

Chapter I - Existing Conditions and Facilities

The following sections provide background and information regarding the facilities that currently exist at East Hampton Airport. These facilities are depicted in detail on Figure 1, Existing Airport Layout. The specific types and quantities of facilities identified in these sections will be evaluated by the Town officials and the community in conjunction with forecast demand and established planning criteria to determine future needs for the Airport.

A. Description of Existing Conditions and Facilities

East Hampton Airport consists of 610 acres including the 56.166 acres of East Hampton Industrial Park.

Airside facilities include runways, taxiways, lighting, and navigational aids. Characteristics of the runway and taxiway system at the Airport are described in the following sections:

1. Runways

East Hampton Airport was constructed in 1936. The Airport was built with three runways, 10/28, 4/22 and 16/34. The primary runway is Runway 10-28, which is 4,255 feet long by 100 feet wide. The majority of the traffic is handled by this runway as it is dimensionally the largest runway, provides more navigational measures and equipment to pilots, and is structurally in the best condition. In addition, this is the only runway with an FAA approved straight-in instrument approach procedure for use by pilots on approach to the airport during inclement weather conditions. The FAA has documented the pavement to be in good condition; however, the distresses found are low to high severity longitudinal and transverse cracking. Runway 10-28 is rated differently depending on the segment of the runway. Approximately 50% is rated for 60,000 lbs with a PCN of 23, 25% is rated for 48,000 lbs. with a PCN 15, and 25% is rated for 36,000 lbs. with a PCN of 9.

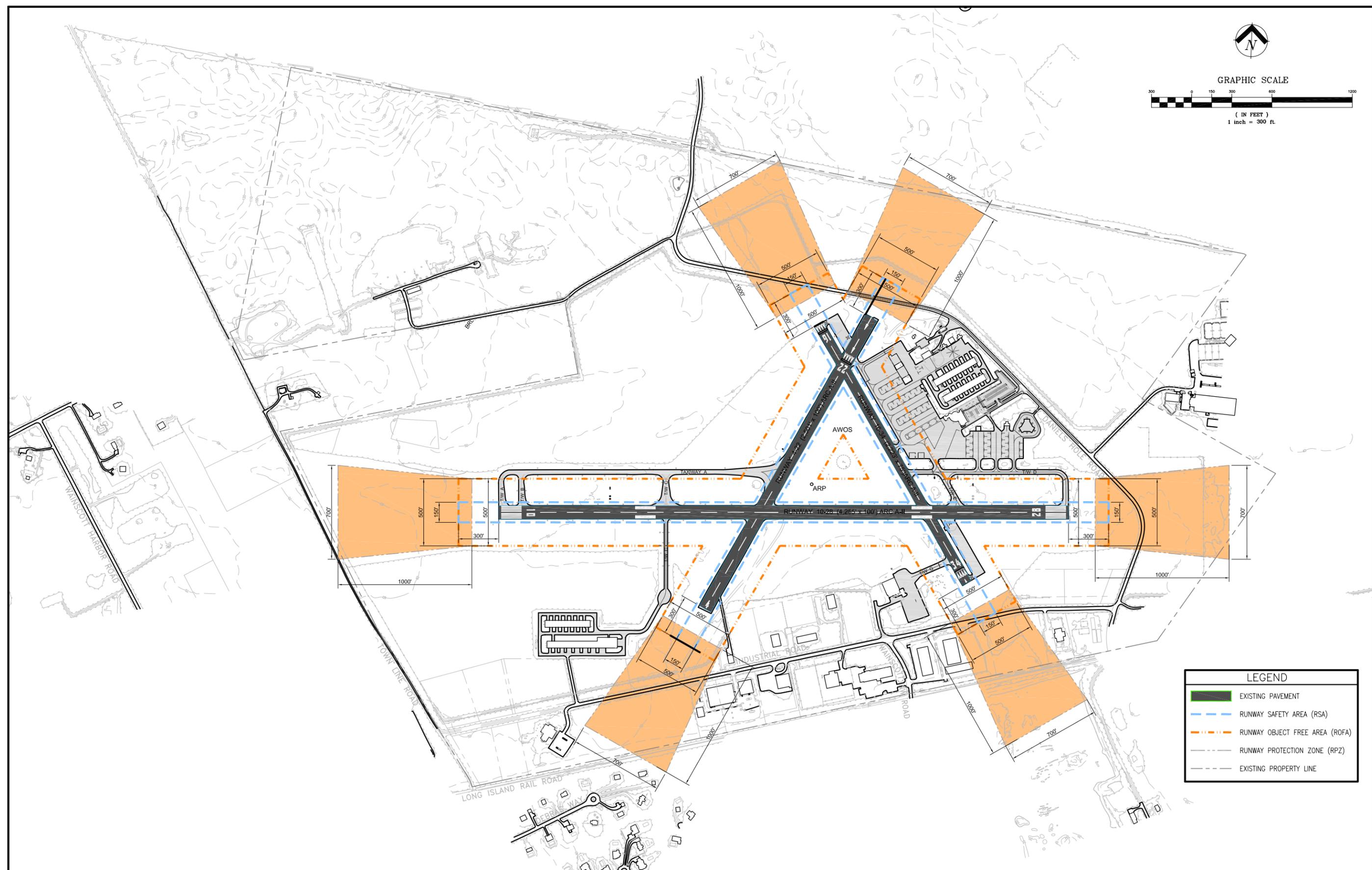
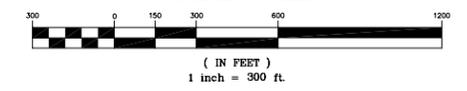
The secondary runway is Runway 16-34; which is 2,223 feet long by 75 feet wide. It is considered a crosswind runway used by small, piston engine aircraft. Performance characteristics of private and corporate jet aircraft prevent utilization of this runway due to its shorter length. Currently, Runway 16-34 pavement is considered by the FAA to be in fair condition. The predominant distresses observed are high severity block cracking, low severity raveling and weathering, and low to high severity longitudinal and transverse cracking. The runway is rated for 12,000 lbs. on approximately 80% of the runway. The

