

Proposed Distribution Facility Project
7211 and 7219 Morgan Road
Town of Clay, Onondaga County, New York

Visual Impacts Narrative

Visual Impacts

A review of potential visual impacts is based on views from nearby locations. These areas include Morgan Boulevard and the closest residential neighborhoods to the project site. The four perspectives of potential visual impacts from the project are as follows:

1. Drawing No. EXH-3: Proposed Perspective (Morgan Road Northbound). This view is driving on Morgan Road northbound just north of the intersection of Morgan Road and Liverpool Bypass. The building view is not out of scale with nearby industrial and warehouse development on the east side of Morgan Road. The building location and site design minimize any potential adverse impact regarding architectural scale and character. The project building will be setback 308 feet from the lot frontage, more than 50 percent greater than the minimum front yard setback along a county or state road of 200 feet for the I-1 Industrial District. The lot frontages along Morgan Road and Liverpool Bypass will include a substantial parking setback with grass areas and stormwater ponds between the parking and street. Other surrounding development also have drainage facilities along their lot frontages. The lot frontage will be substantially similar to that of similar uses in the area. No potential significant adverse visual impact is anticipated from this viewpoint.
2. Drawing No. EXH-4: Proposed Perspective (Plantation Blvd). The view from Plantation Boulevard, located a residential neighborhood north of the project site, will be approximately 1,600 feet from the warehouse. There is no direct view of the building from this area as beyond the electric utility right-of-way (ROW) is a substantial tree line that blocks any building view, which is outlined on EXH-4 to provide perspective on where the building would be when viewed from Plantation Boulevard. From a distance greater than one-quarter mile away, no potential significant adverse visual impact is anticipated from this viewpoint.
3. Drawing No. EXH-5: Proposed Perspective (Marietta Place). The view from Marietta Place, located south of the project site and Liverpool Bypass, is screened and has a substantial distance between the neighborhood and the proposed building to minimize potential adverse impacts. As indicated on EXH-5, when viewed from the north end of Marietta Place, there are substantial trees and vegetation between Marietta Place and Liverpool Bypass. In addition, the project site will have substantial landscaping and a landscape berm that prevents any views of the warehouse from this perspective. No potential significant adverse visual impact is anticipated from this viewpoint.
4. Drawing No. EXH-6: Proposed Perspective (Morgan Road Southbound). This view is driving on Morgan Road southbound shows the project site warehouse with substantial landscape screening. The building location and site design minimize any potential adverse impact regarding architectural scale and character. The project building will be setback 308 feet from the lot frontage, more than 50 percent greater than the minimum front yard setback along a county or state road of 200 feet for the I-1 Industrial District. The lot frontage along Morgan Road will include a substantial parking setback with grass areas and stormwater ponds between the parking and street. No potential significant adverse visual impact is anticipated from this viewpoint.

The variety of volumes and materials on the exterior of the building will create a visually appealing look with a mixture of texture and color to give a human scale to the building. In addition to the aesthetically pleasing appearance of the proposed facility, a landscaping plan will be implemented at the property to incorporate natural elements to the maximum extent practicable within the footprint of the development.

From the north approximately 34 acres of the site are to remain undeveloped. Combined with the substantial landscaping and setbacks from surrounding lot lines, the project design is consistent with the warehouse and light industrial development in the area.

Furthermore, the design elements noted above minimize any potential adverse impact to other surrounding uses, including residential areas. Site views from residential streets, including Plantation Place north of the site and Marietta Place located south of Liverpool Bypass, are sufficiently screened and have substantial distance between the neighborhood and the proposed building to minimize potential adverse impacts. These streets are located in the closest residential areas to the project site. The proposed development does not adversely affect the aesthetics of the surrounding residential areas.

For the reasons noted above, the project will not have a potential significant adverse impact on views or create potential significant visual impacts from either Morgan Road or nearby residential neighborhoods.