



Floyd Bennett Memorial Airport

Development Opportunities

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Prepared by:



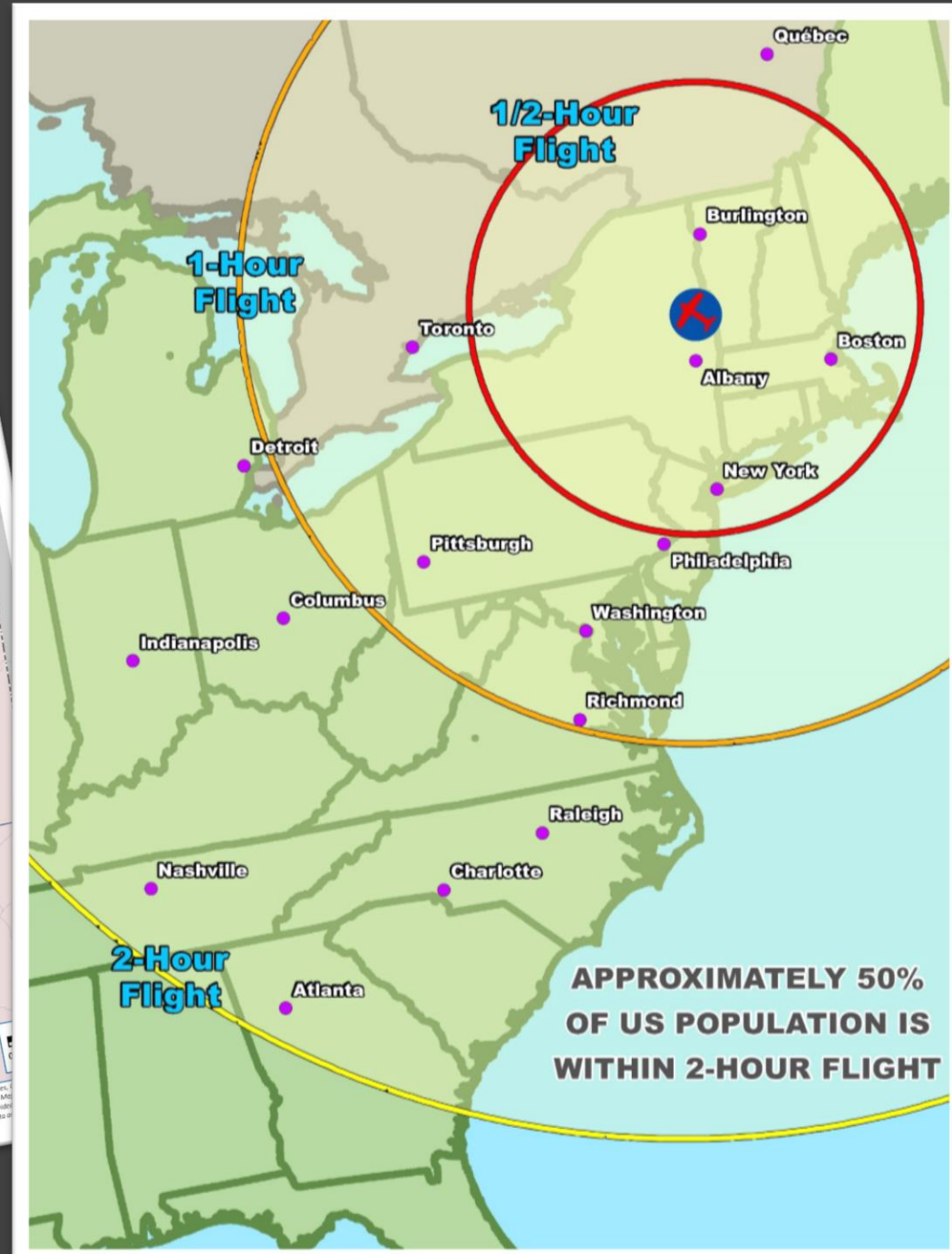
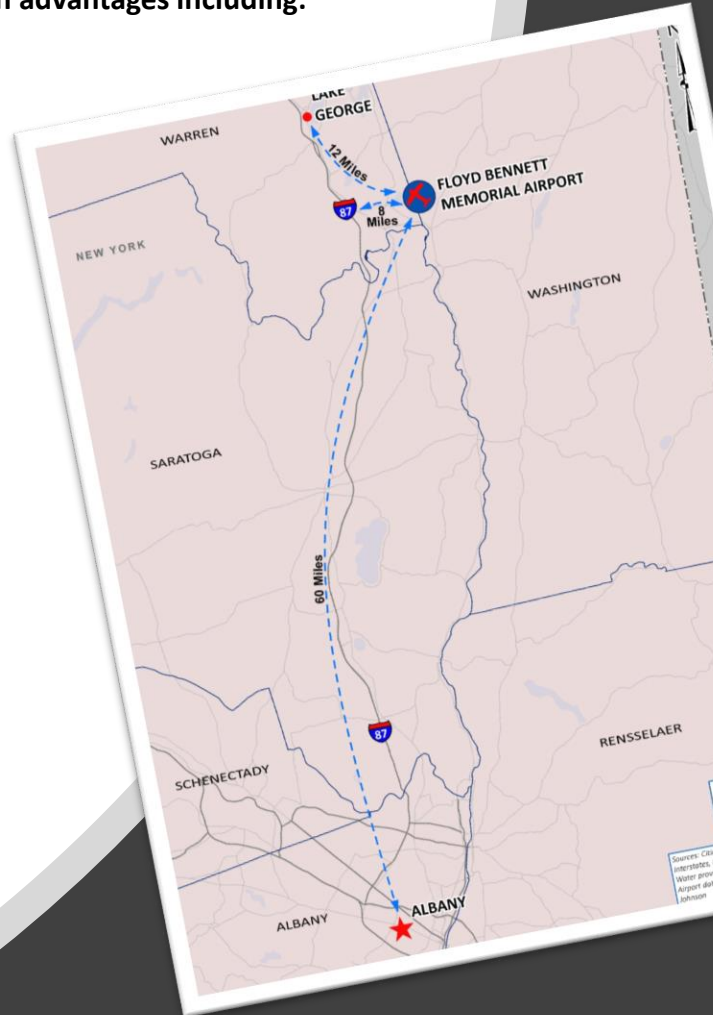