PCN and remaining 20% is not ratably due to the type of sub-base that exists underneath the pavement.

Runway 4-22 is another secondary crosswind runway used only by small General Aviation aircraft due to its length of 2,501 feet and width of 100 feet. This runway has recently been closed due to a condition analysis of the pavement by the FAA. The FAA has rated this runway as failed. The runway distresses observed include high severity block cracking, low severity raveling and weathering, low to high severity longitudinal and transverse cracking and low to high severity alligator cracking. The runway is rated for 60,000 lbs. (PCN of 23) except for the small portion adjacent to taxiway G which is rated for 12,000 (no PCN available). Use of the runway for taxiing operations is currently permitted; however, the pavement has failed and should be reconstructed to support aircraft and vehicles regardless of its use.



GRAPHIC SCALE



LEGEND	
	EXISTING PAVEMENT
	RUNWAY SAFETY AREA (RSA)
	RUNWAY OBJECT FREE AREA (ROFA)
	RUNWAY PROTECTION ZONE (RPZ)
	EXISTING PROPERTY LINE

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EAST HAMPTON
 AIRPORT



EXISTING LAYOUT PLAN

EAST HAMPTON AIRPORT
 SUFFOLK COUNTY, NEW YORK
 FIGURE 1

DATE PREPARED: SHEET OF

This runway system and its physical characteristics are described further in Table I-1.

**TABLE I-1
RUNWAY SYSTEM CHARACTERISTICS**

Characteristics	10-28	4-22	16-34
Use	Primary	Closed	Secondary
Length	4,255'	2,501'	2,223'
Width	100'	100'	75'
Strength (1,000's lbs)	Varied SW 36-60	SW-12 (80%)	Varied SW 60
Condition	Good	Failed	Fair
Composition	Asphalt/grooved	Asphalt	Asphalt
Wind Coverage (All Weather)			
10.5 Knots	86.93%	87.01%	87.58%
13 Knots	92.93%	92.02%	92.93%
Safety Area Condition	Non-standard	Non-standard	Non-standard
Markings	Non-Precision	Visual	Visual
Lighting	Medium Intensity	None	None

Source: FAA Airport Master Record Form 5010 (June 8, 2006) and Savik & Murray, LLP

1. (cont.) Taxiways

The taxiway system at the airport consists of seven taxiways, all in generally good condition. All three runways at the Airport are served by two partial parallel taxiways. Table I-2 describes the taxiways and their characteristics.

