

Hangar Lot G
DRI 737

Land Use Planning Committee
Oct. 17, 2022

SAV/FedEx Ground Redevelopment

- Applicant:** Peter Rogers, Gary BenDavid (Vineyard Hangar G, LLC)
- Owner:** Dukes County (MVY Airport); Peter Rogers, leaseholder
- Permits:** Building permit, MVY Airport Commission approval
- Checklist:** 3.1b (Commercial development of 3,500+ ft²), 7.1a (Transportation facility)

Mandatory review



West Tisbury, MA

Contact



11

Search

Abutters

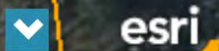
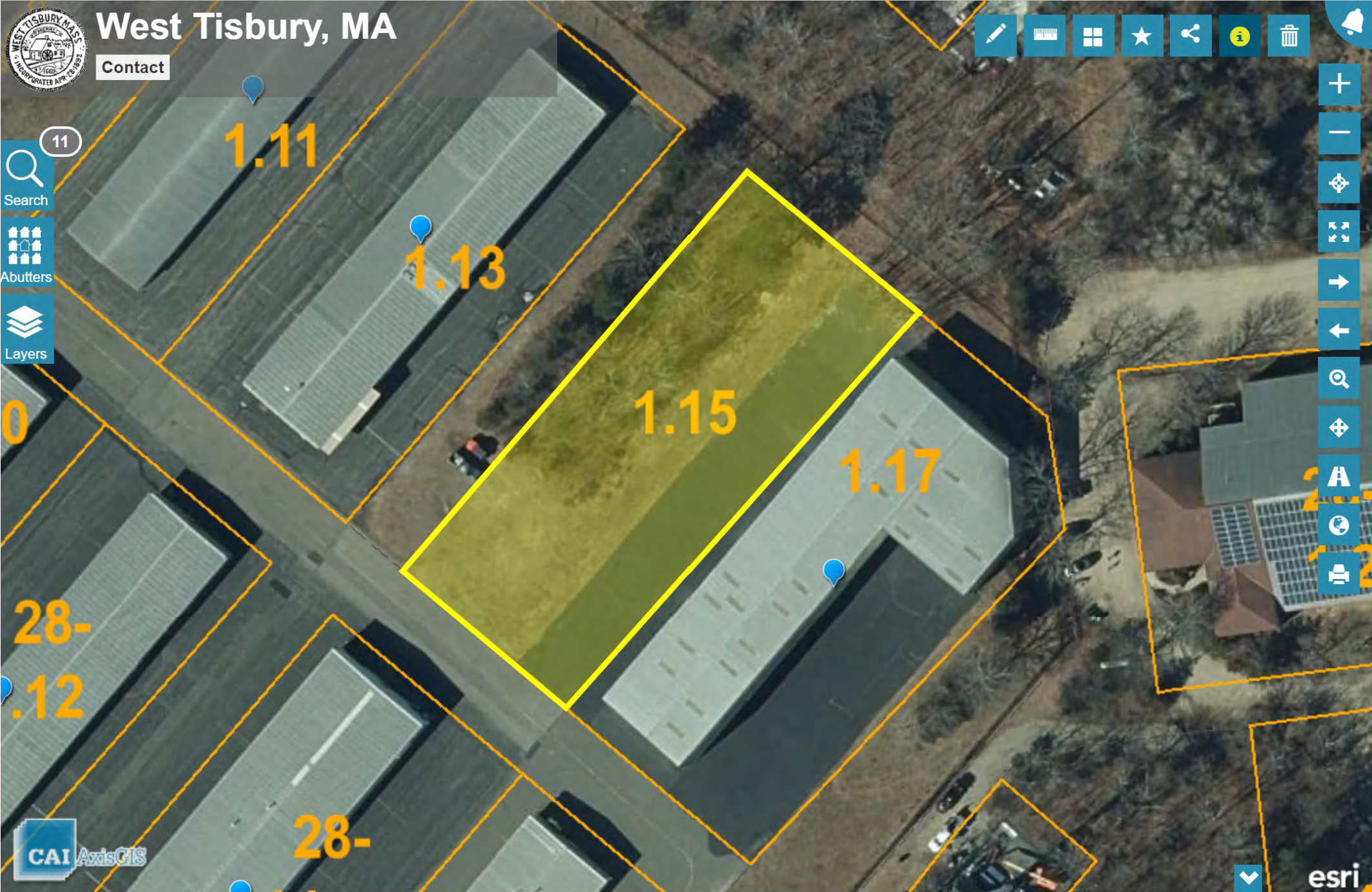
Layers