Floyd Bennett Memorial Airport Development Opportunities

Location

Warren County offers numerous strategic location advantages including:

- Stable population base and workforce
- Robust transportation network
- Access to three major international metros
- Proximity to major technology centers
- Medical device cluster within Warren County
- Proximity to top notch education & training
- Proximity to materials & produce
- World class recreation & tourism
- Logistics





Floyd Bennett Memorial Airport Development Opportunities

Development Areas

Overview

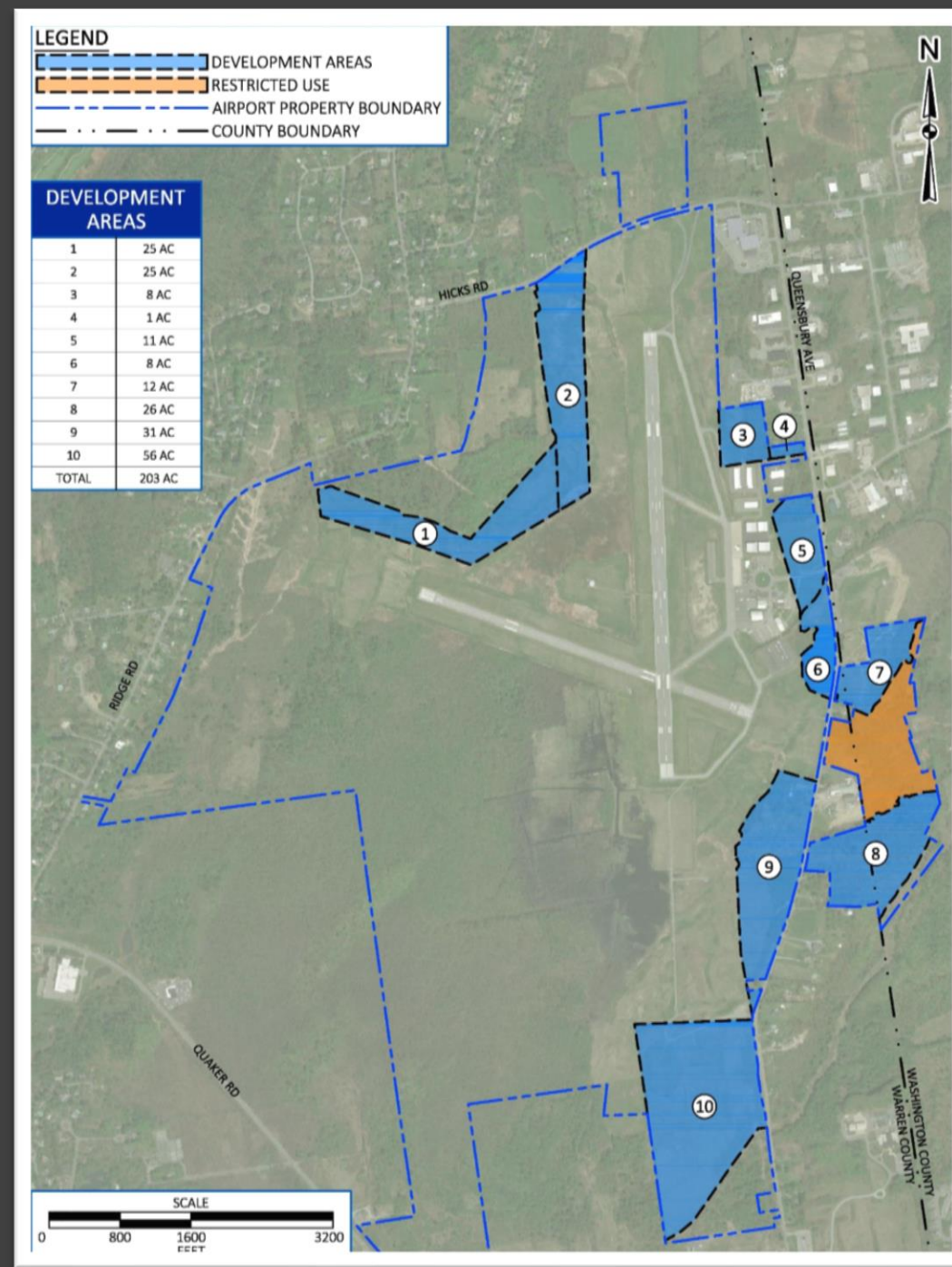
- 200+ Acres Available
- Extensive Queensbury Avenue Frontage
- Land Suited for Aeronautical & Non-Aeronautical Uses

Aeronautical Uses

- Preferable Sites are Limited
- Snapshot of Typical Uses:
 - Aircraft Storage Hangars
 - Specialty Aircraft Service Operator Facilities
 - Other Aeronautical Support Facilities such as Ground Transportation Operators

Non-Aeronautical Uses

- Various Sites/Locations
- Zoning Allows for a Mix of Commercial & Light Industrial Types
- Snapshot of Typical Permitted Uses:
 - Business Services
 - Large & Small Offices
 - Light Manufacturing
 - Warehousing
 - Storage
 - Trucking/Distribution





Floyd Bennett Memorial Airport Development Opportunities

Development Area 1

General:

- Location: North of Runway 12
- Current Zoning: Industrial District, 1 Acre Minimum
- Size: 25 Acres
- Preferred Development Scenario: Non-Aeronautical Use or Solar
- Maximum Building Height: Varies Up to 60' (Part 77 Transitional Surface)

Utilities:

- Public Water: Available on Hicks Road
- Water Extension: 1,500'
- Public Sewer: Available on Queensbury Ave
- Sewer Extension : 7,520'
- Nearest Substation: 8,623' (Straight Line)
- Electric: Three-phase Electric Available on Queensbury Ave
- Telcom: Broadband Available on Queensbury Ave

Description & Requirements:

- Site Accessible to Hicks Road Through Development Site 1 and Retains a Forested Before Between Residences on Ridge Road
- Ideal for Phase Development with Development Site 1 or for Standalone Low Intensity Use (Solar)
- FAA Approval Requirements:
 - Change of Use Approval
 - Airspace Review
 - Glare Analysis for Solar Development
 - Pen and Ink Change to ALP
 - NEPA Requirements Dependent upon Proposed Development





