



Floyd Bennett Memorial Airport

Development Opportunities

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Prepared by:



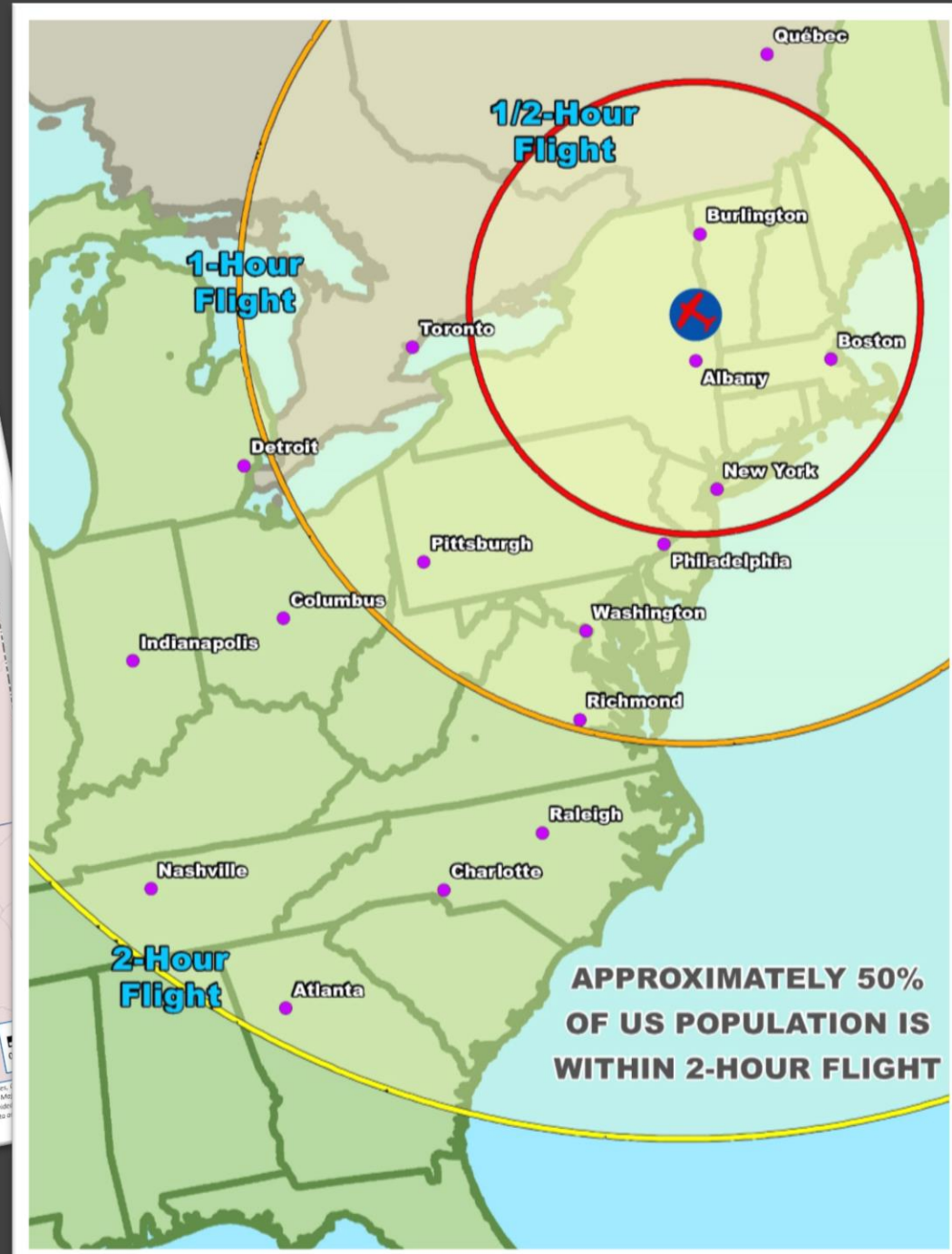
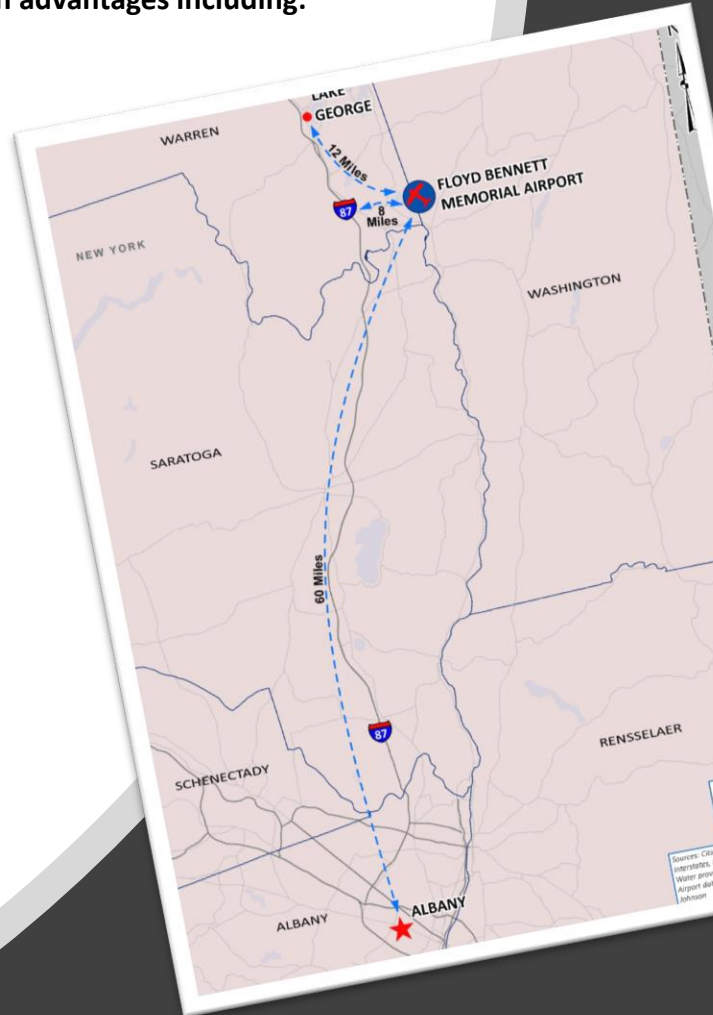


