

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

Exhibit A

Project Description

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

This summary describes the proposed development of the site located at 7211 and 7219 Morgan Road in the Town of Clay, Onondaga County, New York. The Applicant, T.C. Syracuse Development Associates, LLC, is proposing to develop the 110-acre property as a warehouse distribution facility that consists of a multistory warehouse, associated car and trailer parking, truck loading docks, stormwater basins, site utilities, signage, and landscaping.

According to Onondaga County Department of Real Property Taxes data, the project site is identified as Section 114, Block 1, Lot 2.3 in the Town of Clay. The proposed project site is bounded by Morgan Road and industrial properties to the east, Liverpool Bypass and residential properties to the south, Oswego Road and commercial properties to the west, and a utility easement and an apartment complex to the north. The Town of Salina borders the site to the southwest. See Figure A1, Site Location Map.

The proposed warehouse building footprint is approximately 820,000 square feet and consists of five levels with an additional mezzanine between the first and second level, for a total building area of approximately 3,783,000 square feet.

The warehouse building would consist of four upper levels of sorting fields with a perimeter of work stations and conveyor systems to deliver product to the ground level. Material handling equipment would be installed at ground level in the inbound and outbound areas of the floor for sorting, packing, and labeling of product as it comes in and out of the facility.

The exterior skin of the building would be a combination of precast concrete panels for the ground floor of the building and insulated metal panels for the second floor and above. There are two types of metal panels for the exterior skin, including smooth metal panels to be used for most of the building and corrugated metal panels to be used as accents at some of the vertical elements to enhance visual interest on the exterior. The main office block at the front of the building would be single level area and would be clad in several materials including precast concrete panels, metal panels and aluminum storefront windows and doors. The lower roof line of the office block would provide the building a prominent 'front door' and directs visitors to the main entrance.

The color scheme for the building would be gray with an accent band running around the top of the building in bright blue. The variety of finishes of the precast panels and the metal panels breaks up the volume of the building and provides a sense of scale. The interior structure of the building would be steel columns, girders and joists with steel decking and poured concrete floors. The aesthetic of the building would be a clean, streamlined look with accents of texture and color to break up the volumes of the building and keep the eye moving from element to element.

Other site improvements include a truck court with 62 loading docks and 208 trailer parking spaces, an associate car parking lot with 1,804 car parking spaces and 16 motorcycle parking spaces, dark-sky friendly lighting, stormwater management facilities including four bioretention basins and a dry detention basin, site utilities, signage, and landscaping.

Offsite traffic improvements will be required as part of this development as well, and are further discussed in Exhibit G. These improvements will be paid for by the Applicant.

The proposed project will require a zoning reclassification from the current REC-1 Recreational District to an I-1 Industrial District from the Town Board of the Town of Clay, as well as site plan approval from Town of Clay Planning Board in order to proceed as described.

We anticipate the following approvals will be required:

Government Agency	Approvals Required	Application Date (actual or anticipated)
Onondaga County Industrial Development Agency	SEQRA Lead Agency	August 26, 2019
Town of Clay Town Board	Change of Zone	September 4, 2019
Town of Clay Planning Board	Site Plan Approval	October 4, 2019
Town of Clay Zoning Board of Appeals	Area Variance Request	October 4, 2019
Onondaga County Planning Board	GML 239 Referral for Change of Zone and Site Plan Approval	September 4, 2019 October 4, 2019
New York State Historic Preservation Office	Phase 1A Archaeological / Architectural Resources Review	August 20, 2019 (Complete, no further investigation required)
New York State Department of Environmental Conservation	Jurisdictional Determination	August 13, 2019 (issued September 11, 2019)
	Protection of Waters Permit and Water Quality Certification	October 18, 2019
New York State Department of Transportation	PERM-33 Highway Work Permit Application for Non-Utility Work	November 2019
County of Onondaga Department of Transportation	Form 1502-Rev. 6-13	November 2019
	Form 1501- 1/05	
	Access Permit and Work in the Right-of-Way Permit	November 2019
United States Army Corps of Engineers	Jurisdictional Determination	August 13, 2019
	Nationwide Permit Nos. 7 and 14	October 18, 2019
New York Department of State Division of Building Standards and Codes	Travel Distance Variance, Fire Rating Variance	October 9, 2019 Hearing Date - November 21, 2019