Floyd Bennett Memorial Airport Development Opportunities

Development Area 2

General:

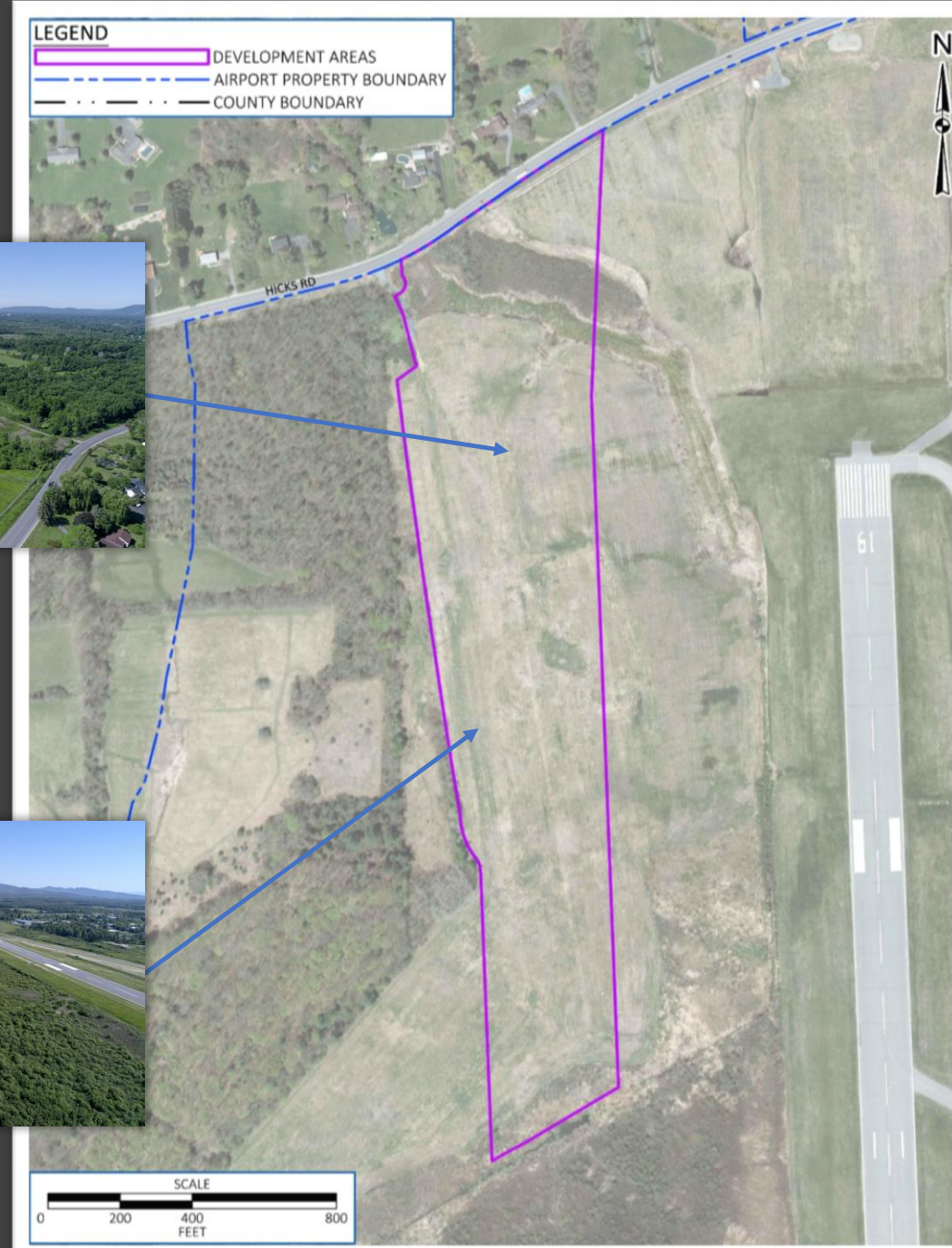
- Location: Hicks Road, West of Runway 19
- Current Zoning: Industrial District, 1 Acre Minimum
- Size: 25 Acres
- Preferred Development Scenario: Aeronautical Use
- Maximum Building Height: Varies Up to 60' (Part 77 Transitional Surface)

Utilities:

- Public Water: Available on Hicks Road
- Water Extension: 1,270'
- Public Sewer: Available on Queensbury Ave
- Sewer Extension: 4,090'
- Nearest Substation: 10,210' (Straight Line)
- Electric: Three-phase Electric Available on Queensbury Ave
- Telcom: Broadband Available on Queensbury Ave

Description & Requirements:

- Site Features Road Frontage on Hicks Road with Public Water/Sewer Nearby
- Site is Readily Accessible to Runway 19 and is Ideally Situated for Aeronautical Use
- FAA Approval Requirements:
 - Change of Use Approval
 - Airspace Review
 - Glare Analysis for Solar Development
 - Pen and Ink Change to ALP
 - NEPA Requirements Dependent upon Proposed Development





Floyd Bennett Memorial Airport Development Opportunities

Development Area 3

General:

- Location: North of 10 bay T-hangars, West of Taxiway A
- Current Zoning: Industrial District, 1 acre minimum
- Size: 8 acres
- Preferred Development Scenario: Aeronautical Use
- Maximum Building Height: 25' (CFR Part 77)

Utilities:

- Public Water: Available on Queensbury Ave
- Water Extension: 320'
- Public Sewer: Available on Queensbury Ave
- Sewer Extension: 760'
- Nearest Substation: 8,660' (Straight Line)
- Electric: Three-phase Electric Available on Queensbury Ave
- Telcom: Broadband Available on Queensbury Ave

Description and Requirements

- Site is Ideally Situated for Aeronautical Development with Easy Access to Runway 1-19 and Conveniently Located to the Terminal Area
- FAA Approval Requirements:
 - Change of Use Approval
 - Airspace Review
 - Glare Analysis for Solar Development
 - Pen and Ink Change to ALP
 - NEPA Requirements Dependent upon Proposed Development





