



# Floyd Bennett Memorial Airport

## Development Opportunities

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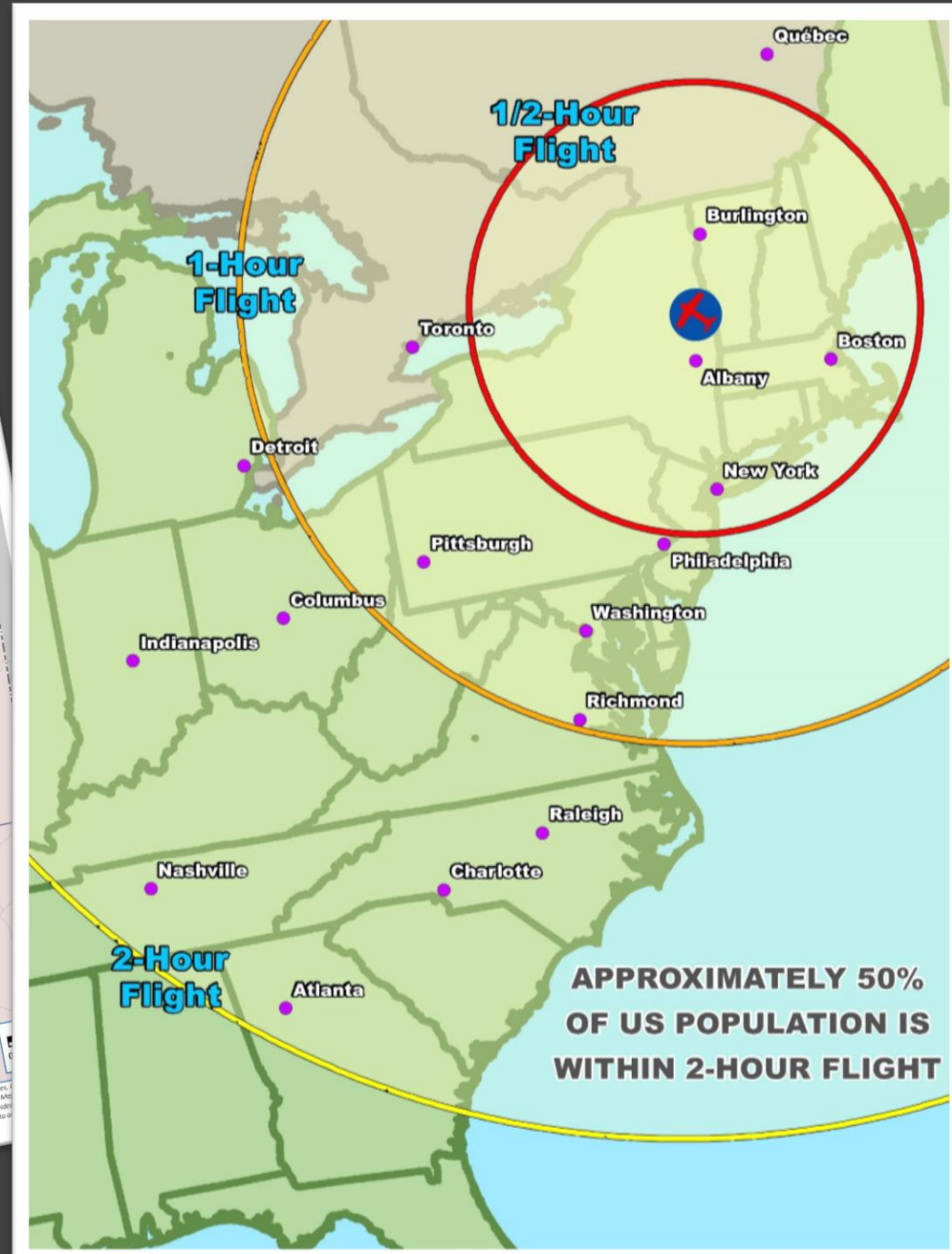
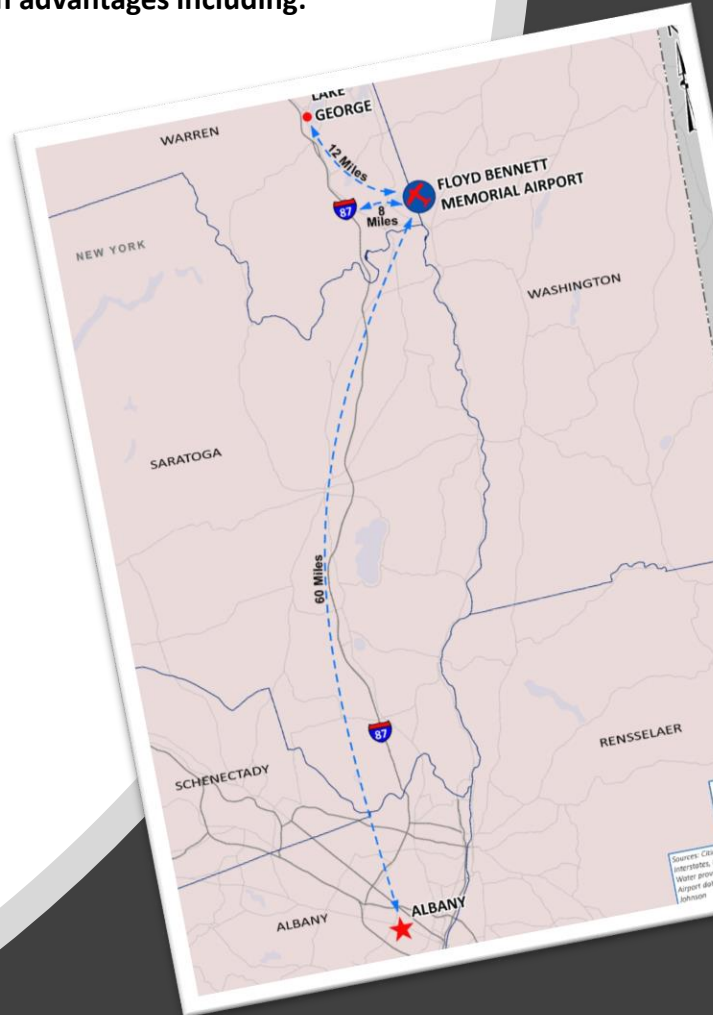