**TABLE I-2
TAXIWAY CHARACTERISTICS**

Taxiway	Condition	Dimension	Description
Taxiway A	Good	25' Wide	Partial parallel Taxiway. In good condition but needs cracks repaired in the pavement. There are fifty-eight edge lights and six signs.
Taxiway B	Good	35' Wide	In good condition but needs crack repairs. The taxiway has thirteen lights and two signs.
Taxiway C	Good	40' Wide	In good condition but needs crack repairs. There are twelve edge lights and three signs.
Taxiway C South End	Good	25' Wide	The taxiway is in good condition. There is one sign. There are no edge lights.
Taxiway D	Good	35' Wide	In good condition but needs cracks repaired. There are fifty edge lights and they are in fair condition. Also, there are four signs in fair condition.
Taxiway E	Good	35' Wide	In good condition but needs cracks repaired. There are fourteen edge lights and three signs.
Taxiway F	Good		Has no edge lights, nor does it have any signs.
Taxiway G	Good	40' Wide	In fair condition but needs cracks repaired. The taxiway has zero edge lights and two unlighted signs.

Source: Savik & Murray, LLP

2. Aprons

There are several aircraft parking aprons on the airport. These aprons are leased to the fixed based operators (FBOs) on the Airport, Sound Aviation and Myers Aero Service. FBOs offer services and the tie down locations for based and transient aircraft at the Airport. The pavement of both aprons is in fair condition.

2. (cont.) Terminal Area

The East Hampton Airport Terminal Area constructed in 1994 consists of the terminal building and its adjacent 60,000 square foot aircraft parking apron. The building is a 10,260 square foot wooden structure with concrete footings. It is in good condition and is equipped with utilities such as restrooms, sanitary system, electric, and telecommunications. There are several counters and offices inside the terminal including Hertz car rental desk to serve pilots of transient aircraft, Sound Aviation’s customer services desk, the Airport Manager’s Office, and the Airport attendant desk. The aircraft parking apron is a 60,000 square foot asphalt parcel that can accommodate approximately 5 transient aircraft. Transient means aircraft that are based at other airports, but fly into East Hampton. Transient aircraft typically would use East Hampton Airport to pick up or drop off passengers who are local residents or visit the area temporarily for the purpose of business or tourism. Additionally, there are numerous tiedown spots available.

Land and Building Use

The airport property is comprised of aviation and non-aviation uses. The East Hampton Industrial Park is located on airport property.

The aviation uses include thirteen hangars, four (4) buildings and nine (9) vacant parcels. The 13 hangars have a total of 64 units for aircraft storage, as shown in Table I-3.

The non-aviation uses include fourteen (14) building parcels and eight (8) vacant parcels, as shown in the table below.

The hangars, buildings, and vacant parcels are color coded on the airport facilities plan as shown in Figure I-2.