Floyd Bennett Memorial Airport Development Opportunities

Development Area 4

General:

- Location: Queensbury Ave, North of Airport entrance
- Current Zoning: Industrial, 1 acre minimum
- Size: 1 acre
- Preferred Development Scenario: Non-Aeronautical Use
- Maximum Building Height: 60' (Zoning)

Utilities:

- Public Water: Available on Queensbury Ave
- Water Extension: 70'
- Public Sewer: Available on Queensbury Ave
- Sewer Extension: 290'
- Nearest Substation: 8,660' (Straight Line)
- Electric: Three-phase Electric Available on Queensbury Ave
- Telcom: Broadband Available on Queensbury Ave

Description and Requirements

- Site is Situated East and Adjacent to Development Area 3 with Queensbury Avenue Frontage
- FAA Approval Requirements:
 - Change of Use Approval
 - Airspace Review
 - Glare Analysis for Solar Development
 - Pen and Ink Change to ALP
 - NEPA Requirements Dependent upon Proposed Development





Floyd Bennett Memorial Airport Development Opportunities

Development Area 5

General:

- Location: Queensbury Ave/Airport Entrance
- Current Zoning: Industrial District, 1 acre minimum
- Size: 11 acres
- Preferred Development Scenario: Aeronautical Use
- Maximum Building Height: 60' (Zoning)

Utilities:

- Public Water: Available on Queensbury Ave
- Water Extension: 240'
- Public Sewer: Available on Queensbury Ave
- Sewer Extension: 290'
- Nearest Substation: 6,864' (Straight Line)
- Electric: Three-phase Electric Available on Queensbury Ave
- Telcom: Broadband Available on Queensbury Ave

Description and Requirements

- Site offers Prime Terminal Area Location, Adjacent to other Aeronautical Uses and Offering Significant Queensbury Avenue Frontage
- FAA Approval Requirements:
 - Change of Use Approval
 - Airspace Review
 - Glare Analysis for Solar Development
 - Pen and Ink Change to ALP
 - NEPA Requirements Dependent upon Proposed Development





Floyd Bennett Memorial Airport Development Opportunities

Development Area 6

General:

- Location: Queensbury Ave west of Runway 30
- Current Zoning: Industrial District, 1 acre minimum
- Size: 8 acres
- Preferred Development Scenario: Non-Aeronautical Use
- Maximum Building Height: 15' (CFR Part 77)

Utilities:

- Public Water: Available on Queensbury Ave
- Water Extension: 190'
- Public Sewer: Available on Queensbury Ave
- Sewer Extension: 30'
- Nearest Substation: 6,019' (Straight Line)
- Electric: Three-phase Electric Available on Queensbury Ave
- Telcom: Broadband Available on Queensbury Ave

Description and Requirements

- Site offers Terminal Area Location, Adjacent to Large Paved Aircraft Parking Apron and Offering Significant Queensbury Avenue Frontage
- FAA Approval Requirements:
 - Change of Use Approval
 - Airspace Review
 - Glare Analysis for Solar Development
 - Pen and Ink Change to ALP
 - NEPA Requirements Dependent upon Proposed Development





Floyd Bennett Memorial Airport Development Opportunities

Development Area 7

General:

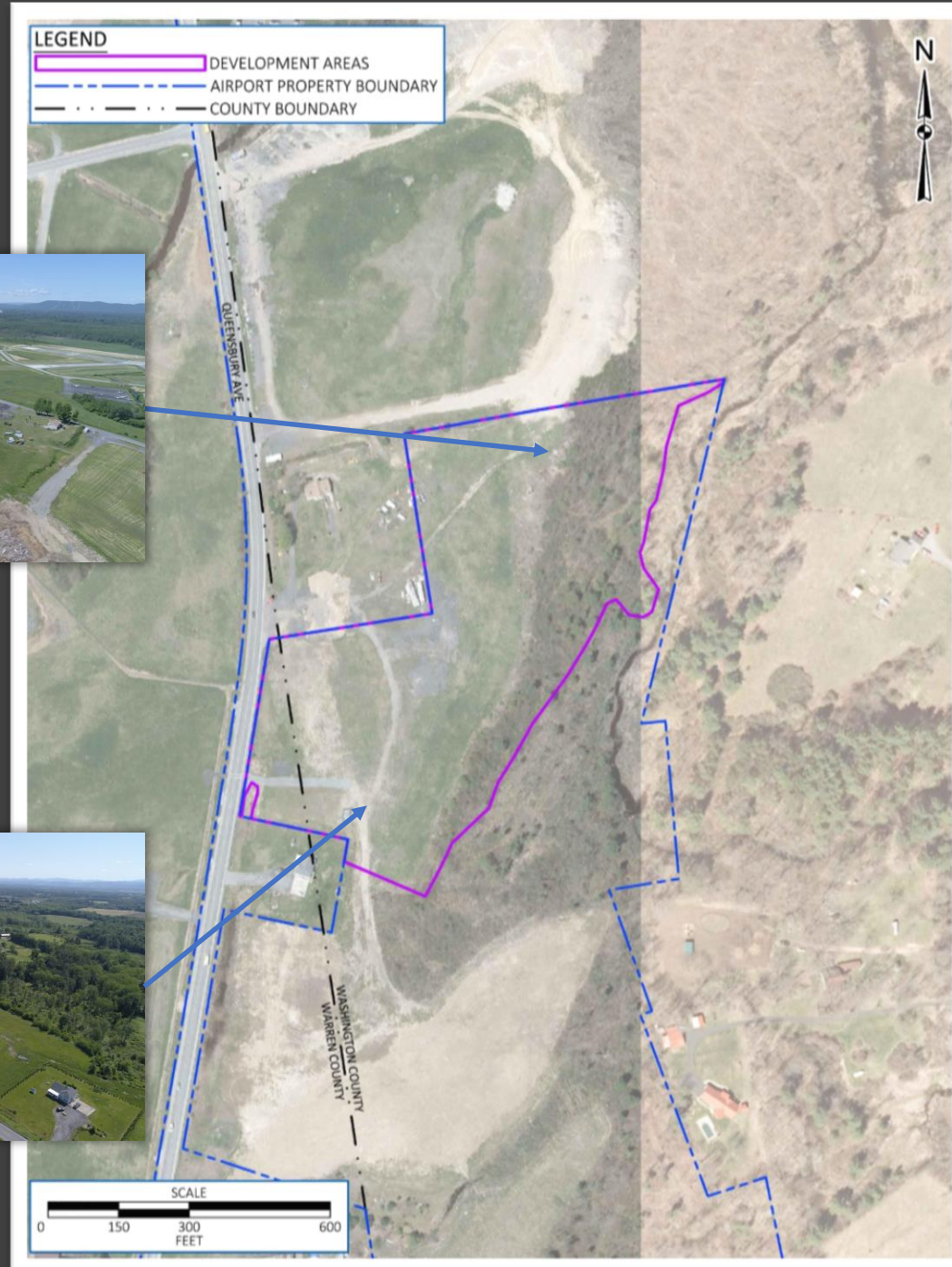
- Location: East side of Queensbury Ave, West of Runway 30, site is partially in Washington County
- Current Zoning:
 - Warren County: Industrial District, 1 acre minimum
 - Washington County: Park Industrial Commercial, 75,000 square foot minimum
- Size: 12 acres
- Preferred Development Scenario: Non-Aeronautical Use
- Maximum Building Height: 15' (CFR Part 77)