Floyd Bennett Memorial Airport Development Opportunities

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

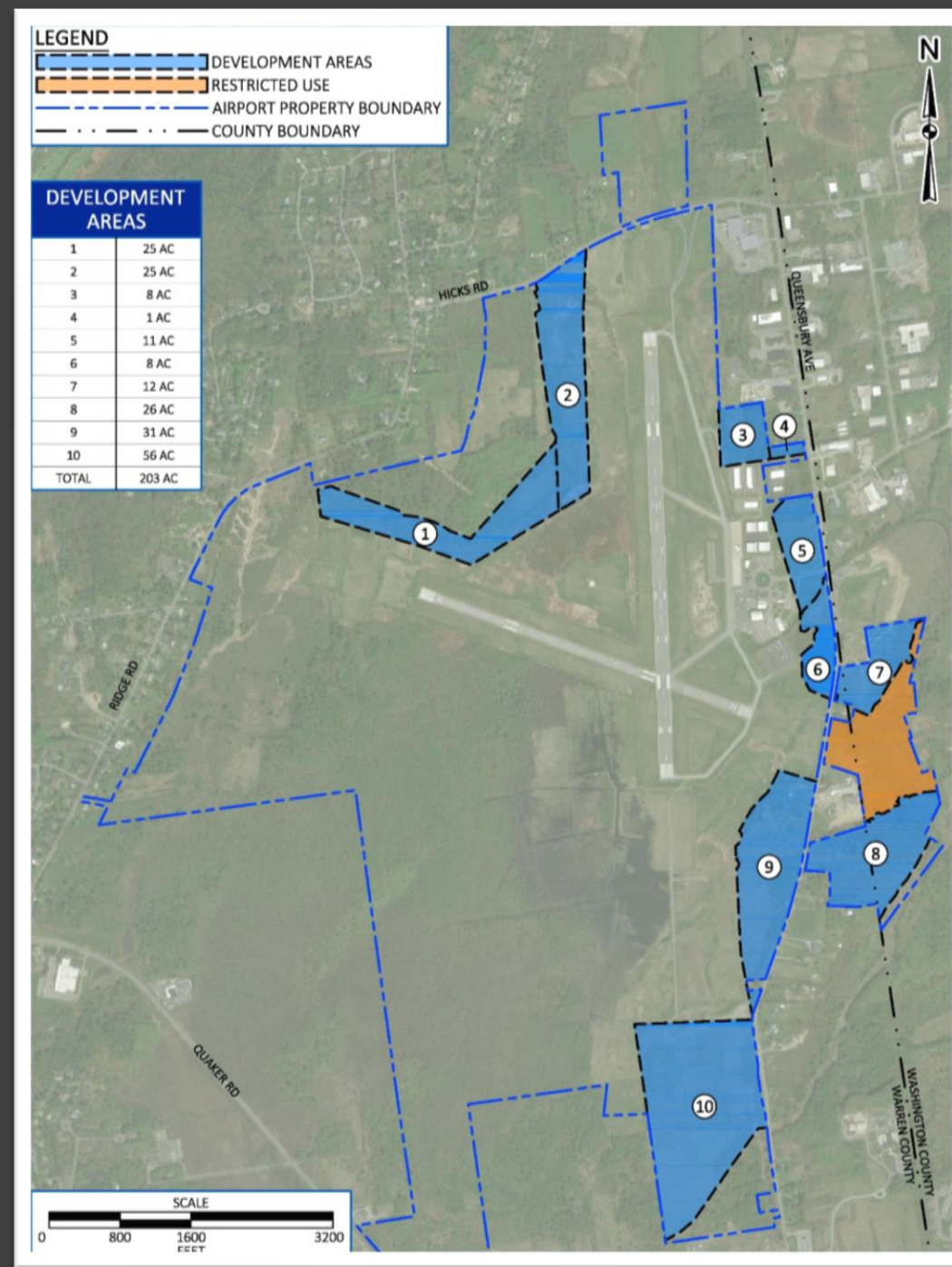
- 200+ Acres Available
- Extensive Queensbury Avenue Frontage
- Land Suited for Aeronautical & Non-Aeronautical Uses