**TABLE I-3
EAST HAMPTON AIRPORT FACILITY INVENTORY**

Facility Number	Facility Use	Building Type	Size	Type of Construction	Condition	Owner/ Tenant	Description
1	Aviation Use	Flight School	455 Sq. Feet	Wood	Fair	Flight School	Yellow-framed building with blue window trim. Utilities include electricity and telecommunications throughout the building.
2	Aviation Use	Hangar	4,326 Sq. Feet	Metal	Fair	Sound Aircraft Services	The hangar includes the following utilities: gas, electric and telecommunications.
3	Aviation Use	Hangar	4,743 Sq. Feet	Metal	Fair	Sound Aircraft Services	In the outside corner of the building there is a bench mark from the 1956 United States Coast and Geological Survey labeled as J372. Also Includes the following utilities: gas, electric, and telecommunications.
4	Aviation Use	Hangar	3,119 Sq. Feet	Concrete Block	Fair	Myers Aero Service	The hangar is in need of repairs such as scraping and painting. The building has water, electricity, telecommunications and oil heat. <i>Note: Includes water. (Si Kinsella, Oct 26, 2019)</i>
5	Aviation Use	Hangar	873 Sq. Feet	Metal	Fair	Pegasus Transfer	This T-hangar is used to store small aircraft. Only electricity is provided.
6	Aviation Use	Hangar	1,600 Sq. Feet	Metal	Fair	Munson/Ryan	Utilities include gas and electricity
7	Aviation Use	Hangar	924 Sq. Feet	Metal	Poor	Jay Andreassi	This T-hangar is used to store a small aircraft.

TABLE I-3 (Cont'd)
EAST HAMPTON AIRPORT FACILITY INVENTORY

Facility Number	Facility Use	Building Type	Size	Type of Construction	Condition	Owner/Tenant	Description
8	Aviation Use	Hangar	15,525 Sq. Feet	Metal	Good	Hampton Hangars, Inc.	The tenants have 13 hangar units within the building. Utilities include gas, electric, and water.
<i>Note: Includes water. (Si Kinsella, Oct 26, 2019)</i>							
9	Aviation Use	Hangar	15,525 Sq. Feet	Metal	Good	Hampton Hangars, Inc.	The tenants have 13 hangar units within the building. Utilities include gas, electric, and water.
<i>Note: Includes water. (Si Kinsella, Oct 26, 2019)</i>							
10	Aviation Use	Passenger Terminal	10,260 Sq. Feet	Wood	Excellent	Town of East Hampton	Facilities include restrooms and a sanitary system, electric, water and telecommunications. The Terminal also includes the Airport Managers Office, Hertz and Enterprise car rental offices, Sound Aircraft Services offices, Airport Attendants desk, and a common area.
<i>Note: Includes water. (Si Kinsella, Oct 26, 2019)</i>							
11	Aviation Use	Hangar	993 Sq. Feet	Wood	Poor	Hampton Transfer	Is in need of scraping and paint repairs. The only utility present in this building is electricity.
12	Aviation Use	Hangar	5,546 Sq. Feet	Metal	Good	East Hampton Hangar Condominium, Inc.	There are six hangar units within the building. The structure contains gas and electric utilities.

TABLE I-3 (Cont'd)
EAST HAMPTON AIRPORT FACILITY INVENTORY

Facility Number	Facility Use	Building Type	Size	Type of Construction	Condition	Owner/Tenant	Description
13	Non-Aviation Use	Vacant	2.59 Acres	None	N/A	Town of East Hampton	This parcel is a vacant wooded lot.
14	Non-Aviation Use	Vacant	2.617 Acres	None	N/A	Town of East Hampton	This parcel is a vacant wooded lot.
15	Vacant	Vacant	3.72 Acres	None	N/A	Town of East Hampton	This parcel is a vacant wooded lot.
16	Vacant	Vacant	2.497 Acres	None	N/A	Town of East Hampton	This parcel is a vacant wooded lot.
17	Aviation Use	Fire Rescue	2,423 Sq. Feet	Metal	Good	Town of East Hampton (leased to the Fire District Training Facility, Inc.)	The fire truck currently housed at this facility is a 1988 Oshkosh T1500 with capacity for 1,500 gallons of water and 200 gallons of foam. The equipment is also used for emergencies off the airport. Utilities include gas, water, sanitary systems, electricity and telecommunications. The Fire Training Facility is also currently storing a flatbed pick- truck at this facility.