Utilities:

- Public Water: Available on Queensbury Ave
- Water Extension: 460'
- Public Sewer: Available on Queensbury Ave
- Sewer Extension: 500'
- Nearest Substation: 6,019' (Straight Line)
- Electric: Three-phase electric available on Queensbury Ave
- Telcom: Broadband Available on Queensbury Ave

Description and Requirements

- Site is Suited for Non-aeronautical Development and could be Connected via Access road to Development Area 8
- FAA Approval Requirements:
 - Change of Use Approval
 - Airspace Review
 - Glare Analysis for Solar Development
 - Pen and Ink Change to ALP
 - NEPA Requirements Dependent upon Proposed Development





Floyd Bennett Memorial Airport Development Opportunities

Development Area 8

General:

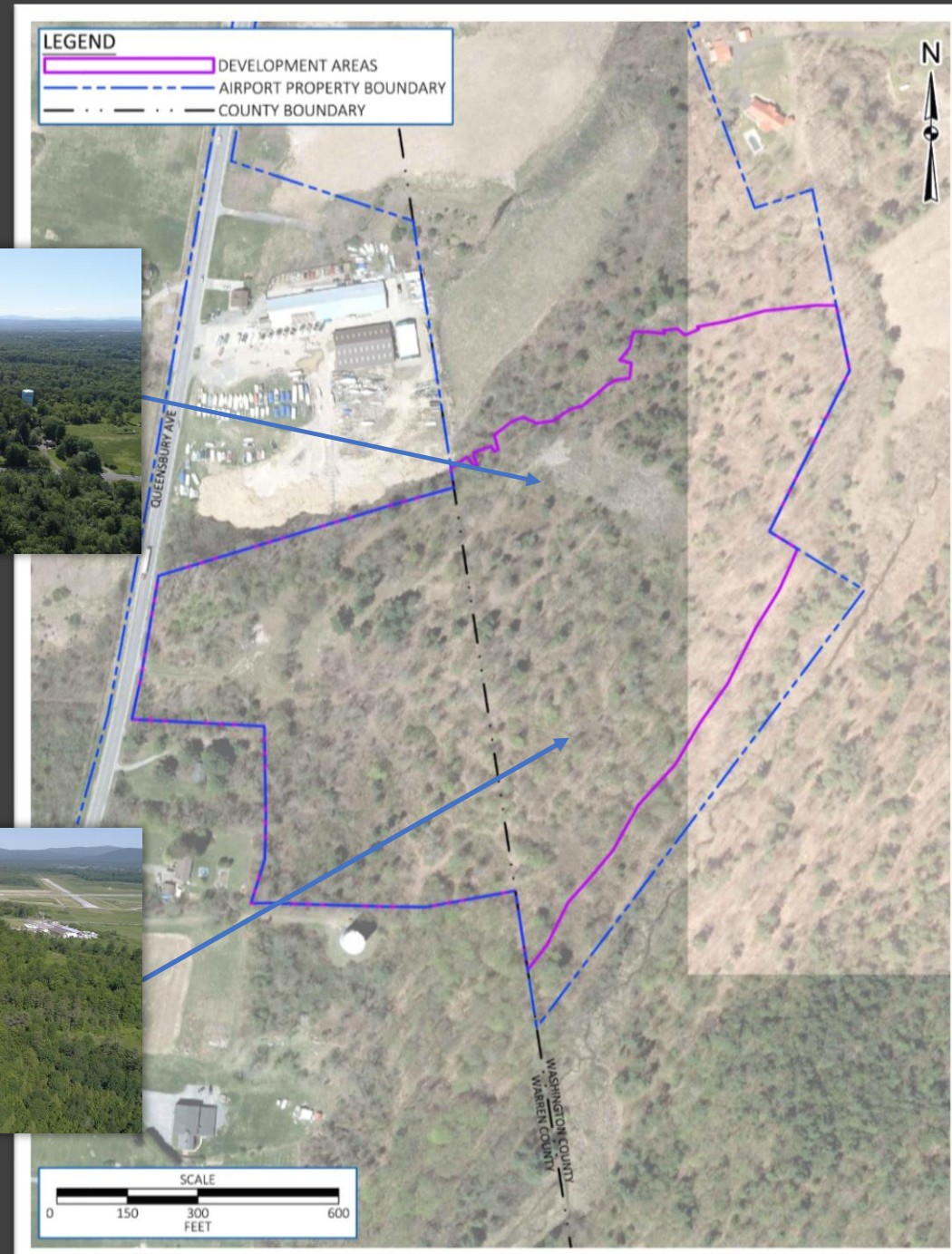
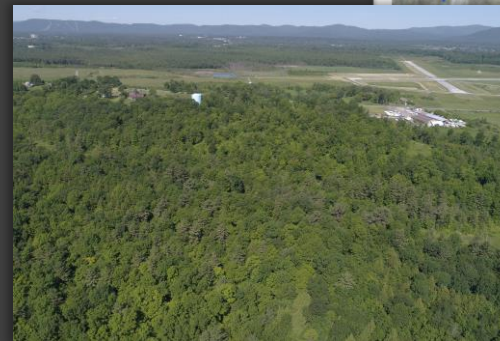
- Location: East side of Queensbury Ave, West of Runway 30, site is partially in Washington County
- Current Zoning:
 - Warren County: Industrial District, 1 acre minimum
 - Washington County: Park Industrial Commercial, 75,000 square foot minimum
- Size: 26 acres
- Preferred Development Scenario: Non-Aeronautical Use
- Maximum Building Height: 40' (CFR Part 77)

