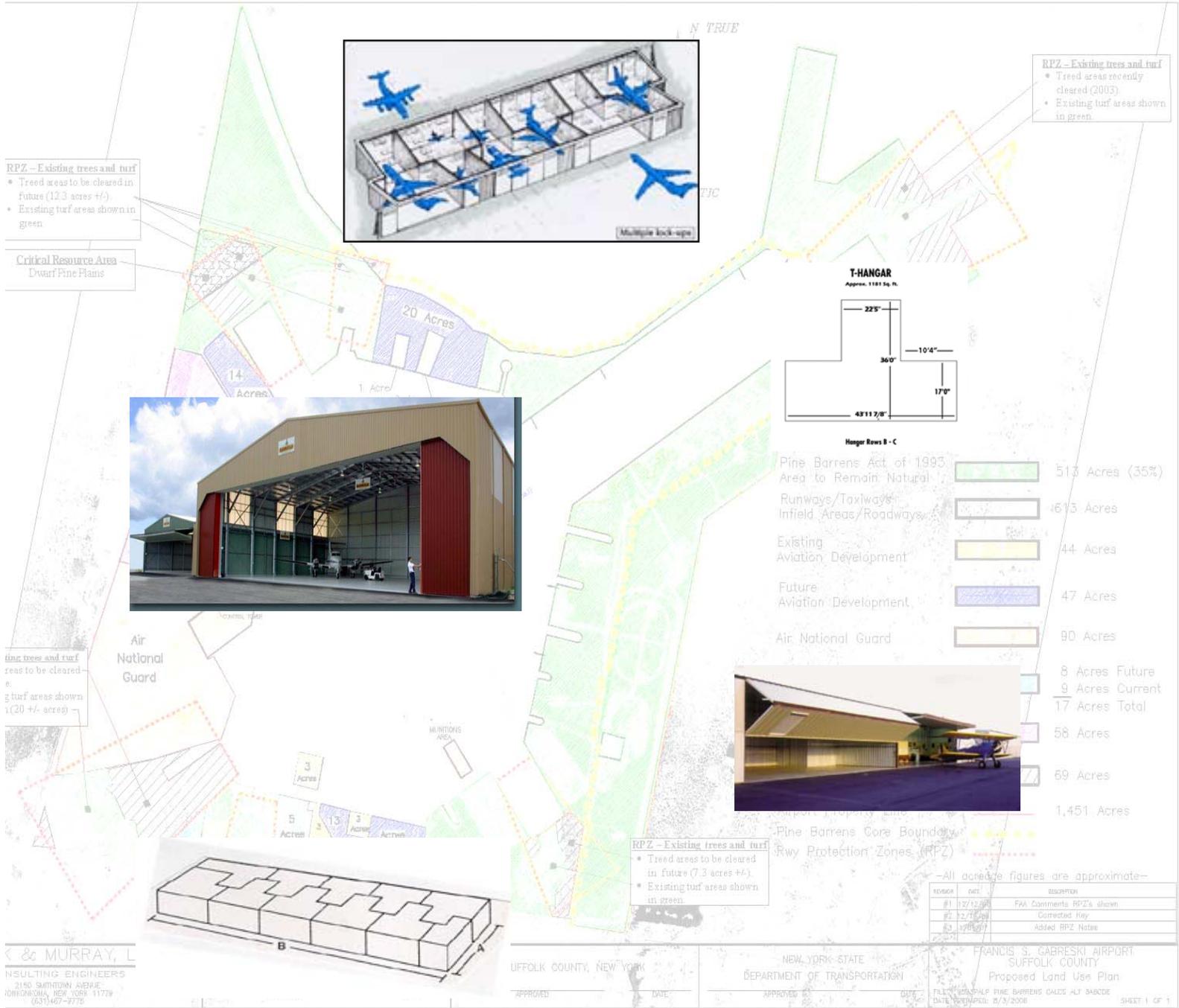


Suffolk County Francis S. Gabreski Airport Airport Development Guidelines



November 12, 2009

Purpose

Development Guidelines have been prepared to assure that quality and appropriate site planning, architecture, engineering, and landscaping are maintained at Francis S. Gabreski Airport. These Development Guidelines apply to all airside development at the Airport. Airside indicates that the site has direct access to a runway, taxiway, or apron system of the Airport. The Development Guidelines apply to newly developed facilities as well as facilities which involve any modification of elements such as materials, new structures, pavement, drainage, colors, or signage.