West Tisbury, MA

Contact



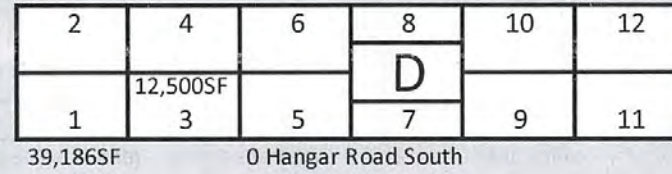
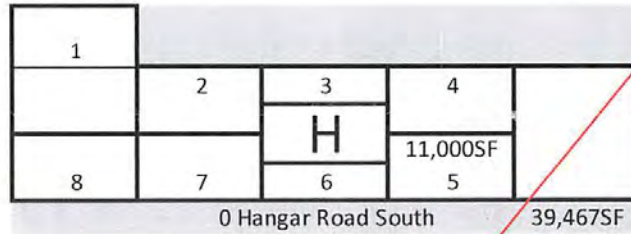
Project history

- The property is indicated in the 2016 MVY Master Plan Update as the site of a future hangar.
- There are currently 8 leased properties with hangars at the airport:
 - One is smaller, and that lease is about to end, so it will go back to the airport.
 - One is condemned and will be removed.
 - One is used for storage.
 - One was recently leased to Vineyard Wind and will be replaced with a helicopter hangar.
- The airport manager has stated: “There is currently a need for another hangar at this time as owners have upgraded aircraft that have different profiles that don’t safely fit inside.”
- The airport manager has stated that the FAA would view any denial of legal aviation activities as possible unjust discrimination.

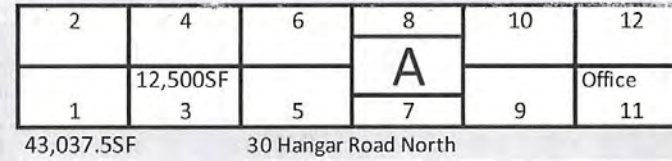
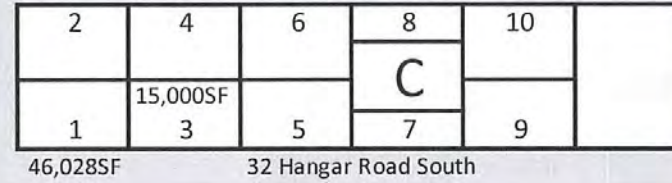
Proposal

- Construct an approximately 15,000 ft² steel hangar on a vacant lot within the existing T-hangar complex at the airport.
- The hangar will accommodate eight small aircraft and be managed by Peter Rogers and Gary BenDavid (Vineyard Hangar G, LLC).

