

Penn Yan/Yates County Airport Council Minutes

Wednesday October 29, 2025 7:30 AM EST

Held at Seneca Flight Operations, 2262 Airport Drive, Penn Yan, NY



CALL TO ORDER

PRESENT: Rich Leppert (Seneca Flight / FBO), Doug Marchionda (Flying Club), Bill Middlebrook (Penn Yan Aero), Paul Middlebrook (Council Advisor), Tim Dennis (Community Representative), Taylor Fitch (Marketing), Leslie Church (Chair of Legislature), Dick Harper (Yates County Legislature)

GUESTS: Pat Hludzenski (C&S), Shelby Davis (C&S), Emilee Miller (Clerk of Legislature), Leigh Battin (Director of Finance), Dave Healey (Performance Aviation), Ken Pixley (NYSEG Supervisor Milo Substation Project)

Dave Healy addressed the airport council with a few issues related to the Precision hanger.

- First issue is there is a water leak leak in the office that has been going on for a while.
- Second issue is poor lighting. Some lights have been replaced and are working great but the other lights do not have the output the new lights do and poor lighting creates issues for inspections. Bill Middlebrook indicated that when he must do inspections, he has to take a lot of flashlights.
- The third problem is the gutter drain to the west of the office entrance drains onto the asphalt and causes freezing in the winter.

Dick will discuss the above issues with Joe Reed again. Dick had contacted Joe about a week ago when Rick Leppert advised of the concerns.

Ken Pixley addressed the airport council regarding the status of improved electrical capacity to the airport.

- The substation at the Town of Milo Highway is about 95% complete with early Dec completion expected.
- Ken indicated that if they attempted to cut in after the Dec completion, they would take approximately 1000 customers down for 24 hours, so they are working on an alternative.
- Ken estimated that the best case for cutting in would be in Jan 2026 and worst case in May 2026.

Dick Harper communicated to Ken the loss of Beta Technology due to the delay in getting the charging station for their aircraft installed due to lack of power. Rich Leppert will provide charger specifics to Ken.

READ & ACCEPT MINUTES OF PREVIOUS MEETING

- Need to add Shelby as present Sept meeting
- TD motioned to accept with correction / BM 2nd Unanimously accepted

REVIEW AND ACCEPT FINANCIAL REPORT

- TD motioned to accept with correction / BM 2nd Unanimously accepted

CORRESPONDENCE & COMMUNICATIONS

- FAA has requested information in response to the Kevan Thompson tie down fee complaint

- Scott Falvey has the complaint. Dick indicated that he had started a response to help Scott. Dick will work on completing and forward to Scott.

SAFETY COMMITTEE REPORT:

- Trees obstructing view of taxiway 10/28 - Safety Report will remain open until County removes final larger trees on Friendly Dodge property

MARKETING COMMITTEE REPORT:

We still need to confirm specific details on land available for future development including rates to use for proposed development near maintenance hangar.

C&S REPORT:

1. Taxiway B Extension
 - Marcy will be here Friday to do address close out loose ends.
2. 2023 NYSDOT 8 bay hangar Grant
 - Pat reviewed 90 drawings.
 - Project on track for fall 2025 bidding.
 - Questions had been raised on storm water detention, but Council agreed to move forward with the presented plan.
 - Discussion on the need for west end pavement. Pat estimated that we could save \$5,000 to \$10,000 if we decreased width of pavement. We will leave the pavement as in the plan for now but if budget gets tight, we can revisit this.
3. Airport Pavement Maintenance System
 - NYADO provided comments and C&S is working to address those comments and should have completed by the end of October.
4. Purchase Snow Removal Equipment (SRE) Project update / ETA
 - Grant has been offered C&S wand accepted by the County.
 - Contract is working with County to get required insurance so contact can be approved. The fully executed contract is needed before the FAA will issue concurrence to proceed.
5. ACIP
 - ACIP has been submitted to the NYADO, and we are waiting for eligibility determinations.
6. Runway 10-28 Rehab
 - Will be going for quotes for survey in November.
 - Geotechnical program will take place in spring 2026.
 - C&s will include review of flooding resulting from runway run-off in project.
7. Fence Improvement Design
 - Starting design in early 2026 but C&S may do some field evaluation work in Nov-Dec weather permitting.
8. Action items
 - Airport Exhibit A is still in progress waiting on response from Scott
 - County to execute SRE contract

SENECA FBO REPORT:

1. Fence Clearing / Cutting / general condition
 - Done spraying for now.
2. Revenue, occupancy and condition of T hangars and T Hangar waiting list
 - 1 available
3. Altaport report / Airport Activity Report
 - Meeting with Altaport on Friday at 1 pm
4. NBAA BACE Report – promoting airport development

OLD BUSINESS (ALL):

- December meeting will be the last meeting with Tim Dennis on the Council as he is going off the Council at the end of December. We will need to appoint a new member.

NEW BUSINESS:

None

ADJOURNMENT 9:35 am TD/BM

MINUTES SUBMITTED Richard Harper 12/01/25