1) Review Procedures

All plans and construction drawings for buildings, paved areas and other facilities shall meet at least the minimum development Guidelines set forth below and shall require prior approval of the County. Any variance from the Guidelines contained herein shall be requested in writing indicating specific details in support of modifying such Guidelines.

Building site locations shall be in conformance with the latest adopted Airport Master Plan. In addition to the design Guidelines noted herein, all facilities are subject to The Building Code of New York State and regulations of the Federal Aviation Administration.

Copies of all plans and specifications, including building elevations and finish samples (if required) shall be provided to Airport Management and Suffolk County Department of Public Works for approval. Approval by Airport Management shall precede submission to other regulatory agencies.

Project Review will consist of two parts – Site Approval, and Building Permit

- ***Site Plan Approval Submission is to include:***
 - Environmental Assessment Form (EAF), or copy of SEQRA determination.
 - (3) site plans signed and sealed by a licensed professional containing the lease area boundaries and alignment, drainage, grading, utilities, landscaping, and test hole data..
 - (3) building elevation drawings noting colors, materials, and signage
 - Preliminary floor plans.
 - Copy of approved lease agreement.

- ***Building Permit Application***
 - ***County Building Permit Application***
 - ***(4) sets of Building construction documents***
 - ***Copy of Health Department Approval***
 - ***Certificate of Workers Compensation and other required Insurance for contractor.***

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2) Land Use

- a) The location of all land requested for aviation development shall be in accordance with the latest Airport Land Use Plan contained in the Airport Master Plan.
- b) Land requested must be of sufficient size and layout to provide access to an airport access roadway ***and*** airfield taxiway. A minimum of two (2) acres is required.
- c) Placement of structures or improvements on a site shall be designed in such a way as to maximize the potential use of the site. Consideration must be given to building placement, landscape design, aircraft access, vehicular access and parking, vehicular and pedestrian circulation, and adjacent development.
- d) All structures shall be located in accordance with an approved site plan that conforms to FAA design standards contained in Advisory Circular AC150/5300-13 and Federal Aviation Regulations Part 77. Runway/taxiway safety areas, object free areas, approach surfaces, Control Tower line of sight and NAVAID critical areas shall be considered when siting hangars and buildings on leased property.
- e) Environmental Regulations - Any use will comply with all applicable federal, state, and local environmental laws, ordinances, rules, regulations and orders.
- f) All suitable soil excavated for hangars or other development and not needed for backfill or landscaping at the development site must be turned over to the Airport and deposited at a site designated by Airport Management. No excavated soil is permitted to be removed from the site unless specifically approved by Airport Management in writing. No fee will be charged or paid by the County for this requirement.

3) Property Access/Pavement

- a) Access roadways and parking lots on proposed lease property shall be constructed of asphalt or concrete suitable for the intended use. Unpaved access roadways and parking lots will not be permitted.
- b) All pavement shall be constructed to a depth, width, and grade as approved by the County. Pavement shall be designed to support the largest vehicle or aircraft expected to use the facility. Consideration must be given to the occasional passage of fuel tanker trucks that will use the facility. Taxilane pavement section and dimensions shall be in accordance with FAA design standards for the type of aircraft expected to use the proposed facility. Federal Aviation Administration Advisory Circulars in the 150/5320 series for pavement design should be referenced for guidance.

4) Hangar/Building Construction

a) **Design:** All buildings shall be designed and certified by a licensed architect or engineer in conformance with the requirements contained herein and the latest effective version of the Building Code of New York State (BCNYS). The more restrictive requirement between the BCNYS and other regulations shall govern.

b) **Setbacks -**

Street and Front Yards - No building, wall or fence will be permitted within 25 feet of a street.