# Floyd Bennett Memorial Airport Development Opportunities

## 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

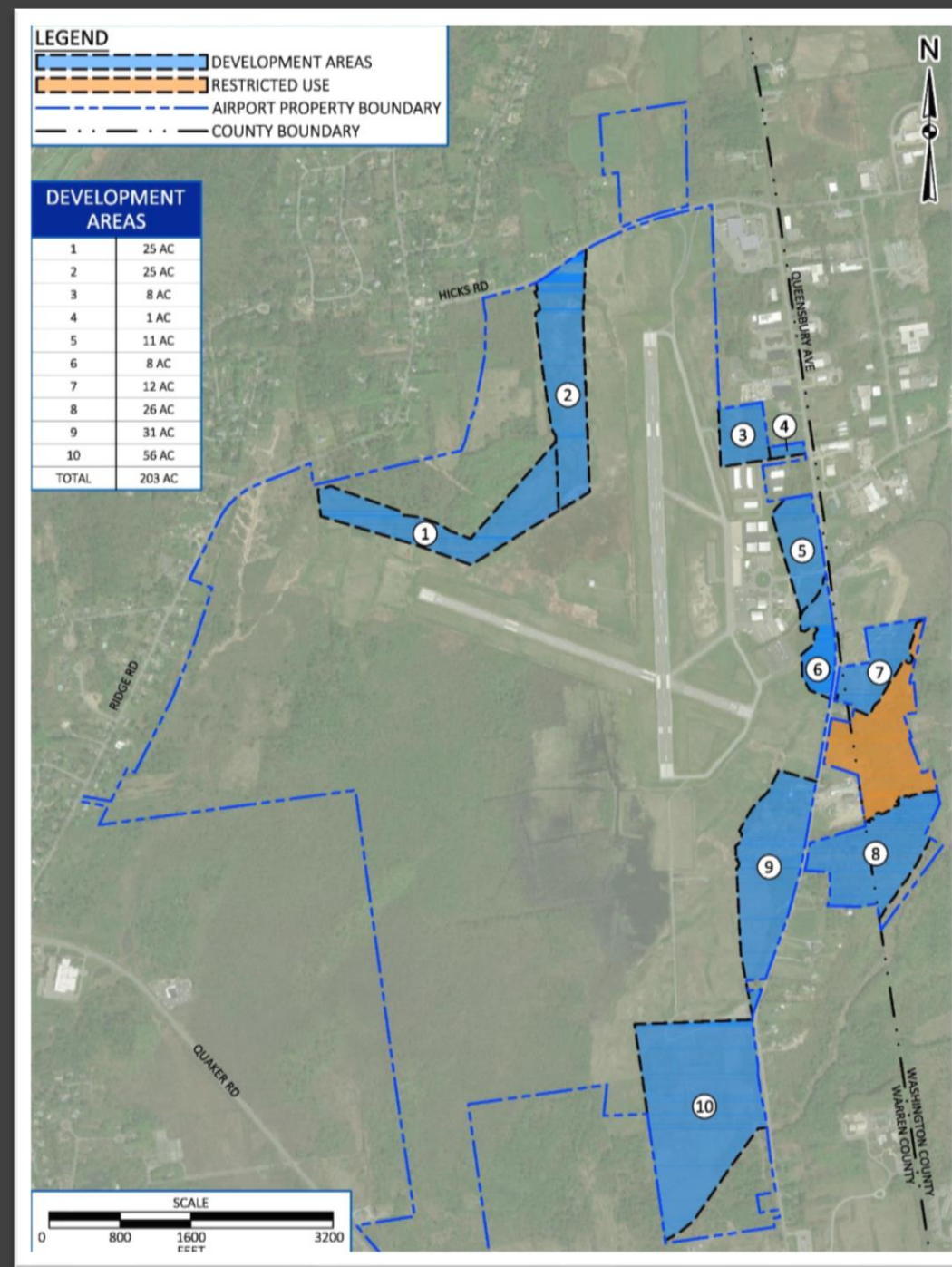
- 200+ Acres Available
- Extensive Queensbury Avenue Frontage
- Land Suited for Aeronautical & Non-Aeronautical Uses

### 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





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## 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:

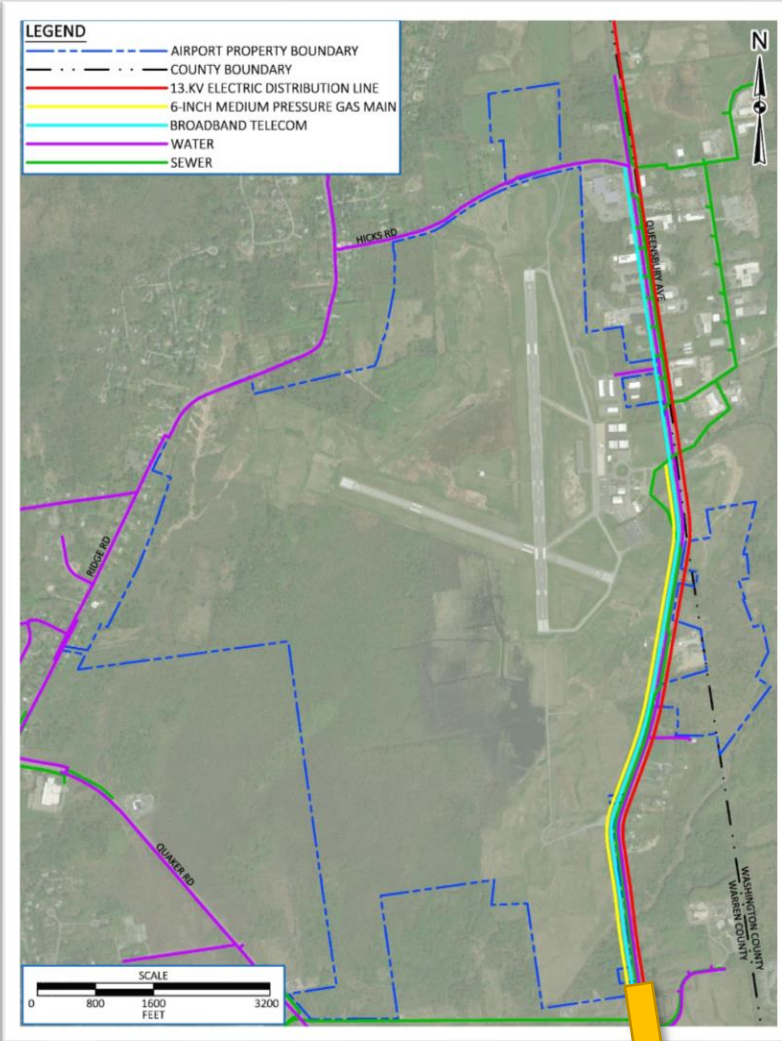
- Site is Well Suited for Non-aeronautical Development with Appropriate Height Restrictions to Assure Compatibility with Runway 1-19
- FAA Approval Requirements:
  - Change of Use Approval
  - Airspace Review
  - Glare Analysis for Solar Development
  - Pen and Ink Change to ALP
  - NEPA Requirements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