Note: Includes water. The fire truck currently housed at this facility is a 1988 Oshkosh T1500 with capacity for 1,500 gallons of water and 200 gallons of foam. (Si Kinsella, Oct 26, 2019)

TABLE I-3 (Cont'd)
EAST HAMPTON AIRPORT FACILITY INVENTORY

Facility Number	Facility Use	Building Type	Size	Type of Construction	Condition	Owner/ Tenant	Description
18	Vacant	Vacant	1.03 Acres	None	N/A	Town of East Hampton	This parcel is a vacant wooded lot.
19	Vacant	Vacant	1.03 Acres	None	N/A	Town of East Hampton	This parcel is a vacant wooded lot.
20	Non-Aviation Use	Commercial	0.918 Acres	Metal	Good	Ron Sullivan	There is a 5,400 sq. foot building on the site with the following utilities: Water, sanitary systems, electricity, and telecommunications. <i>Note: Includes water. (Si Kinsella, Oct 26, 2019)</i>
21	Non-Aviation Use	Commercial	0.918 Acres	Metal	Good	GT Power Systems	The building is a 6,750 sq. foot, multi-tenant structure with the following utilities: water, sanitary systems, electricity, and telecommunications. <i>Note: Includes water. (Si Kinsella, Oct 26, 2019)</i>
22	Non-Aviation Use	Commercial	1.836 Acres	Metal	Good	Mapeasy	The building is a 7,650 sq. foot structure with the following utilities: water, sanitary systems, electricity, and telecommunications. <i>Note: Includes water. (Si Kinsella, Oct 26, 2019)</i>
23	Vacant	Vacant	1.84 Acres	Vacant	N/A	Town of East Hampton	This parcel is a vacant wooded lot.
24	Aviation Use	Hangar	10,237 Sq. Feet	Metal & Concrete	Good	East Hampton Executive Terminal	The present utilities are gas (propane), water, sanitary systems, electricity, and telecommunications. <i>Note: Includes water. (Si Kinsella, Oct 26, 2019)</i>

TABLE I-3 (Cont'd)
EAST HAMPTON AIRPORT FACILITY INVENTORY

Facility Number	Facility Use	Building Type	Size	Type of Construction	Condition	Owner/Tenant	Description
25	Potential Aviation Use	Vacant	2.37 Acres	Vacant	N/A	Town of East Hampton	This parcel is a vacant wooded lot.
26	Potential Aviation Use	Vacant	2.47 Acres	Vacant	N/A	Town of East Hampton	This parcel is a vacant wooded lot.
27	Non-Aviation Use	Vacant	0.672 Acres	Vacant	N/A	Town of East Hampton	This is a scenic easement and is part of Site No. 26. Development is restricted on this lot.
28	Non-Aviation Use	Vacant	2.16 Acres	None	N/A	Town of East Hampton	This parcel is a vacant wooded lot.
29	Non-Aviation Use	Vacant	1.836 Acres	None	N/A	Town of East Hampton	This parcel is a vacant wooded lot.
30	Non-Aviation Use	Commercial	12,150 Sq. Feet	Wood	Good	Phoenix House	This building is used for personal rehabilitation with the following utilities: gas, water, sanitary systems, electricity and telecommunications.
<i>Note: Includes water. (Si Kinsella, Oct 26, 2019)</i>							
31	Aviation Use	Vacant	N/A	N/A	N/A	Town of East Hampton	This vacant wooded area is used as the Runway Protection Zone for Runway 4.

**TABLE I-3 (Cont'd)
EAST HAMPTON AIRPORT FACILITY INVENTORY**

Facility Number	Facility Use	Building Type	Size	Type of Construction	Condition	Owner/ Tenant	Description
32	Non-Aviation Use	Commercial	1.836 Acres	Metal	Good	Pinewood Studios Building	This storage building is 3,307.5 sq. feet.
33	Non-Aviation Use	Commercial	2.75 Acres	Metal	Good	Local Television, Inc.	This building is 10,712 sq. feet with the following utilities: gas, electricity, water, sanitary systems, and telecommunications. Building sites No. 32 and 33 also have a common building which straddles the two building lots. This building is 26,325 square foot metal prefabricated structure. The building itself is in good condition.
<i>Note: Includes water. (Si Kinsella, Oct 26, 2019)</i>							
34	Non-Aviation Use	Vacant	0.51 Acres	N/A	N/A	Town of East Hampton	This parcel is a wooded vacant lot.
35	Non-Aviation Use	Pavement	1.7 Acres	N/A	Good	East Hampton Police and East Hampton Fire Department	This site is mostly paved and is used for vehicle storage.