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 8

General:

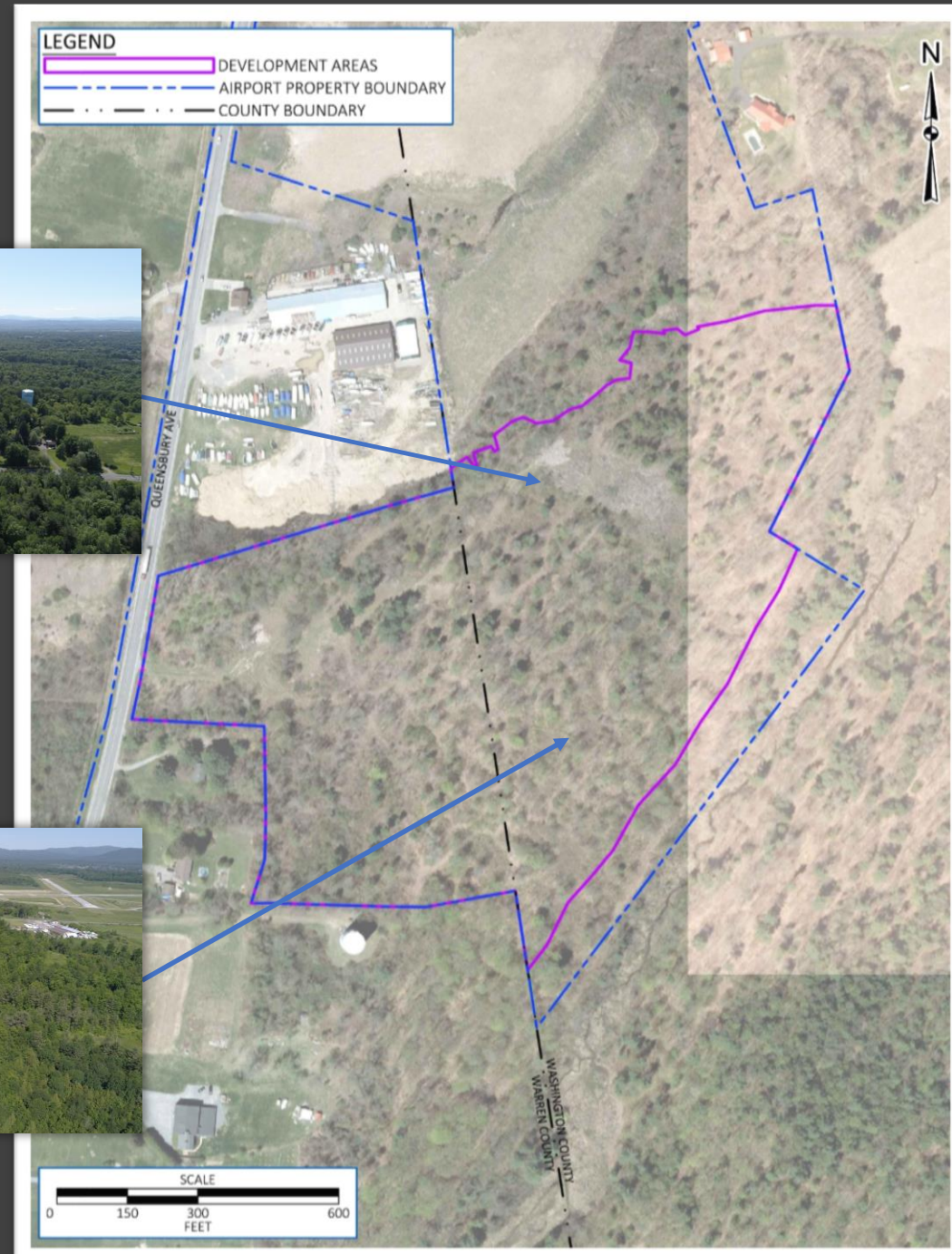
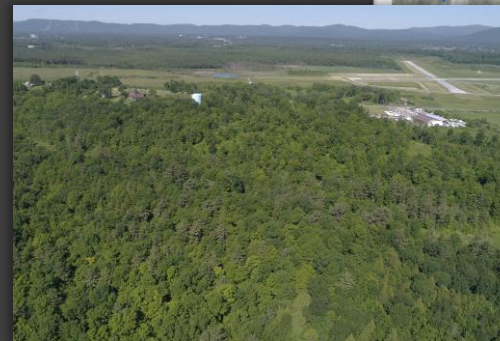
- Location: East side of Queensbury Ave, West of Runway 30, site is partially in Washington County
- Current Zoning:
 - Warren County: Industrial District, 1 acre minimum
 - Washington County: Park Industrial Commercial, 75,000 square foot minimum
- Size: 26 acres
- Preferred Development Scenario: Non-Aeronautical 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

