

**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, February 19, 2013

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DANBURY TOWN CLERK

2013 FEB 25 A 9 07

BY: 

01 Meeting Called to Order By Chairman Ashkar.

02 Roll Call:

Present: Commissioners Ashkar, Oppermann, Baker, Zilinek

Absent: Frizzell

03 Motion made to accept the regular meeting minutes of December 18, 2012 as written by Commissioner Oppermann seconded by Commissioner Baker and unanimously approved.

04 Liaison Report:

No liaison report.

05 Administrator's Monthly Report:

Mr. Estefan advised an updated Master Plan is in the works which will be approximately \$500,000. The last one completed was in 1992. Regarding the snowblower, Mr. Estefan advised the factory dealership will be at DXR on Wednesday to inspect why the sheer pins keep breaking.

**Motion was made by Commissioner Zilinek to accept Administrator's Report, seconded by Commissioner Oppermann, and unanimously approved.**

Chairman Ashkar made the statement that the article in the newspaper was not very nice and I take exception to it, almost everything in it is twisted and unfounded. That is me as the Chairman of the Commission speaking.

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

***Public Speaking:***

Mr. Drew Brown/Conanicut Air advised the commission on the incident regarding a pick-up truck entering airport property through an open gate. Mr. Estefan advised that is private property; there was a snowbank which the vehicle hit otherwise he would have ended up on the runways/taxiways. My office sent a letter to Mr. Duncan Dayton in which we request the gate be closed and chained.

Mr. Chris Orifici/WestConn Aviation explained regarding DABA, are the businesses at the airport have legitimate concerns as we have all made substantial investments at the airport and we are not happy how things are going on the field and we want to be heard and if that is an issue we need to understand why.

Mr. Drew Brown asked is the snowblower was working now. Mr. Estefan advised the blower is working and we keep changing out the sheer pins. I tried to replace it with a new machine but the company gave us two more years on the warranty so we have four years warranty. Mr. Brown requested status on getting sanding for the runway possibly for next year and asked for a clarification on the procedures for breaking action. Mr. Estefan advised if the tower requests an updated breaking action report then we go back out and check. Mr. Safranek added according to the AC as long as there are two positive break action reports from two different types of aircraft the tower is allowed to raise the breaking action as long as it is within half hour or each other. Mr. Estefan advised we had sand in the past but as soon as the first plane takes off it gets blown away. He added we will take another look at the possibility of sand.

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

## **Old Business**

*Business Aircraft Center, request to lease additional 150'x150' piece of land adjacent to current ramp space, letter attached.*

Mr. Estefan read into the minutes the letter dated September 24, 2012, copy attached, from Mr. Santo Silvestro.

Mr. Santo Silvestro, Business Aircraft Center, stated he wanted to pave the ramp space and use it. Mr. Estefan clarified that BAC would like to go beyond the city ramp. Mr. Estefan requested the commission send this request back to his office to meet with Mr. Silvestro and the engineers to discuss this possibility. Commissioner Oppermann advised we reviewed this in the past and there was nothing that was going to block the Asos. Mr. Silvestro said that was a different project which we have placed on hold for the moment.

**Motion was made by Commissioner Oppermann, to table this request to the March, 2013 meeting, seconded by Commissioner Zilinek, and unanimously approved.**

*Danbury Aviation, Proposed Hangar Project/Lease*

*DXR Holdings, LLC, request to broaden restrictions on original deed dated December 28, 1948, and FOI request from Attorney Robin Kahn, as attached dated December 5, 2012.*

Mr. Estefan advised that the FOI request that was put forth by Attorney Robin Kahn has been complied with.

Commissioner Baker questioned if there was objections from the FAA on this request. Mr. Estefan advised that Mr. Jack Knapp of the Common Council will be reporting at his subcommittee meeting. Mr. Orifici advised he reviewed the request and there were no specific objections. Met with the FAA in Burlington, MA. He stated the FAA were not concerned with the use but how we were going to accomplish the project. We submitted a business plan that addressed risk, security, fencing limits, and where the garbage was going to be located.

## **New Business**

*Danbury Airport Business Association, letter dated February 4, 2013, copy attached.*

Mr. Estefan read into the minutes letter dated February 4, 2013.

Chairman Ashkar stated it was not the commission's responsibility to select new members; it's the Mayor's decision. He also stated we have tried to replace 2 members for the last five years. Chairman Ashkar stated his only concern is a conflict of interest. Commissioner Oppermann stated he's been the liaison for the past 8 years and occasionally I get calls. Mr. Orifici stated they were frustrated with the commission and how things are working. Commissioner Oppermann suggested that Mr. Tamburri submit a letter to the Mayor outlining his qualifications and why he would like to be on the Aviation Commission. Mr. Bob King/Mayor's Task Force requested Attorney Pinter review the charter to see if a potential member of the commission must live in Danbury. Councilman Jack Knapp believes you don't have to be a resident of Danbury and suggested the Chairman send a formal letter to the Mayor and Council President to request to add members to the Commission. Attorney Pinter advised according to the charter, you must be a legal resident of Danbury to serve on any board or commission in the city. Chairman Ashkar stated he doesn't know what goes on in the Administrator's office and have no knowledge of disputes between the Administrator and the Assistant Administrator. Mr. Orifici suggested that maybe because Mr. Estefan has two jobs with the city that he is not always at the airport. Mr. Estefan stated he takes exception to that comment.