**TABLE I-3 (Cont'd)
EAST HAMPTON AIRPORT FACILITY INVENTORY**

Facility Number	Facility Use	Building Type	Size	Type of Construction	Condition	Owner/ Tenant	Description
36	Non-Aviation Use	Commercial	5.65 Acres	Metal	Good	East Hampton Fire District Training, Inc. East Hampton Police	The fire training facility is an 11,700 sq. ft. structure which contains the following utilities: gas, water, sanitary systems, electricity, and telecommunications. There is also a bathroom addition that is vinyl sided. The East Hampton Police Station is a 14,400 sq. ft. structure which contains the following: a security system, gas, water, sanitary systems, electricity, and telecommunications
							<i>Note: Includes - a 11,700 sq. ft fire training facility and has water. (Si Kinsella, Oct 26, 2019)</i>
37	Non-Aviation Use	Commercial	2.22 Acres	Metal	Good	39 Industrial Road, LLC	This building is 17,325 sq. feet with the following utilities: gas, water, electricity, sanitary systems, and telecommunications.
							<i>Note: Includes water. (Si Kinsella, Oct 26, 2019)</i>
38	Non-Aviation Use	Commercial	3.67 Acres	Metal	Good	41 Industrial Road, LLC	The site has two (2) multi-tenant buildings, 18,900 sq. feet and 9,450 sq. feet respectively. Both buildings include the following utilities: gas, water, sanitary systems, and telecommunications.
							<i>Note: Includes water. (Si Kinsella, Oct 26, 2019)</i>
39	Aviation Use	Vacant	2.83± Acres	N/A	N/A	Town of East Hampton	This partially cleared site consists of the runway 16 Runway Protection Zone.
40	Non-Aviation Use	Commercial	1.67 Acres	Wood	Good	The Country School	This building is a 7,200 sq. foot structure. This area is used for child daycare. The present utilities are water, sanitary systems, electricity, and telecommunications.
							<i>Note: Includes water. (Si Kinsella, Oct 26, 2019)</i>

**TABLE I-3 (Cont'd)
EAST HAMPTON AIRPORT FACILITY INVENTORY**

Facility Number	Facility Use	Building Type	Size	Type of Construction	Condition	Owner/ Tenant	Description
41	Non-Aviation Use	Commercial	2.04 Acres	Greenhouse	Fair	Jane Lappin d/b/a Wainscott Farms, Inc.	There are three (3) greenhouses that are each 2,250 sq. feet.
42	Aviation Use	Hangar	8,100 Sq. Feet	Metal	Good	East End Hangars	This hangar structure contains 14 hangar units. The building includes the following utilities: gas and electricity.
43	Aviation Use	Hangar	27,125 Sq. Feet	Metal	Good	East End Hangars	This hangar structure contains 11 hangar units and has the following utilities: gas, water, sanitary systems, and electricity.
							<i>Note: Includes water. (Si Kinsella, Oct 26, 2019)</i>
44	Aviation Use	Fuel Farm	N/A	N/A	Good/Poor	Town of East Hampton	The overhead canopy is in need of repair. The drainage scuppers and leaders have corroded and are missing in several areas. The steel framing needs to be scraped and painted. Fuel trucks are parked on site. These conditions indicate the fuel storage capacity is grossly undersized.
44	Aviation Use	Fuel Farm – AVGAS	8,000 Gallon Tank	N/A	Good	Town of East Hampton	The Town owns and sells the fuel to Sound Aircraft Services and Myers Aero Services for distribution to the users. The tank receives deliveries of almost 7,000 gallons once a week during the summer months and once a month other than the summer months.

