviation, LLC in connection with the above-referenced transaction. My client is the contract purchaser of a portion of land situated on Wallingford Road that is currently owned by Ruth Sadler.

I am writing to request that my client and I be given an opportunity to meet with the Aviation Commission at its June meeting. At the meeting we will present to the Commission my client's plans for the operation of the premises. Please let me know if anything further must be done in order to get on the Commission's agenda.

In addition, I would request that an informal meeting be scheduled next week which you, a member of the Commission, Les Pinter, my client and I would attend. We would like to have this meeting so that we can vet any concerns that you anticipate may be raised by the rest of the Commission and answer any preliminary questions that you might have.

Please give me a call at your early convenience so that we may schedule the meeting.

I look forward to working with you on this matter.

Very truly yours,

Robin A. Kahn

RAK:jad
cc: Westconn Aviation, LLC

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