*Exit Aviation, LLC, request to extend lease, letter dated January 29, 2013, copy attached.*

Mr. Estefan advised the lease requires them to notify the city to extend the lease within so many months. This was just a notice to the City. No further action required by the commission.

*Motion Simulations – Operation of business without proper permit*

Mr. Estefan stated he and Mr. Mike Safranek have been working on this for at least two years to get them to comply. He advised that Mike Safranek stated we are running up against a wall. Decision was made to send to the Legal Department. Mr. Joseph Biraglia was retained by Motion Simulations who has commented on the deed and other documents. Mr. Estefan read into the minutes letter from Attorney Joseph Biraglia dated January 14, 2013, copy attached.

Attorney Pinter advised he has documentation to review and have not made a decision as there are a number of issues to this matter. He also advised he spoke to Attorney Biraglia and advised the commission would not be making a decision tonight. Attorney Pinter suggested a subcommittee be formed to review all documentation. Chairman Ashkar assigned Commissioner Oppermann and Commissioner Baker to the subcommittee to review Motion Simulations.

**Motion made to adjourn by Commissioner Zilinek, seconded by Commissioner Baker, and unanimously approved.**

(203) 748-7000  
(203) 790-9000 fax  
81 Kenosia Avenue  
Danbury, CT 06810

Paul Estefan  
155 Deer Hill Avenue  
Danbury, CT 06810

24 September 2012

Mr. Estefan,

I would like to request to be put on the agenda for the upcoming Aviation Commission meeting. I would like to lease the 150' by 150' area detailed on the attached diagram. I intend to use this area as additional ramp space.

I would like this area to be leased as an addendum to the current Business Aircraft Center lease. It will be used only by BAC and not by other FBOs due to its location. Currently this property is undeveloped and has never been leased in the past. I intend to pave the area, at my cost, in order to create additional ramp space.

Please contact Lynda Silvestro at 203-966-5466 to confirm that this has been placed on the agenda.

Thank you,



Santo Silvestro  
*Managing Member, Business Aircraft Center*



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  
MONTE E. FRANK  
PATRICIA C. SULLIVAN  
VINCENT M. MARINO  
JULIE D. KOHLER  
ARI J. HOFFMAN  
COURTNEY A. GEORGE  
BARBARA M. SCHELLENBERG  
CHEL A. PENCU  
RY E. PHELAN  
JANE L. HARNESS  
JASON A. BUCHSBAUM  
L. JOYELLE DEFELICE  
LAUREN G. WALTERS  
DAVID M. MOROSAN  
MARCIA M. ESCOBEDO  
DAVID DOBIN  
NATHAN C. ZEZULA  
PHILIP C. PIRES  
ELIZABETH A. ULLMAN  
ROBYN H. DRUCKER  
RACHEL A. SCHWARTZMAN

SPECIAL COUNSEL  
MATTHEW C. SUSMAN

OF COUNSEL  
MARTIN J. ALBERT  
PETER A. ARTURI  
LEONARD C. BLUM  
ANN L. FOWLER-CRUZ  
THEMIS KLARIDES  
ROSAMOND A. KOETHER  
BRUCE L. LEVIN  
JACK E. MCGREGOR  
ALLAN J. ROSEN  
MARTIN F. WOLF

ROBIN A. KAHN, ESQ  
[rkahn@cohenandwolf.com](mailto:rkahn@cohenandwolf.com)

Please reply to: Danbury  
December 5, 2012

VIA U.S. MAIL AND HAND DELIVERY

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

Town Clerk  
City of Danbury  
155 Deer Hill Avenue  
Danbury, Connecticut 06810

Re: DXR Holdings, LLC  
Wallingford Road, Danbury, Connecticut

In accordance with the Connecticut Freedom of Information Act, I hereby request that you produce the following documents:

- Emails, letters, memoranda and/or any other written correspondence issued by Gail Lattrell and any other representatives of the Federal Aviation Administration during 2012 regarding DXR Holdings, LLC and its property located at Wallingford Road, Danbury, Connecticut, including, but not limited to:

(a) emails, letters, memoranda and/or any other written correspondence in which the responses attributed to the Federal Aviation Administration in the attached report of Paul D. Estefan dated November 25, 2012 are contained; and

(b) written correspondence from the Federal Aviation Administration referenced in the attached letter of Robin Edwards, Esq. dated November 26, 2012.