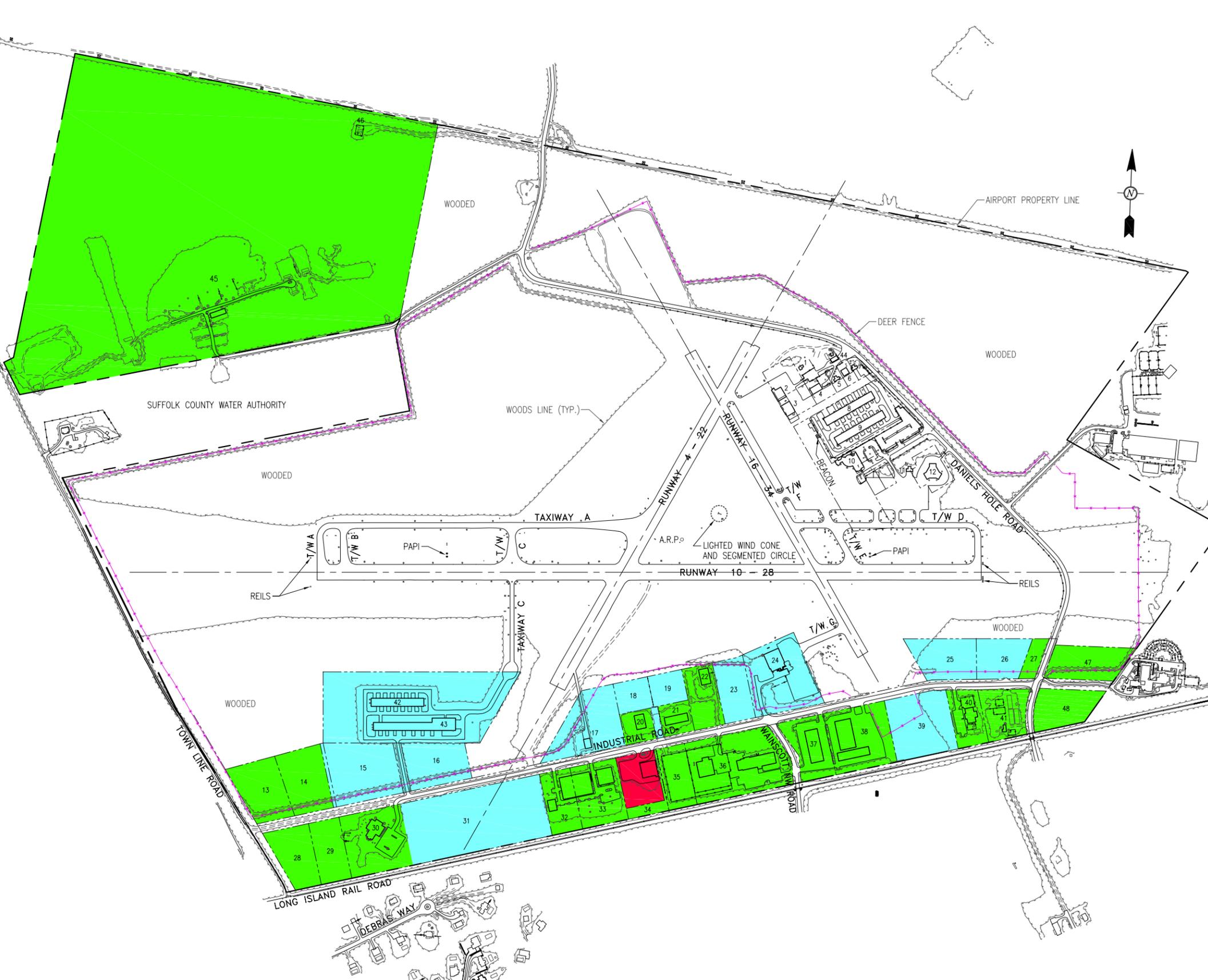
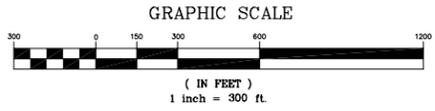
TABLE I-3 (Cont'd)
EAST HAMPTON AIRPORT FACILITY INVENTORY