Side - No building shall be permitted within 30 feet of the side property lines in accordance with the BCSNY.

Taxiways – a minimum setback of 130 feet is required from the centerline of any existing taxiway to meet aircraft design group IV standards as described in AC 150/5300-13.

Taxilanes – Taxilanes connect hangar areas to the airport taxiways. All taxilanes shall be designed in accordance with AC 150/5300-13 with setbacks for the most demanding aircraft expected to use the hangar facility. Consideration should be given to allowing sufficient apron areas in front of hangars to allow taxiing past other aircraft parked in front of a hangar door.

5.1 Building Heights.

The maximum height of any structure shall be determined by the FAR Part 77 surfaces and the BCNYS. In addition, no structure will be erected or modified that will block sight lines from the air traffic control tower cab to any part of the runways or taxiways. Building height includes antennas, heating and cooling towers, and equipment.

5.2 Building Materials and Engineering.

- a) General. Materials shall be appropriate for the use and type of structure for which they are used. Buildings shall be designed to minimize or prevent predictable damage and deterioration. Materials that may be used include exposed decorative concrete, glass, brick, pre-finished, preformed metal, and natural stone. The type, style, and color of all exterior materials shall be submitted to the Airport for approval. Material samples are required.
- b) Foundations. All buildings shall be founded on concrete footings with concrete floors. These footings shall be so designed and constructed to adequately support the proposed building(s).
- c) Fire Protection. All buildings shall meet or exceed the Fire Code of New York State for fire protection. A fire alarm system shall be installed in any

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new structure or undergoing a major renovation. The fire alarm system installation shall conform to NFPA 72 requirements.

- d) Exterior Colors. All exterior surface colors shall be compatible with colors of the surrounding area as determined and approved by the County.
- e) Temporary construction trailers, may be permitted for the construction period only (not to exceed six months) and approved on a case-by-case basis in writing.

5.3 Metal-Clad Buildings.

- a) Approved finishes for exterior metal paneling, siding and trim shall be anodized aluminum or factory applied and warranted coating. Unpainted galvanized finishes shall not be permitted on exterior walls or other surfaces visible from the ground at the Airport or immediately adjacent properties.
- b) Factory-applied finishes shall be resistant to chalking, fading, and film failure. No exterior finish which causes reflective glare will be permitted.
- c) All structural supports and hardware used to attach siding shall be concealed or of matching color so as to be concealed.

5.4 Roof Treatment

Since roofs will be highly visible from aircraft using the airport, roofs shall be attractively designed and constructed. Signs, letters, designs or other graphics shall not be painted or placed on roofs. Materials used for roofs shall have a non-glare surface.

5.5 Restrooms

Unless otherwise required by the Building Code of New York State , at least one handicap unisex restroom or one men's room and one ladies room must be provided in each hangar or row of hangars for use by all tenants of the facility.

5) Dumpsters/Garbage Disposal

- a) Dumpster / garbage disposal facilities will be installed in a manner that will eliminate odors, insects, dust, visual and other similar nuisances. Refuse will be stored in closed containers or compactors. Refuse storage areas will be suitably screened from public view by an appropriate screen compatible with the design of the building. The screen will be subject to the written approval of Airport Management prior to installation.
- b) Dumpsters must be located on the landside of the facility to allow garbage truck access without the need for access to the airside of the facility.
- c) No equipment, material, supplies, products or disabled vehicles will be stored or permitted to remain on any building site or outside any permanent building.

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6) Driveways

- a) Driveway access to and from a site shall be a minimum of 10 feet from adjacent property lines.
- b) All driveways on the same site shall be at least 50 feet apart. There shall be no more than two driveways to a site from any one street. Landscaping and signage shall not obstruct lines of sight of traffic entering and exiting driveways.
- c) Widths- Driveways shall have an unobstructed minimum width of 15 feet for one-way traffic and 24 feet for two-way traffic. Driveways shall meet appropriate

County construction standards. The direction of traffic shall be clearly marked on the pavement.

8) Emergency Vehicles.

Proper access and circulation for emergency vehicles shall be provided according to the Fire Code of New York State.