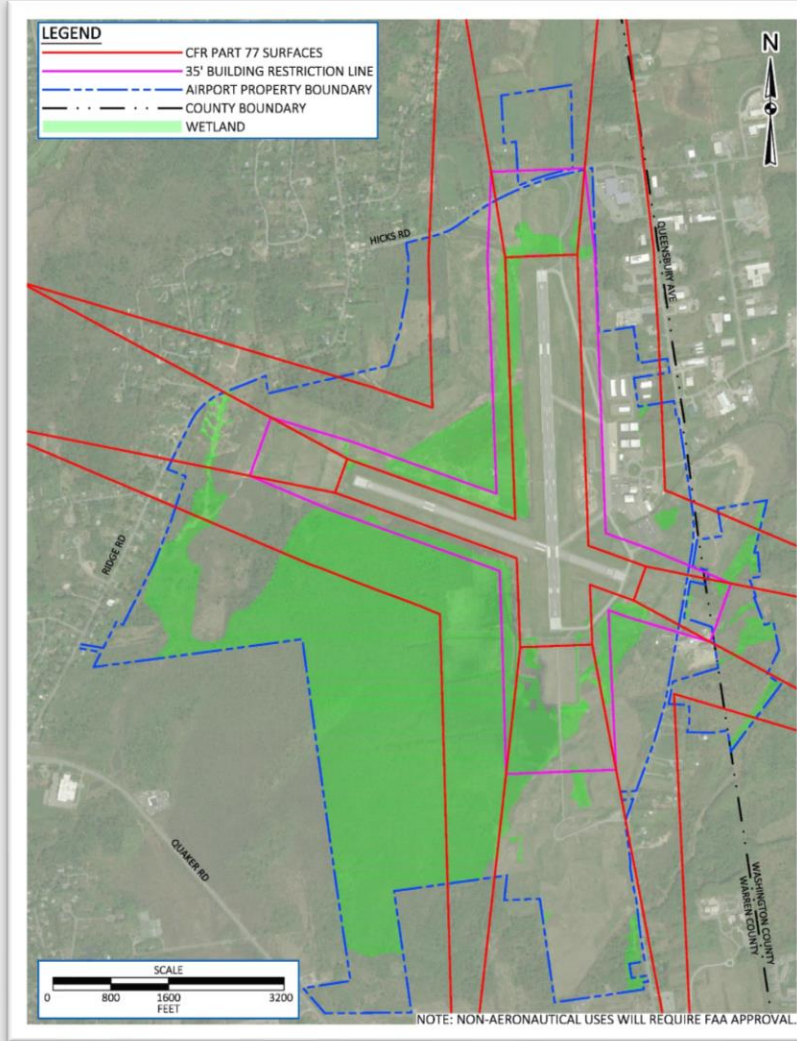


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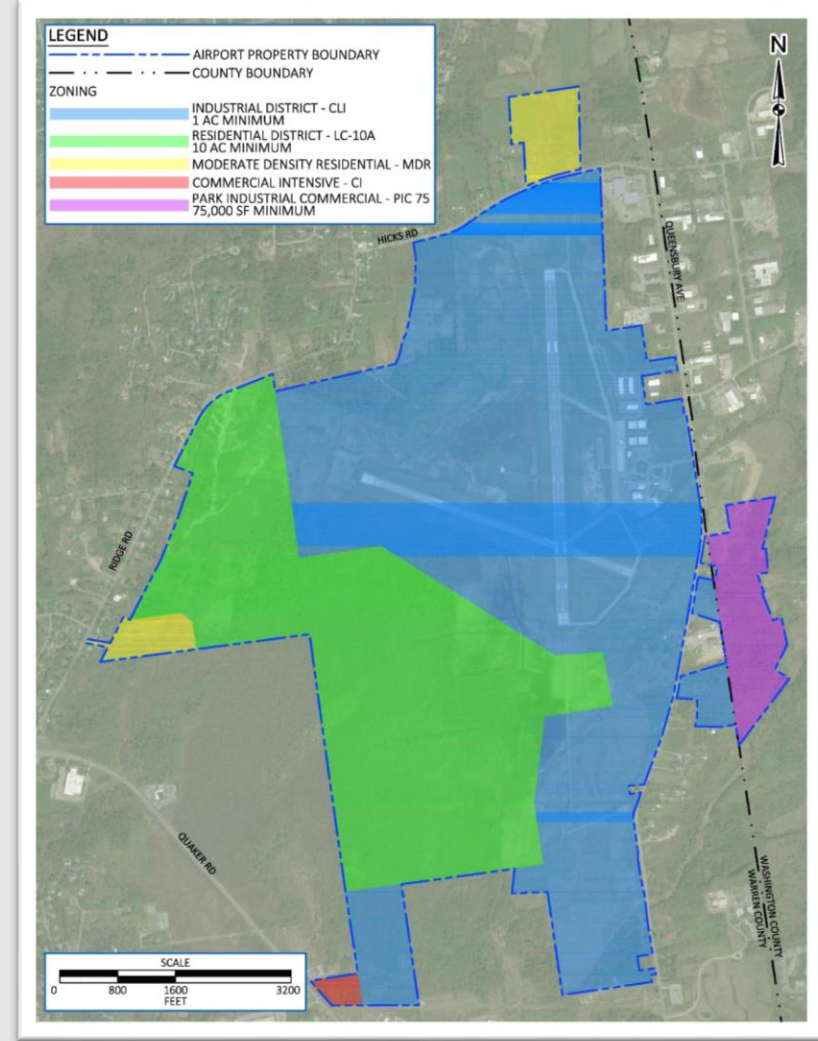
## Existing Utility Locations