Facility Number	Facility Use	Building Type	Size	Type of Construction	Condition	Owner/Tenant	Description
44	Aviation Use	Fuel Farm – Jet A	12,000 Gallon Tank	N/A	Good	Town of East Hampton	The Town owns and sells the fuel to Sound Aircraft Services and Myers Aero Services for distribution to the users. The tank receives deliveries of almost 9,000 gallons per day during the summer months and 9,000 gallons twice a week other than the summer months.
45	Non-Aviation Use	Commercial	96.7 Acres	N/A	N/A	Maidstone Fire Arms	This mostly wooded site without structures is the home of the Maidstone Gun Club.
46	Non-Aviation Use	Cell Tower	N/A	N/A	N/A	AT&T	The cell tower is situated on the Maidstone parcel.
47	Non-Aviation Use	Vacant	2.5 Acres	Vacant	N/A	Town of East Hampton	This parcel is a vacant wooded lot.
48	Non-Aviation Use	Vacant	2.1 Acres	Vacant	N/A	Town of East Hampton	This parcel is a vacant wooded lot.

AIRPORT FACILITIES
TOTAL ACREAGE = 609.80

1. FLIGHT SCHOOL BUILDING
2. HANGAR - SOUND AIRCRAFT SERVICES
3. HANGAR - SOUND AIRCRAFT SERVICES
4. HANGAR - MYERS AERO SERVICE
5. HANGAR - PEGASUS TRANSFER
6. HANGAR - MUNSON/RYAN
7. HANGAR - JAY ANDREASSI
8. HANGAR - HAMPTON HANGARS, INC.
9. HANGAR - HAMPTON HANGARS, INC.
10. TERMINAL BUILDING
11. HANGAR - HAMPTON TRANSFER
12. HANGAR - EAST HAMPTON HANGAR CONDOMINIUM, INC.
13. VACANT - NON AVIATION CHILD DEVELOPMENT CENTER OF THE HAMPTONS
14. VACANT - NON AVIATION CHILD DEVELOPMENT CENTER OF THE HAMPTONS
15. VACANT
16. VACANT
17. FIRE RESCUE BUILDING
18. VACANT
19. VACANT
20. RON SULLIVAN - NON AVIATION
21. GT POWER SYSTEMS - NON AVIATION
22. MAPEASY - NON AVIATION
23. VACANT
24. HANGAR - EAST HAMPTON EXECUTIVE TERMINAL
25. VACANT
26. VACANT
27. VACANT - SCENIC EASEMENT
28. VACANT - NON AVIATION CHILD DEVELOPMENT CENTER OF THE HAMPTONS
29. VACANT - NON AVIATION CHILD DEVELOPMENT CENTER OF THE HAMPTONS
30. A.A.P.L.E., INC. BUILDING
31. VACANT
32. PINWOOD STUDIOS BUILDING
33. LOCAL TELEVISION, INC. BUILDING
34. VACANT
35. EAST HAMPTON POLICE AND EAST HAMPTON FIRE DEPARTMENT BUILDING
36. EAST HAMPTON POLICE AND EAST HAMPTON FIRE DEPARTMENT BUILDING
37. 39 INDUSTRIAL ROAD, LLC BUILDING
38. 41 INDUSTRIAL ROAD, LLC BUILDING
39. VACANT
40. THE COUNTRY SCHOOL BUILDING
41. JANE LAPPAN D/B/A WAINSCOTT FARMS, INC. BUILDING
42. HANGAR - EAST END HANGARS
43. HANGAR - EAST END HANGARS
44. AIRPORT FUEL FARM
45. MAIDSTONE FIRE ARMS
46. AT&T CELL TOWER
47. VACANT
48. VACANT

LEGEND	
	NON AVIATION USE
	AVIATION USE
	NON-AVIATION PRIVATE PROPERTY
	DEER FENCING



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EAST HAMPTON
AIRPORT



EAST HAMPTON AIRPORT
SUFFOLK COUNTY, NEW YORK
EXISTING AIRPORT FACILITIES PLAN
FIGURE 2

DATE PREPARED: SHEET OF