



Floyd Bennett Memorial Airport

Development Opportunities

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Prepared by:



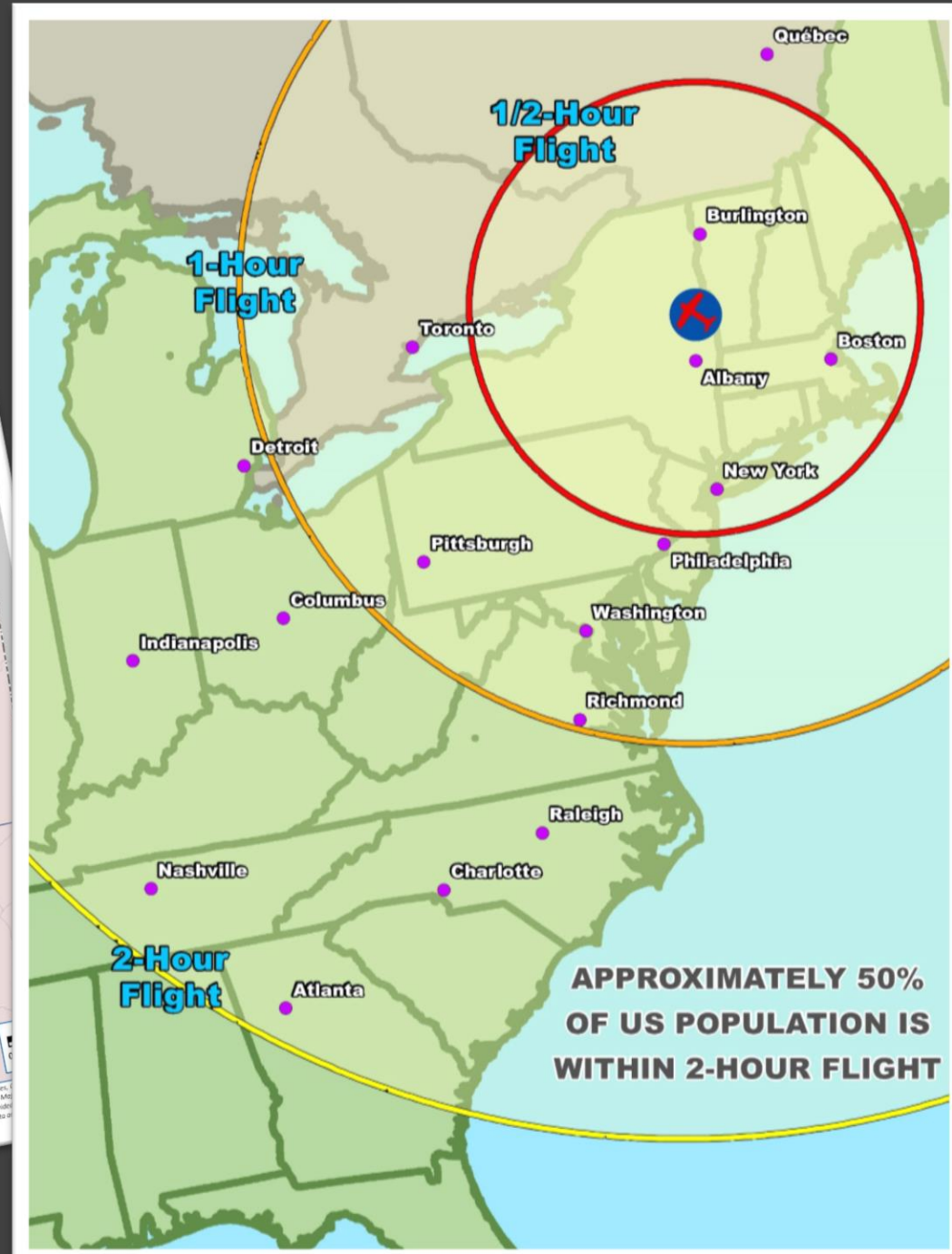
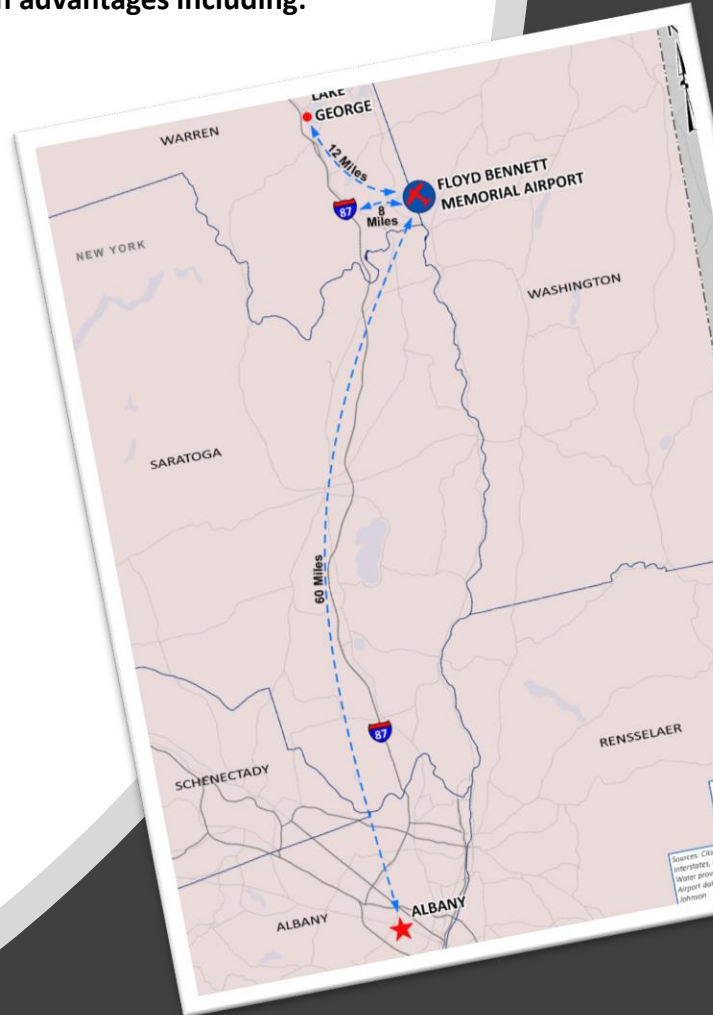