- Emails, letters, memoranda and/or any other written correspondence issued by Paul Estefan and/or by the Aviation Commission of the City of Danbury to Gail Lattrell and any other representatives of the Federal Aviation Administration during 2012 regarding DXR Holdings, LLC and its property located at Wallingford Road, Danbury, Connecticut.

December 5, 2012  
Page 2

Kindly contact me when these documents are available and advise me of the fees associated with obtaining copies of same.

Very truly yours,



Robin A. Kahn

RAK:dm

cc: DXR Holdings, LLC  
Robin Edwards, Esq.  
Lazlo Pinter, Esq.

# DANBURY AIRPORT BUSINESS ASSOCIATION

Danbury Airport Aviation Commission  
Wibling Rd  
Danbury Municipal Airport  
Danbury, Ct 06813

February 4, 2013

John Ashkar Chairman,

Please accept this letter on behalf of The Danbury Airport Business Association (DABA), as our formal request to placed on the February 2013 Airport Commission Agenda. We would like to introduce the DABA and present to the commission our mission and goals that we see for the future going forward at Danbury Airport.

At our recent meeting we reviewed a number of items, and we would like to make the following recommendations to the commission for adoption or approval:

1. DABA would like recommend Robert Tamburri for consideration as new member of the Danbury Airport Aviation Commission as an FBO representative. Robert is not affiliated with any one FBO and we believe he will be a valuable asset to the commission. Robert has a lifetime of experience in aviation. He has been flying in and out of Danbury as well as keeping his own airplanes here for 40 years. Robert is also a Danbury taxpayer.

## 2. Snow Removal

DABA is happy to report that snow removal has improved at the airport, and the snow blower has been effective in controlling the snow banks. All members commented that they would like to see either a snowbrush or airport runway special sand used at this airport. The braking action has been nil a few times already this year, and jet operators have already been forced to land elsewhere.

3. The DABA values having the current assistant Airport Manager Mike Safranek. However, the DABA is concerned with the lack of communication between the Airport Administrator and the Assistant Airport Administrator, this resulting from their inability to work together. It is DABA's understanding that both of them are not speaking to each other for several months now. This situation should be corrected to insure smooth Airport operations and suitable day to day management of the Airport.

We have several other topics that are still open and we plan to present them in up coming meetings.

Thank you in advance for your consideration,

The Danbury Airport Business Association.

Wayne Toher	Reliant Air
Chris Orfici	WestConn
Thomas Torti	Westconn
Ran Nizan	Executive Air Service
Santo Silvestro	Danbury Aviation, Business Aircraft Center
Drew Brown	Conanicut Aviation
Alan Speakmaster	Master Aviation
Curtis Brunjes	Curtis Aero
Gus Gettas	Curtis Aero
Colin Milligan	Epic Blue
Rip Qiumby	Ackema
Bernard Paquette	US Flight Aircraft Maintenance
Michael DiMarchi	Centennial Helicopters
John McCartney	Mayor's task force (invitee)

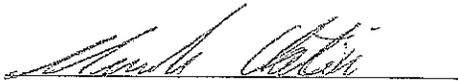
January 29, 2013

To Paul Estefan and Whom it May Concern,

This letter is to inform you that I, Mirash Vatici, president of Exit LLC, would like to exercise my right to the ten-year option to extend my lease for the property located at 19 Miry Brook Road in Danbury, after it expires in 2015.

Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script, appearing to read "Mirash Vatici", is written over a horizontal line.

Mirash Vatici  
President, Exit LLC  
(914) 906-1084

HALLORAN  
& SAGE LLP  
ATTORNEYS AT LAW

Joseph Biraglia 203-798-1000 biraglia@halloran-sage.com

January 14, 2013

VIA FACSIMILE ONLY

Mr. Paul Estefan  
Airport Administrator  
Danbury Municipal Airport  
Wibling Road  
Danbury, CT 06810

RE: Motion Simulations

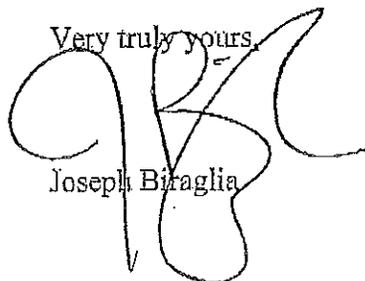
Dear Mr. Estefan:

I have been retained by Motion Simulations in connection with a matter pending before the Aviation Commission and have been advised that a hearing is scheduled for tomorrow evening regarding same. I respectfully request that the Motion Simulations matter be adjourned to the next meeting so that I may investigate my client's position and explore a potentially amicable resolution with you and the Commission. I contacted Chairman Ashkar and was advised that he does not object to my requested adjournment but was instructed to contact you directly as well.

Please contact me at the email address above to advise me of your decision regarding my request and to schedule a time when I can meet with you to discuss the issue(s) involving my client.

Thank you for your anticipated cooperation in this matter.

Very truly yours,



Joseph Biraglia

JB/ac