

DEIS SCOPE
PepsiCo Inc. Master Plan
Town/Village of Harrison, Westchester County, New York

This document identifies the issues to be addressed in the Draft Environmental Impact Statement (DEIS) for the proposed PepsiCo Inc. Master Plan and initial site plans, which provide for an expansion of the company's World Headquarters at 700 Anderson Hill Road in the Town of Harrison, New York. This Scoping Document contains the items described in 6 NYCRR Part 617.8 (f) (1) through (5).

Classification of Action:

Lead Agency: **Planning Board**
 Town/Village of Harrison

Scoping Meeting: **July 28, 2009**

Scope Adoption: **July 28, 2009**

Description of Proposed Action:

The Proposed Action will include an analysis of the long term Master Plan for the development of the PepsiCo Inc. World Headquarters site, which is located at the intersection of Anderson Hill Road and Lincoln Avenue in the Purchase area of the Town of Harrison, New York. The DEIS will also address in greater detail, the initial phases of the development under the Master Plan (i.e., Phase I and II of a three phase plan) which would involve detailed site plans and accompanying wetland and steep slopes permit applications. The Proposed Action includes rezoning of portions of the PepsiCo site along Anderson Hill Road from R-1 and R-2 Zoning Districts to SB-100, the zoning district that encompasses most of the balance of the PepsiCo site. Modifications to the setback requirement in the SB-100 zone are also proposed to allow certain activities within 50 feet of the property lines not abutting a public road and within 100 feet of areas abutting public roads.

The Master Plan has been designed to maintain the property's elegance, including the relationship between buildings and its abundant open space. The sculpture garden and pond will remain, as will the site's primary access from Anderson Hill Road. This access leads to the main entry to the PepsiCo building complex and to the loop road that circles the existing buildings. While retaining these essential elements, the Master Plan's long term vision encompasses new buildings and facilities that can accommodate Pepsi's needs in the 21st century, enabling it to maintain its presence on this site in the Town of Harrison.

The proposed buildings include a glass atrium building located in the central courtyard between the existing buildings (the Center Building), which will provide a new reception area and enhanced pedestrian circulation among the existing and proposed buildings. The project will also include additional office space; a new multi-purpose destination building; and a new Welcome Center building with a separate gate-controlled entry for Anderson Hill Road.

The total amount of new office space proposed in the Master Plan is approximately 135,000 square feet. In addition there will be about 75,000 square feet of support space in the Welcome Center, Center and Destination buildings. The Master Plan calls for an additional 600± parking spaces as well as an internal connector drive from the main campus to the Calloway House property, located off of Lincoln Avenue in the southern portion of the Property, which will provide for more efficient internal traffic flow and remove vehicles from local roads.

The Donald M. Kendall Sculpture Gardens and Pond will remain, as will the site's primary access from Anderson Hill Road.

GENERAL GUIDELINES

- The DEIS shall cover all items in this Final Scope of issues and will conform to the format outlined in this document. Each impact issue (e.g., land use, traffic, etc.) shall be presented in a separate subsection which includes a discussion of existing conditions, impacts associated with the proposed action and any mitigation measures designed to minimize identified issues. If appropriate, impact issues listed separately in this document may be combined in the DEIS, as long as all issues described in this Final Scope are addressed.
- Narrative discussions shall be accompanied by appropriate tables, charts, graphs and figures whenever possible. If a particular subject can be most effectively described in graphic format, the narrative discussion shall summarize and highlight information presented graphically.
- Information shall be presented in a manner that can be readily understood by the public.
- Given the nature of the Proposed Action, the DEIS shall include both site specific and generic components, with the generic analysis of the Master Plan providing the planning context for the more detailed impact analyses associated with Phase I and Phase II site plans.
- Where reasonable and necessary, mitigation measures shall be incorporated into the proposed action if they are not already so included. For any mitigation measure listed in the Final Scope that is not incorporated into the proposed action, the specific reason why the Applicant considers it unnecessary shall be discussed in the DEIS. The Applicant may suggest additional mitigation measures where appropriate. When no mitigation is provided, the DEIS should explain the basis therefore.
- The document shall be written in the third person (i.e., the terms "we" and "our" shall not be used). The Applicant's conclusions and opinions, if given, shall be identified as those of the "Applicant". When describing the project and its potential impacts the DEIS should use the word "would" rather than "will".

- The entire document shall be checked carefully to ensure consistency with respect to the information presented in the various sections.

The DEIS shall contain the following information and address the following issues as they relate to the proposed action:

COVER SHEET identifying:

- (1) The Proposed Action and its location;
- (2) The name, address and telephone number of the Lead Agency and contact person;
- (3) The name, address and telephone number of the preparer of the DEIS; the date of DEIS submission and acceptance; and
- (4) The name, address and telephone number of the Applicant;
- (5) Public hearing date and DEIS comment period.

Following the cover sheet, a list (name, address and telephone numbers) of all consultants involved in the project should be provided.