9) Auto Parking

- a) On-Street Parking - No parking shall be permitted on streets or public roadways.
- b) Parking Space Requirements -Minimum :
 - a. One space per 800 s.f of hangar space for large hangars (2,500 SF or larger).
 - b. One space per 200 s.f. of office space
 - c. One space per 3 hangars for small aircraft "T" type or box hangars not exceeding 2500 square feet each.
 - d. Parking spaces are to be a minimum of 9 feet wide by 20 feet long.
- c) Handicap- Unless otherwise required by the Building Code of New York State , a minimum of one disabled, van accessible parking space shall be provided in each lot or one for each 25 spaces or portion thereof.
- d) Customers & Visitors - Additional parking for customers and visitors shall be provided based on expected need.

10) Drainage and Grading

- a) Unpaved areas within and adjacent to the runway/taxiway system and other aircraft operating areas shall have grades adhering to FAA recommendations.
- b) All site plans shall comply with applicable federal, state, local storm water management requirements. Drainage plans shall be designed to contain storm water on site or flow into positive drainage systems at the airport. Drainage onto adjacent properties is *not* permitted. **Catch Basin filters approved by the County must be used in all systems.**

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- c) Grates and inlet structures shall be manufacturer-certified to support the same weight aircraft as the adjacent pavement is designed to support.
- d) All drainage facilities shall be sized in accordance with FAA and other federal, state, and local requirements and procedures considering existing, proposed and future site conditions. Computations supporting the drainage designs shall be submitted for review and approval.
- e) Grading operations will meet all applicable erosion and sediment control regulations as required by the County and other governing agency requirements.

11) Landscaping:

- a) All lease parcels shall contain a plan for a minimum of 15% landscaping of the leased property.
- b) All graded areas will be seeded with native species, fertilized, and mulched to promote growth and decrease erosion. Hydro seeding is preferable.
- c) Non-aircraft areas, including parking lots, shall be landscaped with grass, trees and shrubs. All plantings must be approved by the Airport for compliance with FAR Part 77 height restrictions and setbacks for taxilanes.
- d) A landscape plan shall be part of every facility proposal.

12) Fencing and Lighting

- a) Fencing shall be provided between aircraft and non-aircraft areas to limit pedestrian and vehicular interference with aircraft movements, and to provide security for parked aircraft. Airport access can only be granted to authorized tenants or escorted guests in accordance with the airport security plan. Personnel gates with automatic closers and cipher type combination locks or equal are required. Vehicle gates are permitted if motorized to automatically close gate after vehicle passes. Entry to vehicle gates will be provided by card or key pad access controls. Six (6) gauge galvanized chain link or vinyl coated fence at least eight (8) feet high topped with three (3) strands of barbed wire is required unless otherwise approved by Airport Management.
- b) Area lighting shall be provided on each side of a building for safety and security. Lighting shall be designed and installed so that it will not interfere with aircraft operations or air traffic control. Building and parking areas to be provided with cut-off type fixture (type of streetlight with no light emitted above horizontal, no light dispersion or direct glare to shine above a 90-degree, horizontal plane from the base of the fixture) compliant with "Dark Skies" requirements.

13) Signs:

a) General

Signs are an important element contributing to the identity of the Airport and are intended to add to the aesthetic appeal of the area. The standards allow for sufficient and clearly visible business identification signs and are intended to ensure signs which are consistent, attractive, compatible, and in scale with the surrounding areas.

County approval is required for all new and/or changed exterior signs and shall include a description of any lighting or electrical work included. Sign design, dimensions, materials, colors, copy, location, construction details and type of illumination, if any must be submitted for approval. Temporary signs will be approved on a case by case basis.