Floyd Bennett Memorial Airport Development Opportunities

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

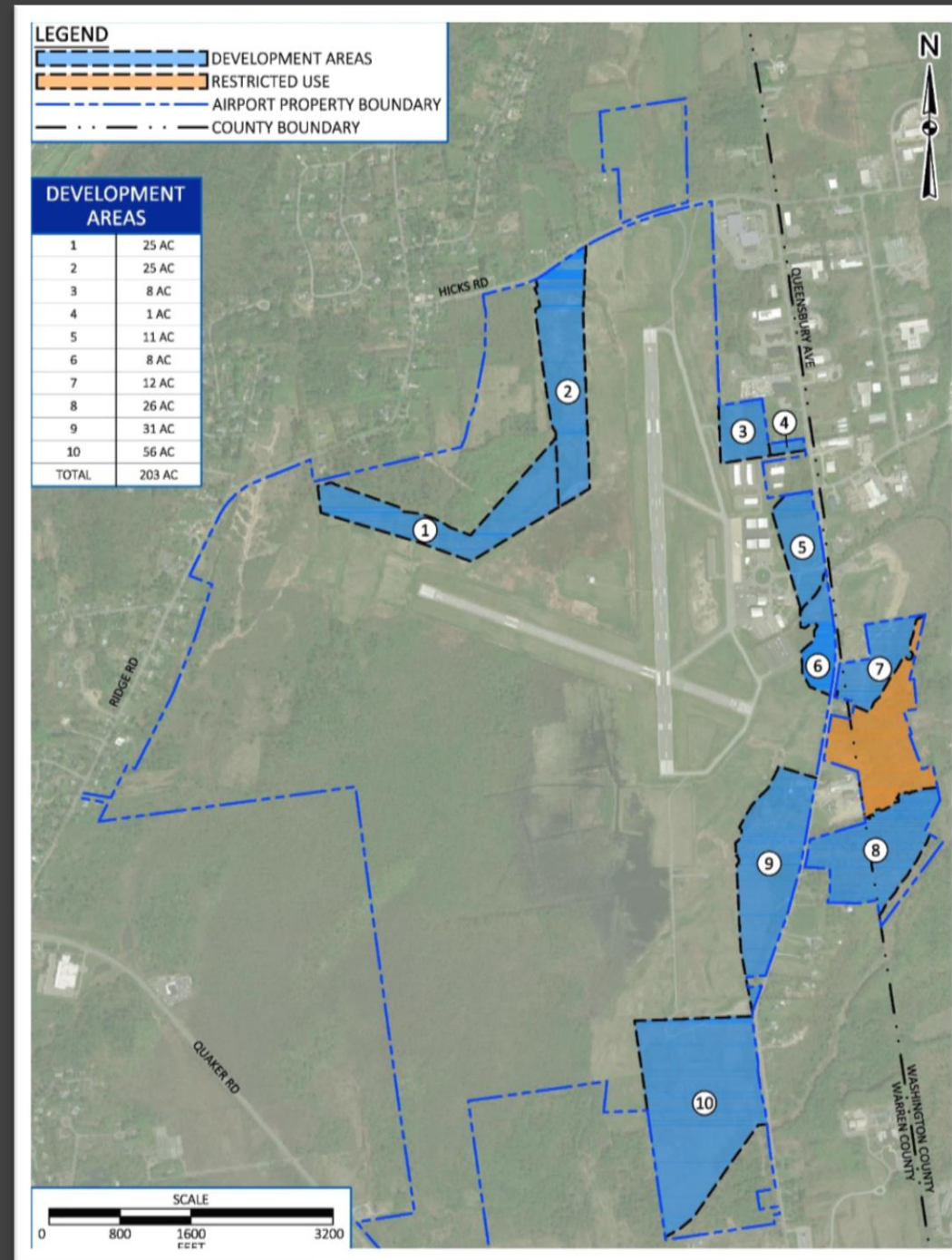
- 200+ Acres Available
- Extensive Queensbury Avenue Frontage
- Land Suited for Aeronautical & Non-Aeronautical Uses