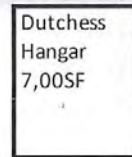
MARTHA'S VINEYARD AIRPORT
HANGAR PLAN



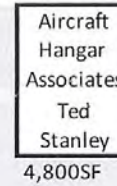
Hangar G VACANT

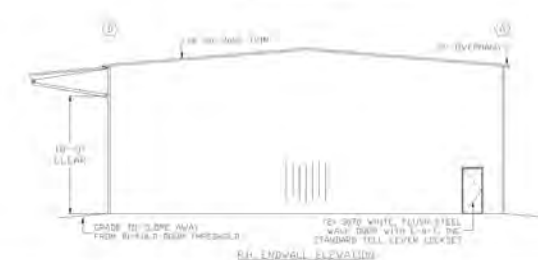
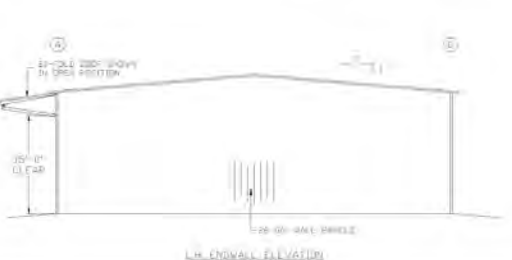
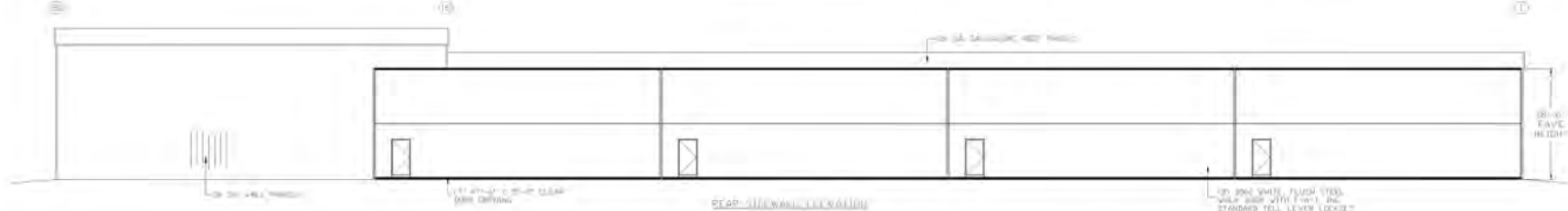
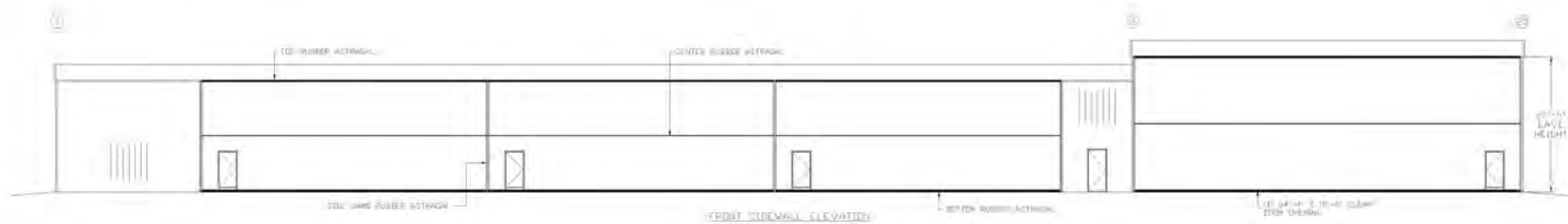
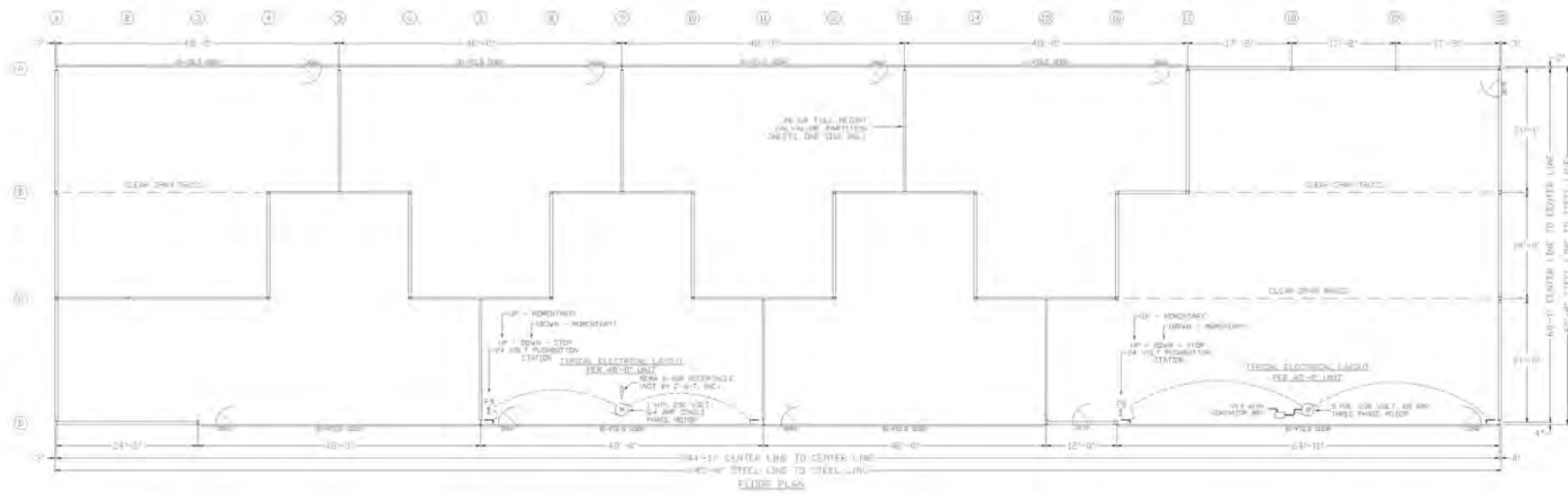