Flashing and rotating signs, billboards, roof signs, signs placed on fences, signs painted on exterior surfaces of vehicles used as signs are not permitted.

b) Required Signs

- The following signage is required as noted and shall be constructed of metal material at least six (6) square feet in size, and permanently attached to the building walls or office.
 - i. Facility (business) identification signs on the airside of each building. Letter size to be 36" in height in order to be visible from taxiways.
 - ii. Voluntary Noise abatement signs are required in all hangars and office areas.
 - iii. Waste oil and waste fuel disposal signs are required in all hangars stating the proper discarding of each.
- Business Identification Signs

Free-standing business identification signs shall be located near the entrance to the facility at least 5' from the street line. Signs located within 10' from a street line shall not exceed 3' in height, in order to preserve sight distances. Signs shall not be placed on top of berms, but may be set into a berm. Unless an alternate is approved, signs shall be constructed of polymer, PVC, fiberglass, or similar material and mounted to PVC posts similar to existing signs located on the airport. Sign size should be at least 24 inches by 48 inches.

One business identification wall sign may be placed on an exterior building wall for each tenant. The sign shall not extend above the wall eaves or parapet. Total sign area of all wall signs combined shall not exceed 5 percent of the gross wall area, up to or a maximum of 100 square feet. Multiple tenant signs shall be located within a "sign band" of similar height and width above finish grade.

c) Aviation Fuel Signs.

Each aviation fueling facility may have a single aviation fuel sign. Aviation fuel signs shall be oriented to be primarily visible from the ramp, taxiway, and runway areas of the airport. The sign shall be a maximum area of 16 square feet and may be free-standing. If internally lit, double-sided and mounted on a single pole, they shall have a maximum area of 16 square feet on each side and a maximum height of 18 feet above ground. If mounted on a building wall and single-sided, they shall have a maximum area of 30 square feet and shall not project above the roof line.

14) Fuel storage and distribution

This section only applies to tenants approved for fueling operations by the County.

All fuel shall be stored in above-ground tanks approved by the County with setbacks from buildings and roads as required by National Fire Protection Association (NFPA).

Tanks and mechanical equipment must be labeled and color coded per FAA requirements (AC 150/5230-4) to distinguish the different fuel grades. Deadman controls shall be provided for unloading fuel from the tanks into the tending vehicles. Over-the-road tankers are prohibited from all airside areas.

- a) Fueling equipment and procedures shall comply with all federal, state and local laws and regulations as amended.
- b) Minimum storage tank size shall be 2,000 gallons.
- c) Access to and circulation around the fuel storage facilities shall not impact and/or impede existing Airport roads and shall in no case require the use of dedicated airside pavements or facilities. Primary access roads to the site must be designed for heavy truck traffic.
- d) All above-ground tanks shall be installed in accordance with Suffolk County Health code requirements. Specific attention is directed to Article 7 and Article 12 of the sanitary code. Emergency fuel shut off stations shall be located near the fuel tanks, be accessible, well marked and lit as per AC 150/5230-4.
- e) Fuel storage equipment shall be provided with metering devices that maintain and produce accurate receipts of fuel dispensed from the facility and are properly calibrated at all times.
- f) All tanks must be registered to the lease holder.

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15) Utilities:

- a) Hangars 12,000 square feet or greater (not including T-hangars) which are used for aircraft maintenance or aircraft storage shall be provided with electrical service, lighting, heating and fire alarm and sprinkler systems as per the current New York State Building Code.
- b) Hangars less than 12,000 square feet (including T-hangars) used for aircraft storage only shall be provided with electrical service, lighting, fire alarm systems, sprinkler system (if required by the NYSBC) and fire extinguishers as per the current New York State Building Code
- c) All buildings requiring water service shall connect to the public water system. Suffolk County Department of Health permit is required. All tap fees in connection therewith shall be paid by the tenant.
- d) All buildings requiring sanitary waste disposal shall connect to the central sewer system. Suffolk County Department of Health permit is required. All tap fees in connection therewith shall be paid by operator.
- e) All electrical and telephone service shall be underground. U.L. certification shall be submitted upon completion of all electrical work before a certificate of occupancy (C of O) is issued. All tap fees and connection fees in connection therewith shall be paid by tenant.
- f) If approved utilities are not available upon completion of tenant construction, temporary provisions will be permitted subject to tenant making permanent connection to utilities within 6 months of utilities being provided to area.
- g) Buildings powered by generator only, will not be permitted.

END