Utilities:

- Public Water: Available on Queensbury Ave
- Water Extension: 500'
- Public Sewer: Available on Queensbury Ave
- Sewer Extension: 770'
- Nearest Substation: 3,723' (Straight Line)
- Electric: Three-phase Electric Available on Queensbury Ave
- Telcom: Broadband Available on Queensbury Ave

Description and Requirements

- Site is Suited for Non-aeronautical Development and could be Connected via Access road to Development Area 7
- FAA Approval Requirements:
 - Change of Use Approval
 - Airspace Review
 - Glare Analysis for Solar Development
 - Pen and Ink Change to ALP
 - NEPA Requirements Dependent upon Proposed Development





Floyd Bennett Memorial Airport Development Opportunities

Development Area 9

General:

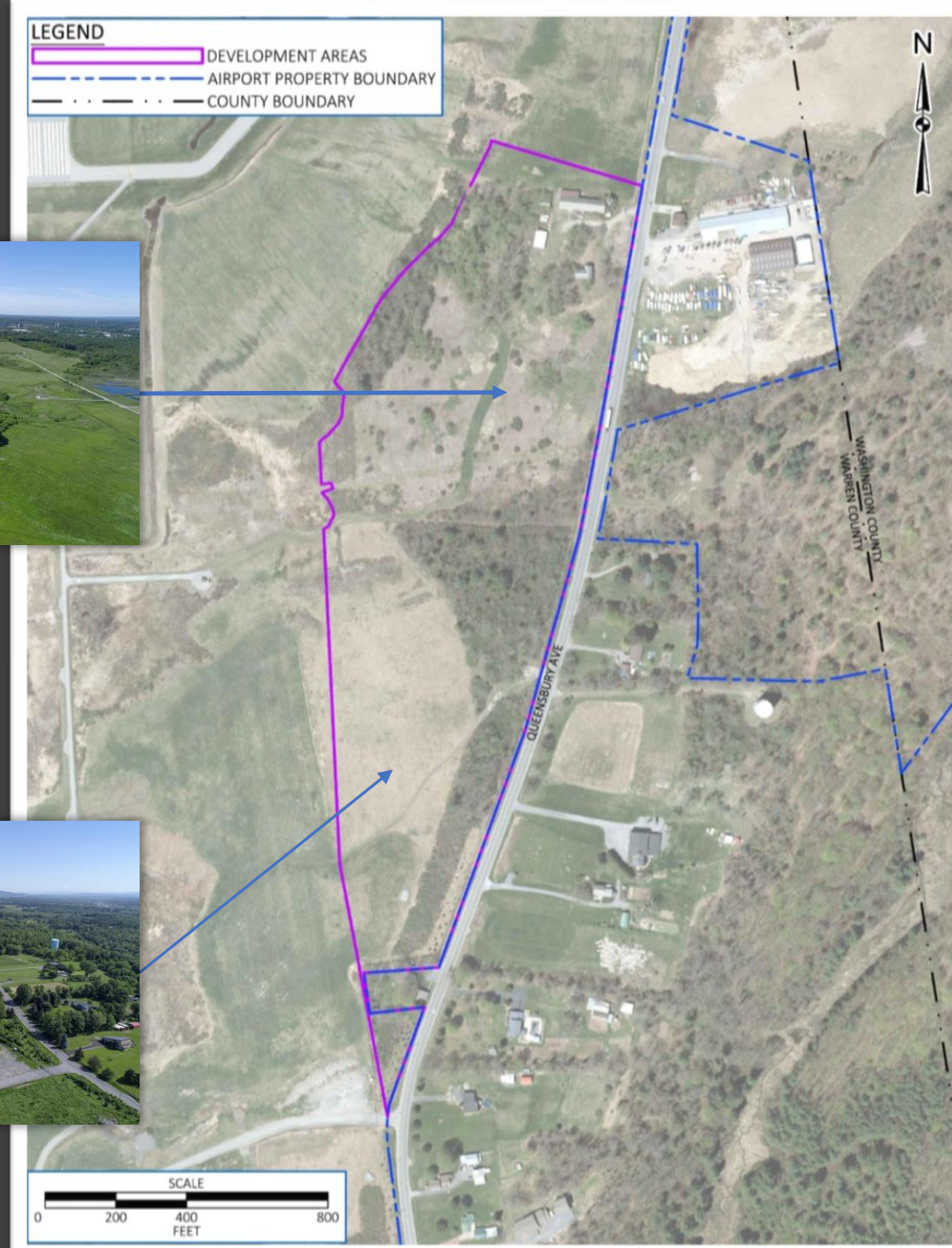
- Location: West of Queensbury Ave, East of Runway 1
- Current Zoning: Industrial District, 1 Acre Minimum
- Size: 31 Acres
- Preferred Development Scenario: Non-Aeronautical/Solar
- Maximum Building Height: Varies Up to 60' (Part 77 Transitional)

Utilities:

- Public Water: Available on Queensbury Ave
- Water Extension: 370'
- Public Sewer: Available on Queensbury Ave
- Sewer Extension: 320'
- Nearest Substation: 4,173' (Straight Line)
- Electric: Three-phase Electric Available on Queensbury Ave
- Telcom: Broadband Available on Queensbury Ave

Description & Requirements:

- Suitable for Non-aeronautical or Solar Development
- Site is Readily Visible from Queensbury Ave and is Unlikely to Conflict with Airport Operations
- FAA Approval Requirements:
 - Change of Use Approval
 - Airspace Review
 - Glare Analysis for Solar Development
 - Pen and Ink Change to ALP
 - NEPA Requirements Dependent upon Proposed Development