North Hangar Road



31 Hangar Road North





- GENERAL NOTES
1. ALL EXTERIOR AND SECONDARY STEEL TO BE HD FORMS OBTAINED FOR SHIP TO US (LONGER DAILY)
 2. LOCKSETS TO BE TELL-A-SAFE SYSTEMS AND HOLLOW BRASS. FIELDS SHALL BE 2 1/2\"/>
 - 3. ROOF OVERHANG TO BE 12\"/>
 - 4. EXTERIOR WALL FINISHES AND TRIM COLORS TO BE DETERMINED BY OTHERS
 - 5. WALL BOSS IN 20-FOOT ROOMS SIDE AND END WALLS WHERE APPLICABLE TO BE FLASH AND WHITE IN COLOR (PER MANUFACTURER'S INSTRUCTIONS)
 - 6. BUILT-UP ROOF WITH BUTYL MEMBRANE (MANUFACTURER'S INSTRUCTIONS) OVER 2\"/>
 - 7. 20-FOOT ROOM EQUIPPED WITH SAFETY INTERLOCK SYSTEMS FOR MANUAL OPERATION
 - 8. EACH 20-FOOT ROOM TO BE PROVIDED WITH A TELL-A-SAFE SYSTEM WHICH INCLUDES MOTOR CONTROL, TOP RUBBER ACTING, AND ONE (1) 20\"/>

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PRELIMINARY
NOT FOR APPROVAL, SUBMITTAL OR CONSTRUCTION

DATE: 11/15/2022
DRAWN: J. W. WILSON
CHECKED: J. W. WILSON
SCALE: AS SHOWN

ERECT-A-TUBE
ONE ONLY FINE CRYSTAL
SHEETS & SHEET PILES
OFFICE: 1000 W. 10TH
TOLSON, OK 73460-7776

CARY BENDISSE BUILDING #10
1000 W. 10TH
TOLSON, OK 73460-7776

PROJECT NUMBER: 2022-01-001
PROJECT NAME: ELEVATION
DATE: 11/15/2022
PAGE: 1 OF 2

Application file

- Referral form
- Project narrative
- Staff-applicant emails
- Input from airport management
- Preliminary plans
- Drainage sketch and letter
- Staff report