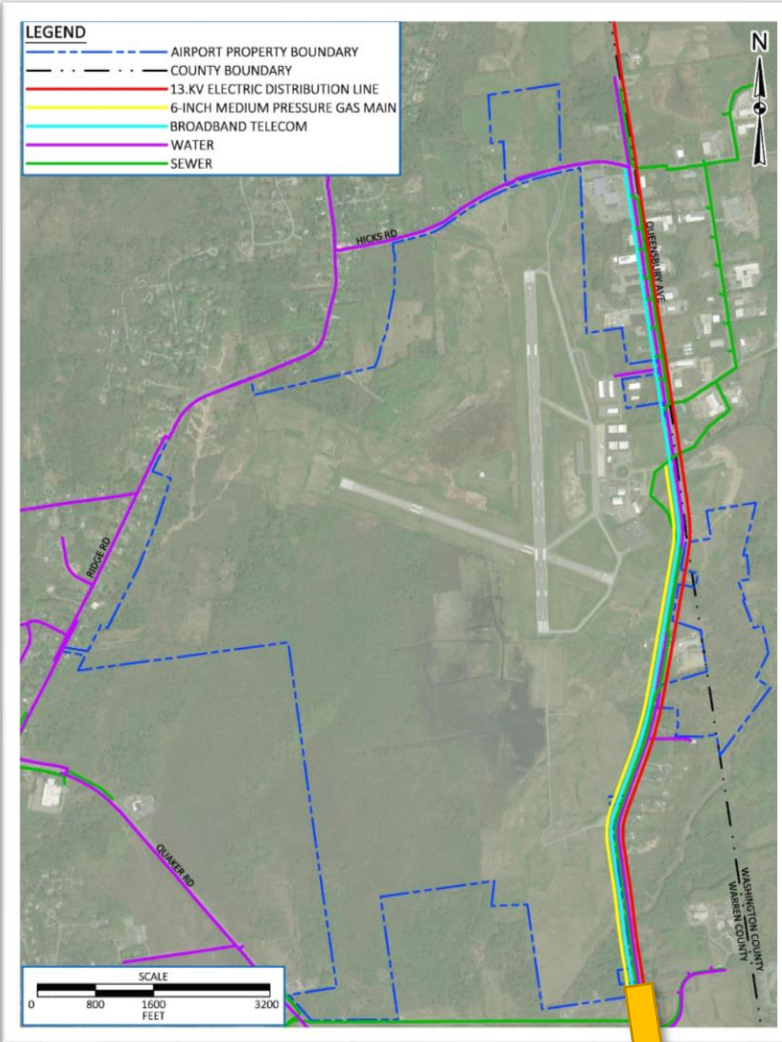
- Site is Suited for Non-aeronautical Development and could be Connected via Access road to Development Area 7
- FAA Approval Requirements:
 - Change of Use Approval
 - Airspace Review
 - Glare Analysis for Solar Development
 - Pen and Ink Change to ALP
 - NEPA Requirements Dependent upon Proposed Development