## Environmental & Aeronautical Constraints



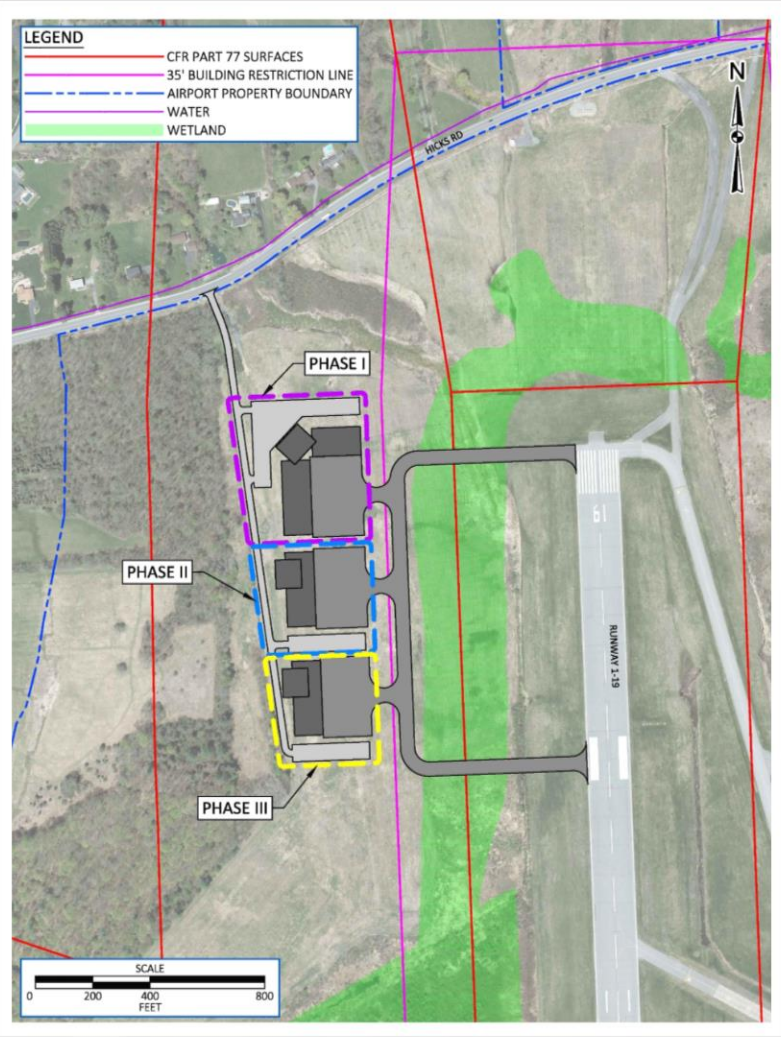
## Zoning Districts / Minimum Lot Sizes



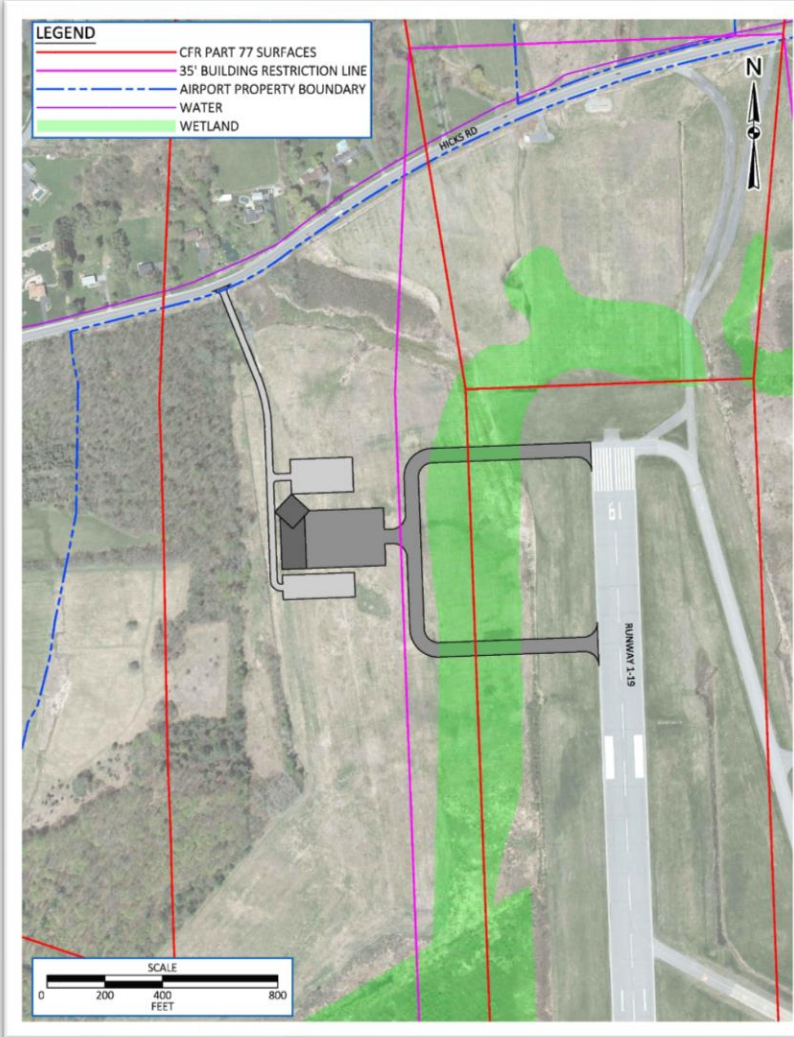


# Floyd Bennett Memorial Airport Development Opportunities

## Large Multi-Phase Aeronautical Concept



## Large Single Aeronautical Concept



## Solar Energy Facility Conceptual Locations