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





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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

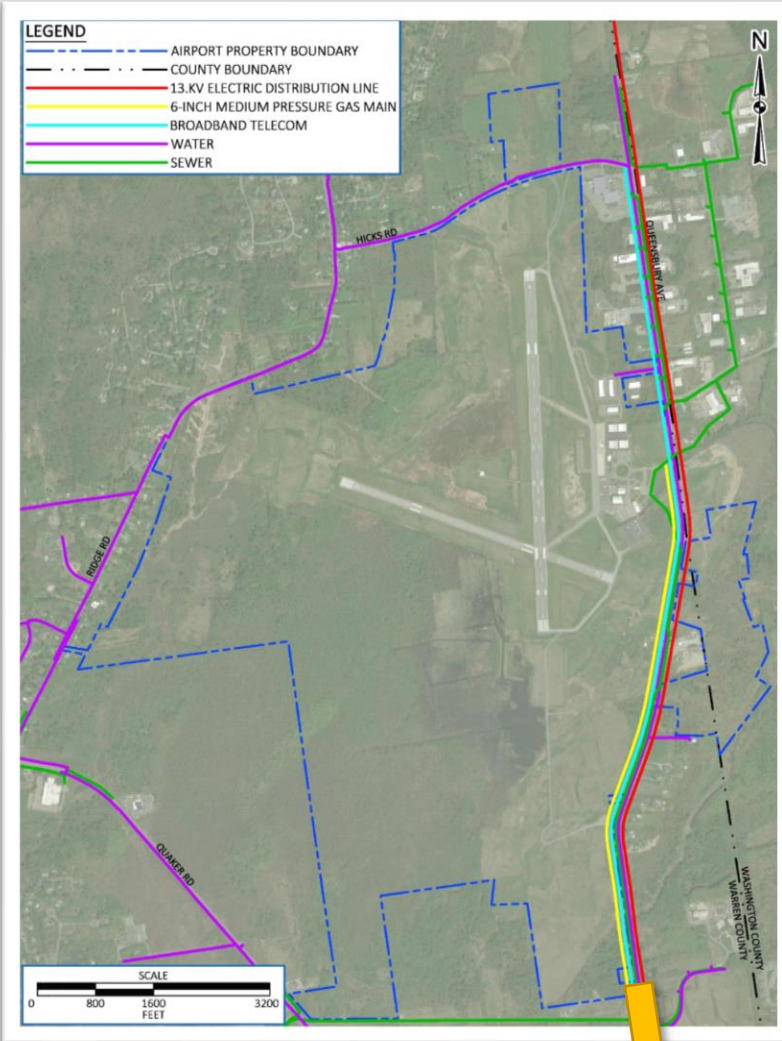
- Site offers Prime Terminal Area Location, Adjacent to other Aeronautical Uses and Offering Significant Queensbury Avenue Frontage
- FAA Approval Requirements:
 - Change of Use Approval
 - Airspace Review
 - Glare Analysis for Solar Development
 - Pen and Ink Change to ALP
 - NEPA Requirements Dependent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