TABLE OF CONTENTS, indicating the chapters of the DEIS and page numbers as well as lists of exhibits, tables and appendices.

The text of the DEIS shall include the following:

I. EXECUTIVE SUMMARY

The summary shall describe the Proposed Action, its significant impacts and mitigation measures, and the alternatives analyzed in the body of the document. It would also include a list of all required reviews and approvals from the Town, County and State agencies. The use of tabular summaries is recommended.

II. PROJECT DESCRIPTION

With text accompanied by photographs, maps and/or sketches, as necessary, this section of the DEIS shall provide a full and clear description of the Proposed Action.

A. Project Location and Site Description

Identification and description of regional context and area location, tax map designation, site access, abutting land uses and zoning categories. This section shall include a description of all uses and facilities that are currently located on the project site and a site survey.

B. Proposed Action

Detailed discussion of the Campus Master Plan, proposed zoning and the proposed site plans for the initial phases of development (i.e., Phase I and Phase II), including:

1. Description of new structures and their architecture/building design
2. Amount of new floor area to be provided and anticipated number of employees
3. Proposed site access
4. Internal road network
5. Parking facilities
6. Security, and
7. Any modifications to the sculpture garden landscape or golden path.

C. Project History

Description of the site's development history, including:

1. Original Approval
2. As Built Plan
3. Property Acquisition

D. Project Purpose and Need

Description of PepsiCo's needs and objectives for the project, and public benefits.

E. Reviews and Approvals

A complete list of all required reviews and approvals and all Involved and Interested Agencies that will receive the impact statement.

III. EXISTING ENVIRONMENTAL CONDITIONS, ANTICIPATED IMPACTS AND MITIGATION

This section of the DEIS shall include a comprehensive analysis of existing conditions, anticipated impacts in the build condition (and no-build condition, where applicable), and specific mitigation measures designed to address all significant adverse impacts. Analyses shall consider the long range Master Plan and the site specific aspects of Phase I and Phase II of the proposed development, where appropriate.

A. Land Use and Zoning

1. Existing Conditions
 - a. Survey and analysis of existing land uses within ¼ mile of the project site including a color land use map
 - b. Description and mapping of existing zoning within ¼ mile of the project site, including detailed description of zoning regulations

- that currently apply to the site (e.g., permitted uses, lot, bulk, and parking requirements, setbacks and buffers)
- c. Review of applicable Town and County planning documents, including: Westchester County *Patterns* and Town current comprehensive planning proposals relevant to the project.
2. Anticipated Impacts
 - a. Discussion of the relationship of the proposed Master Plan and initial phases of proposed development to overall land use patterns within the ¼ mile study area, and compatibility with adjacent properties;
 - b. Discussion of the proposed project's compliance or non-compliance with local land use regulations
 - c. Analysis of proposed zoning text changes in relation to other properties zoned SB-100
 - d. Discussion of the project's relationship to Town and County planning proposals.
 3. Proposed Mitigation

B. Visual Resources

1. Existing Conditions
 - a. Documentation of the visual character of the site and the immediately surrounding area through captioned photographs and narrative
 - b. Description of on-site landscape features, sculpture garden, golden path, and overall site design/landscape design concept.
2. Anticipated Impacts
 - a. Preparation of building elevations, sketches and other illustrations, along with a narrative that describes the design concepts for each building in Phase I and Phase II
 - b. Using captioned photographs, cross sections, scale model photographs, photo-simulations and /or sketch renderings, provide an analysis of potential for impact on views to the development proposed in Phase I and Phase II from Anderson Hill Road and Lincoln Avenue;
 - c. Complete a generic analysis of the visual impact of the full development anticipated in Phase III of the Master Plan on overall site design and the existing sculpture gardens.
3. Proposed Mitigation

- a. Landscaping, berming and preservation of natural features .

C. Soils, Topography and Steep Slopes

- 1. Existing Conditions- Description and mapping of:
 - a. Soils
 - b. Topography
 - c. Steep slopes (0-10%, 10% to 20% and 20% or greater)
- 2. Anticipated Impacts
 - a. Preparation of grading plans and analyses of:
 - i. Soil erosion
 - ii. Slope stabilization and
 - iii. Extent of rock removal, if required.
 - b. Estimate of cut and fill and description of impacts if cuts and fills are not balanced. .
- 3. Proposed Mitigation - Erosion control plan and, if necessary, compliance with blasting regulations.

D. Flora and Fauna

- 1. Existing Conditions
 - a. Discussion of on-site species, cover types and habitats
 - b. Identification of any on-site or proximate rare, threatened or endangered species of flora and fauna.
- 2. Anticipated Impacts
 - a. Quantification of loss of wooded areas and habitat fragmentation effects
 - b. Impacts on resident plant and animal populations for all phases of the proposed Master Plan
 - c. Effects on rare, threatened or endangered species, if any
- 3. Proposed Mitigation
 - a. Preservation of natural areas; landscape plan.