Planning concerns

Stormwater

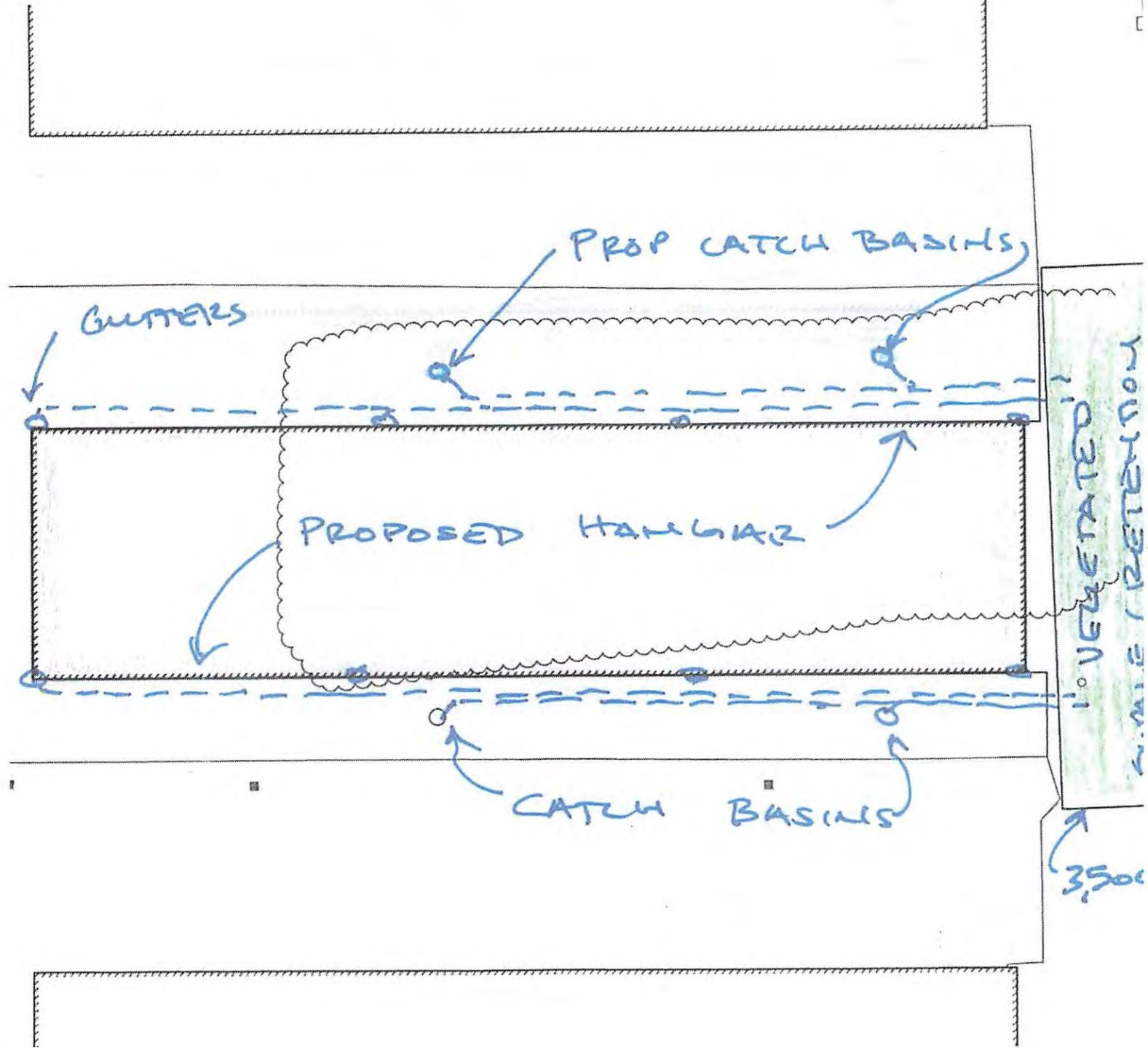
Traffic and transportation

Energy

Housing

Stormwater

- The lot is currently vegetated, including trees, and will become mostly impermeable.
- The applicant has stated that the total proposed roof area is about 13,000 ft², and that the hangar will cover about 71% of the lot with rest being paved over with asphalt. The new asphalt will connect to existing asphalt to the north, south, and west.
- Vineyard Land Surveying and Engineering has stated that it is working on a stormwater plan that will be designed for a 25-year storm and involve surface collection and distribution to a vegetated retention basin, along with additional catch basins for the asphalt areas.
- The drainage plan is subject to MVY Airport Commission approval.



Traffic and transportation

- The project will create eight spaces for small aircraft storage at the airport.
- The applicant has stated that the project is intended for planes that already park elsewhere at the airport, so would not lead to an increase in the number of planes.
- Automobile access for hangar users will be via the existing Hangar Road South, including an ID-activated gate, with parking for up to 16 vehicles inside the hangar. The Airport Manager also regulates all access to the hangars. The lot is currently used as unofficial parking.
- Lot G is included as the site of a future hangar, along with three others.
- The applicant and airport management have stated that the hangar would improve safety by providing indoor storage space, compared to outdoor storage which requires the planes to be tied down during high winds.

Other planning concerns

Energy: The application materials mention rooftop solar collectors, although the total capacity has not been specified. The applicant has stated that some of the bays may be heated, but that would be up to the users. If solar panels are included, then heating would likely be via heat pumps.

Housing: The applicant has stated that the proposal will not involve any new employees.