Floyd Bennett Memorial Airport Development Opportunities

Development Area 10

General:

- Location: South of Runway 1
- Current Zoning: Industrial District, 1 Acre Minimum
- Size: 56 Acres
- Preferred Development Scenario: Non-Aeronautical/Solar
- Maximum Building Height: Varies Up to 60' (Part 77 Approach Surface)

Utilities:

- Public Water: Available on Queensbury Ave
- Water Extension: 800'
- Public Sewer: Available on Queensbury Ave
- Sewer Extension: 760'
- Nearest Substation: 1,723' (Straight Line)
- Electric: Three-phase Electric Available on Queensbury Ave
- Telcom: Broadband Available on Queensbury Ave

Description & Requirements:

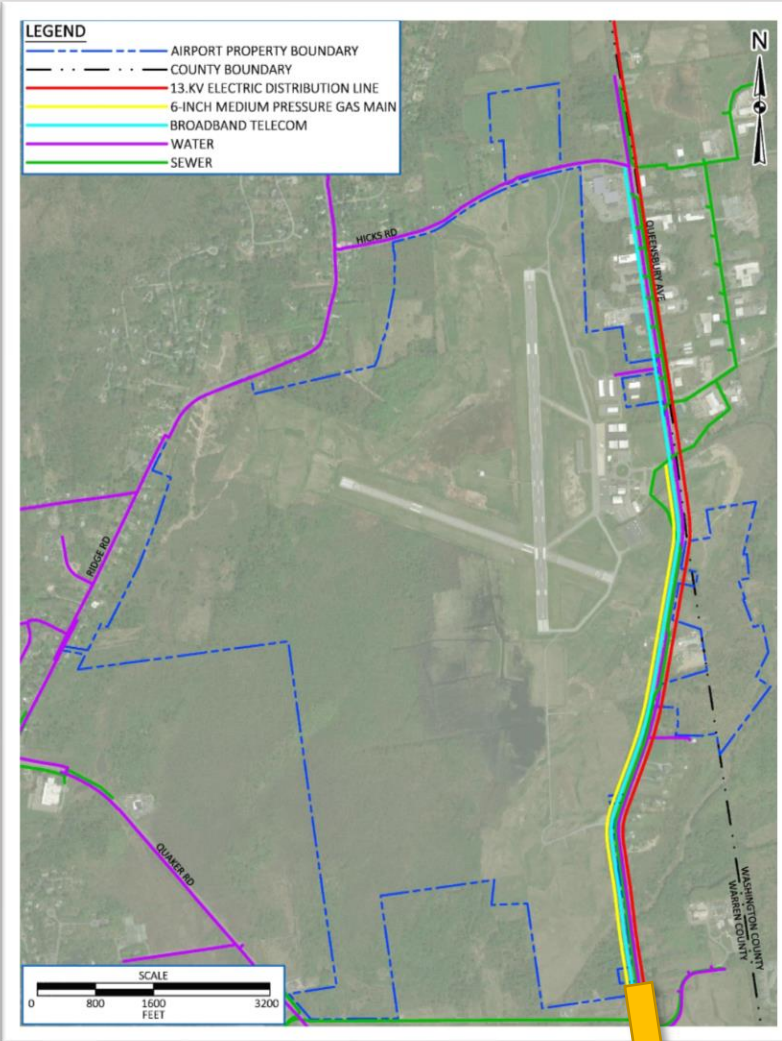
- Site is Well Suited for Non-aeronautical Development with Appropriate Height Restrictions to Assure Compatibility with Runway 1-19
- FAA Approval Requirements:
 - Change of Use Approval
 - Airspace Review
 - Glare Analysis for Solar Development
 - Pen and Ink Change to ALP
 - NEPA Requirements Dependent upon Proposed Development