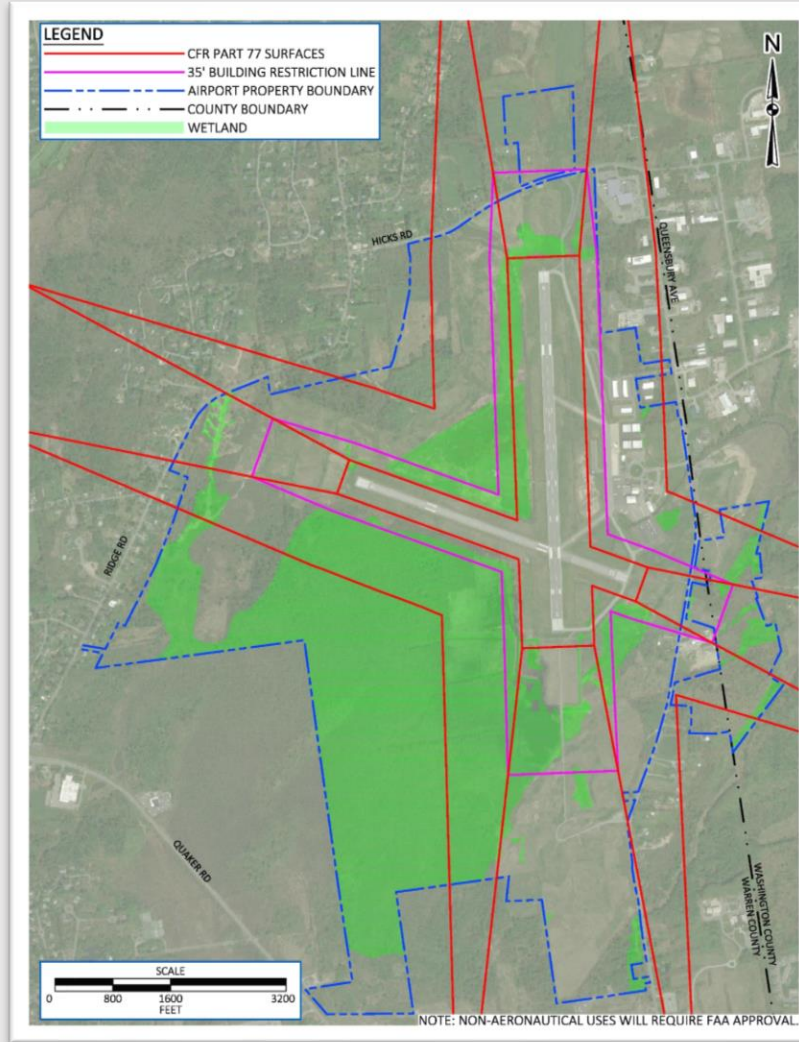


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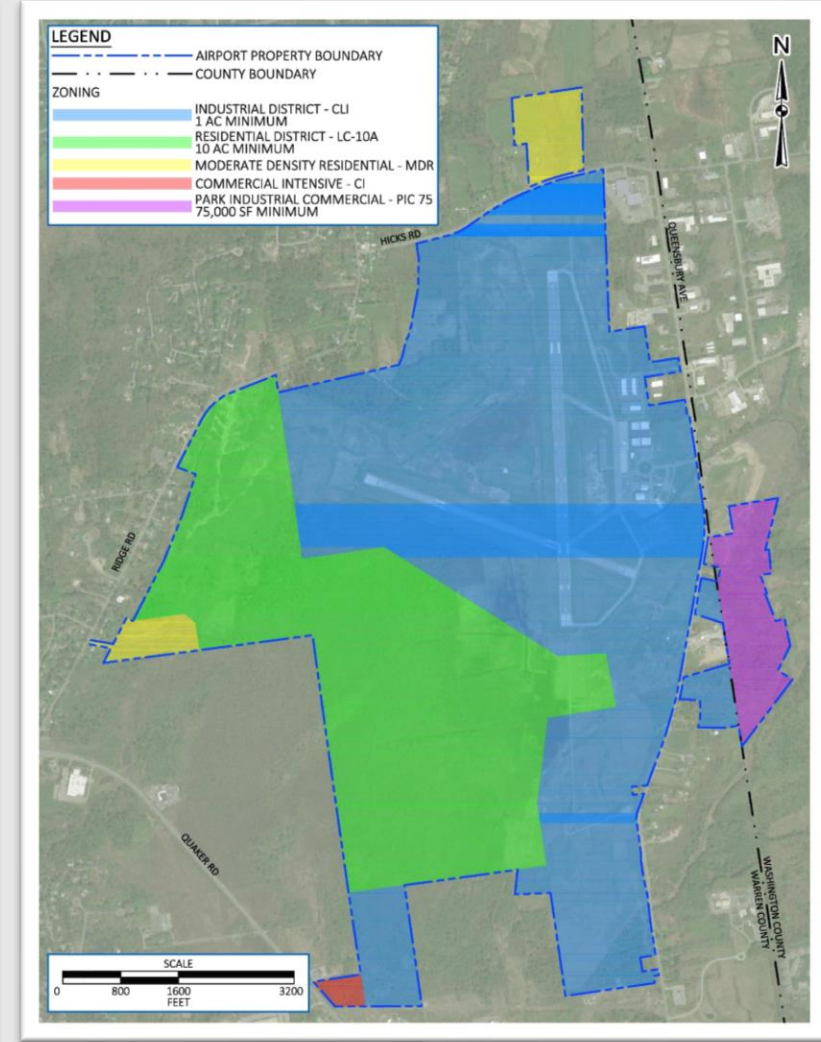
Existing Utility Locations



Environmental & Aeronautical Constraints



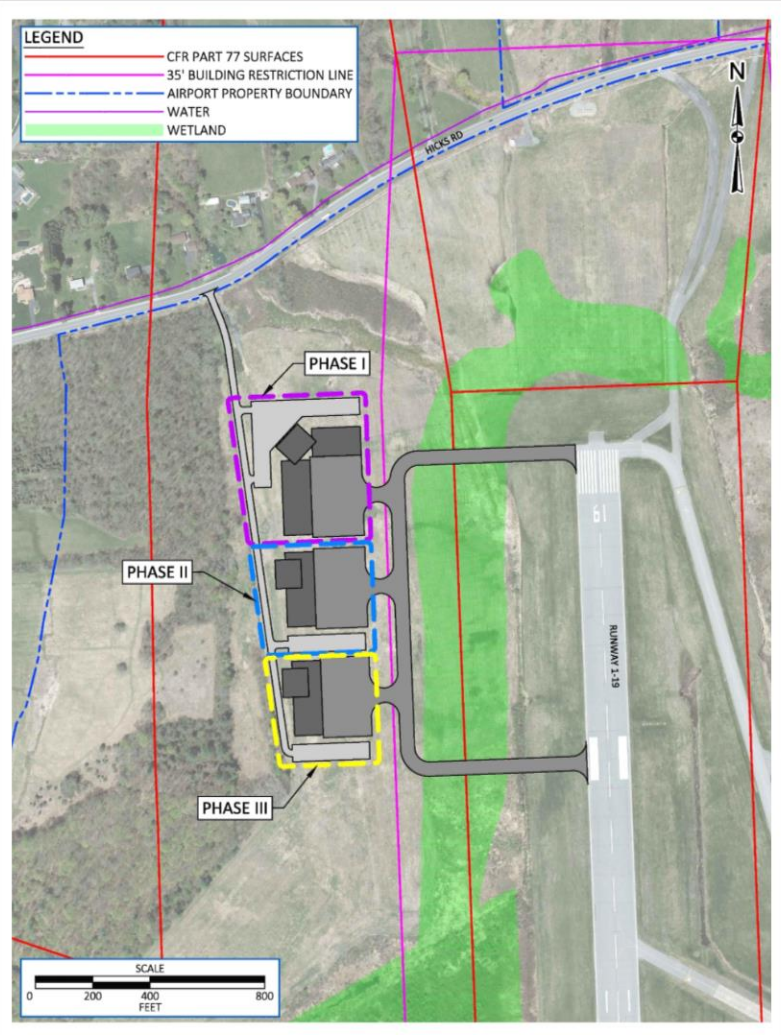
Zoning Districts / Minimum Lot Sizes





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Large Multi-Phase Aeronautical Concept



Large Single Aeronautical Concept



Solar Energy Facility Conceptual Locations