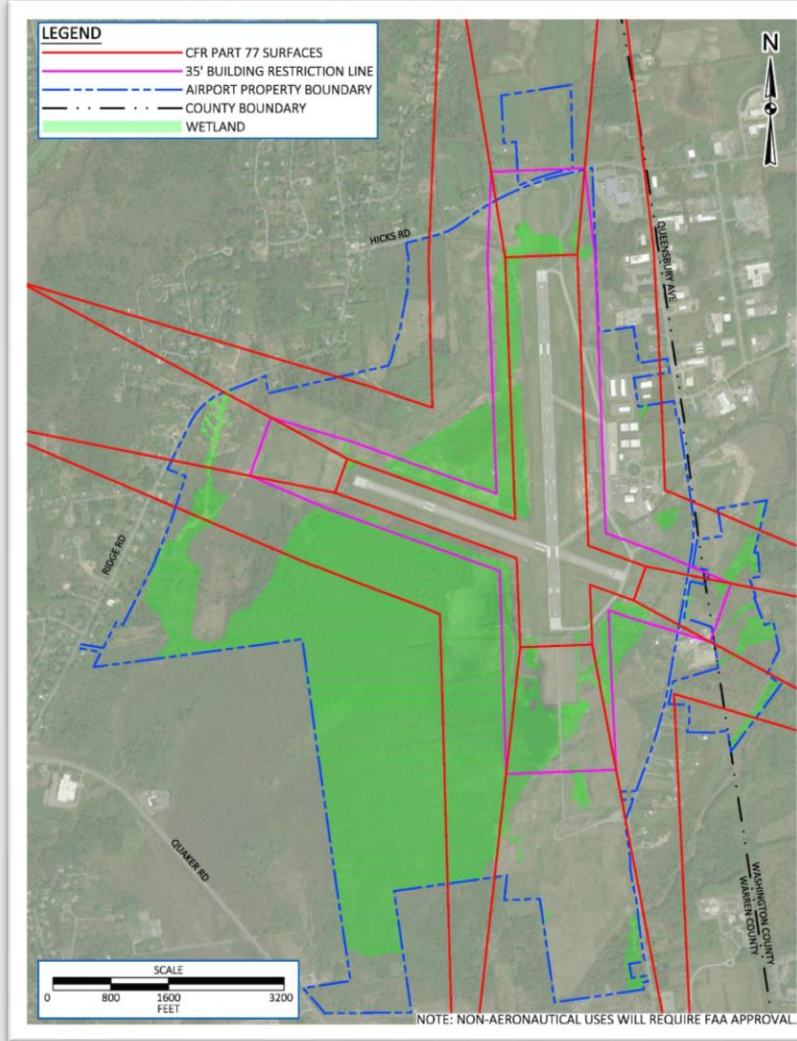


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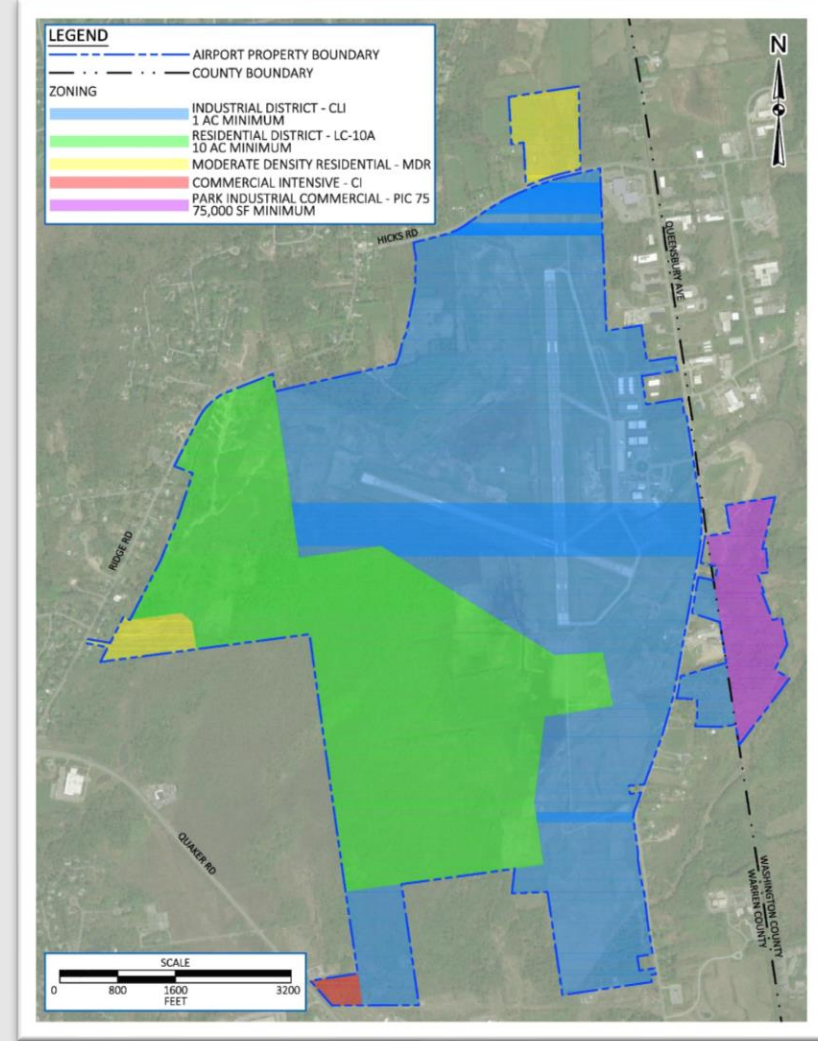
Existing Utility Locations



Environmental & Aeronautical Constraints



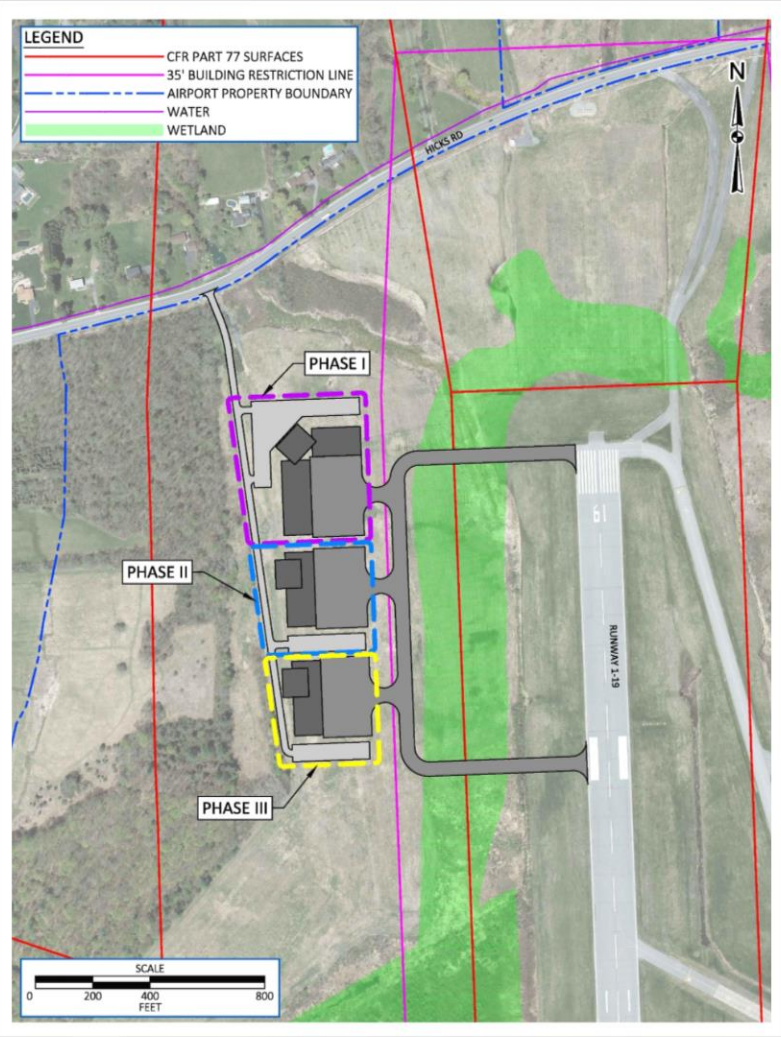
Zoning Districts / Minimum Lot Sizes





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Large Multi-Phase Aeronautical Concept



Large Single Aeronautical Concept



Solar Energy Facility Conceptual Locations