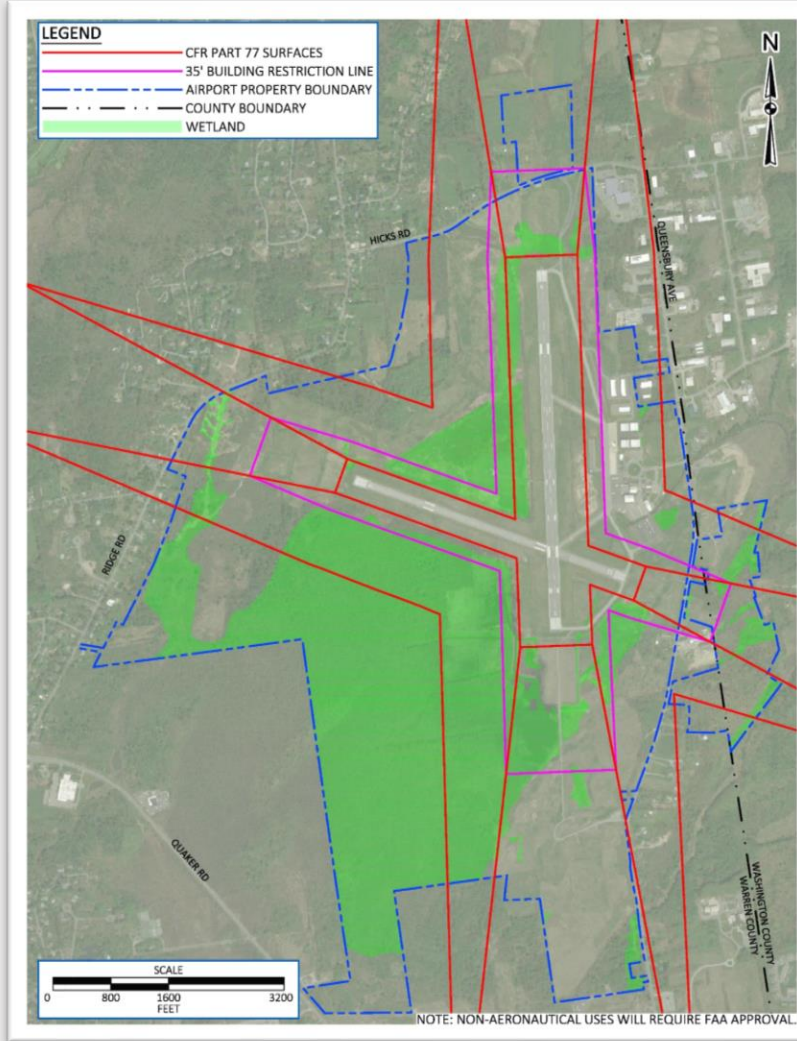


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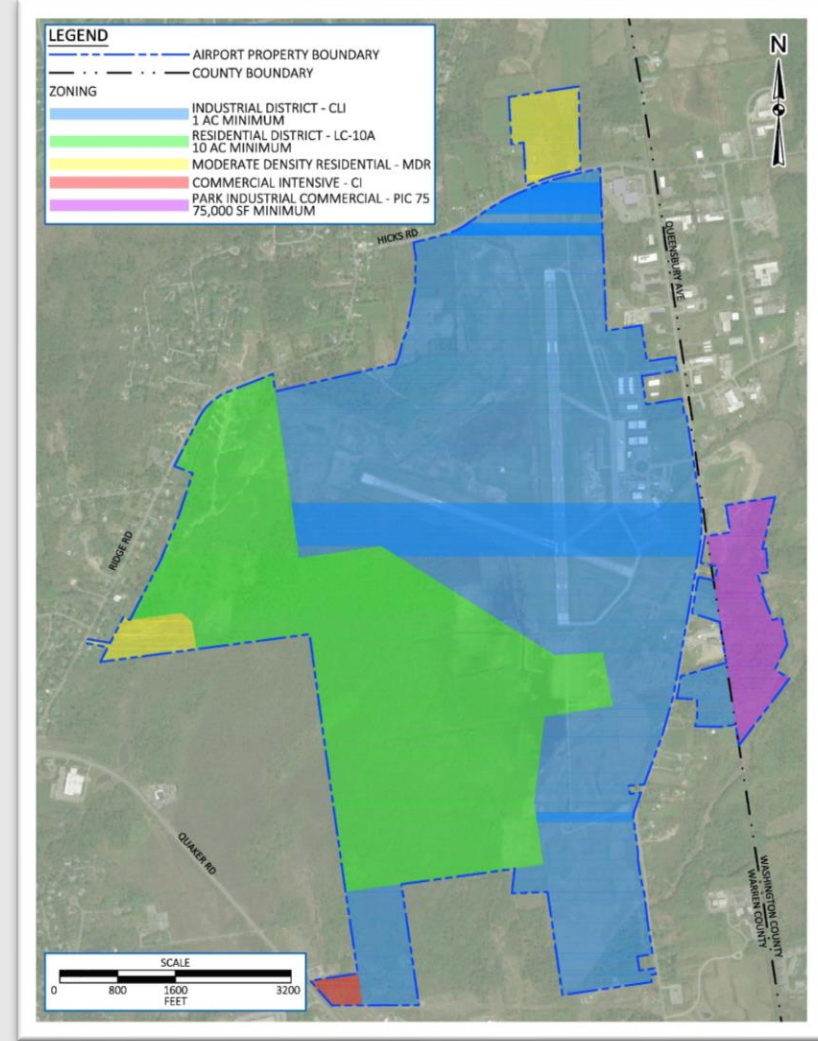
Existing Utility Locations



Environmental & Aeronautical Constraints



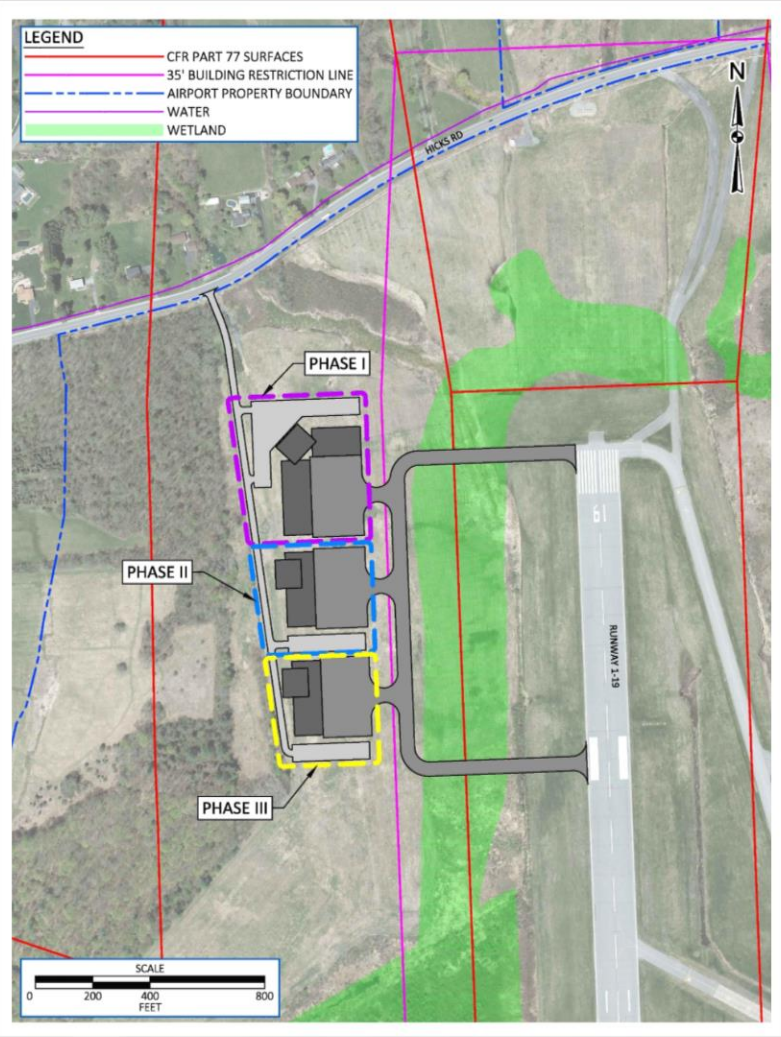
Zoning Districts / Minimum Lot Sizes





Floyd Bennett Memorial Airport Development Opportunities

Large Multi-Phase Aeronautical Concept



Large Single Aeronautical Concept



Solar Energy Facility Conceptual Locations