E. Surface and Groundwater Resources

- 1. Existing Conditions
 - a. Description and classification of surface watercourses on or adjacent to site, including the Blind Brook
 - b. Description and functional analyses of on-site wetlands

2. Anticipated Impacts
 - a. Description of potential impacts to on-site watercourses or wetlands or regulated buffer areas
 - b. Description of disturbance and effect on wetland functions for all phases of the proposed Master Plan.
3. Proposed Mitigation
 - a. Potential for new wetlands or buffers; sediment and erosion control plan.

F. Stormwater Management

1. Existing Conditions
 - a. Description of existing regional and local drainage patterns and facilities
 - b. Identification of discharge points for the existing drainage
 - c. Calculation of pre-development stormwater flow volumes and peak discharge rates for the 2, 10, 25, and 100 year storm events as required by the NYSDEC Phase II regulations.
2. Anticipated Impacts
 - a. Analysis of stormwater impacts from all phases of the proposed Master Plan, including calculation of post-development runoff quantity for 2, 10, 25, and 100 year storm
 - b. Description of the proposed stormwater management facilities
 - c. Analysis of stormwater runoff quality impacts.
3. Proposed Mitigation
 - a. Implementation of Best Management Practices based on the NYSDEC Phase II regulations, Town standards and LEED criteria.

G. Water Supply and Sanitary Sewerage

1. Existing Conditions
 - a. Description of existing water and sewer lines on-site and within adjoining roadways
 - b. Description of water system and sewage treatment system capacities.
2. Anticipated Impacts
 - a. Analysis of utilities for Phase I and Phase II and for full development under the Master Plan, including description of proposed utility system;
 - b. Estimates of projected water usage and sewage generation

- c. Analysis of the ability of existing systems to accommodate projected domestic and fire flows.
- 3. Proposed Mitigation
 - a. Use of water saving fixtures and/or other technologies to minimize utility demand.

H. Other Utilities and Services (Gas, Electric, Telecommunications)

- 1. Existing Conditions
 - a. Description of existing utility services provided to the site.
- 2. Anticipated Impacts
 - a. Description of any proposed modifications to the utility system
 - b. Analysis of the ability of existing systems to accommodate projected demands.
- 3. Proposed Mitigation
 - a. Use of energy conservation features.

I. Traffic, Transportation and Parking

- 1. Existing Conditions
 - a. Discussion of the sites' location in the Purchase area, including access to local and regional roadways, and existing transit service
 - b. Inventory of existing road conditions in the site vicinity, including:
 - i. Pavement width/conditions,
 - ii. Number of lanes,
 - iii. Posted speed limits,
 - iv. Types of roadways and traffic controls;
 - c. Inventory of existing parking including number and types (handicapped, hybrid, reserved), parking utilization and site access
 - d. Description of existing bus service.
 - e. Determination of existing traffic volumes in the weekday AM and PM and weekend peak hours, and existing levels of service during these peak hours for each of the following intersections, during periods of when schools (including colleges) are in session:
 - i. Anderson Hill Road and Lincoln Avenue
 - ii. Anderson Hill Road and King Street (120A)
 - iii. Anderson Hill Road and Purchase Street (120)
 - iv. Lincoln Avenue and Hutchinson River Parkway

- v. Site access driveways on Anderson Hill Road and Lincoln Avenue
 - f. Analysis of available traffic accident reports for the past three years for the above intersections and the road segments between these intersections.
2. Anticipated Impacts
- a. Analysis of impacts of development and Phase I and Phase II of the Master Plan, assuming a 10-year build-out
 - b. Estimate of project generated peak-hour traffic and anticipated distribution patterns;
 - c. Calculation of background traffic volume for the design year, including other development projects recently approved or under construction, but not yet occupied and generating traffic, as well as those in the review pipeline that have a reasonable expectation of receiving approval
 - d. Level of Service analyses with No-Build and Build (including project generated traffic) and level of service and delay summary table for all conditions.
 - e. Analysis of access and sight distance requirements at the site access drives;
 - f. Qualitative analysis of weekend traffic associated with the sculpture garden.
 - g. Analysis of full build out of the Master Plan in terms of additional traffic generation for full development;
 - h. Analysis of projected parking demand and proposed parking spaces;
 - i. Qualitative description of future major pedestrian routes;
 - j. Qualitative discussion of highway projects programmed or under construction in and near the transportation study area;
 - k. Identification of snow storage areas for internal parking lots;
 - l. Qualitative description of the changes to internal vehicle circulation including maintenance vehicle circulation.
3. Proposed Mitigation
- a. Intersection and roadway improvements
 - b. On-site signage

J. Air Quality

- 1. Existing Conditions

- a. Description of exiting ambient air quality
- b. Analysis of existing ambient air quality and standards within the Study Area based on information provided by NYSDEC
2. Future Without the Project
 - a. Description of air quality assumptions and analyses with respect to development conditions in the future without the project.
3. Anticipated Impacts
 - a. A screening analysis shall be performed to determine whether any location should undergo a detailed microscale CO analysis. The screening analysis will follow the procedures outline in NYSDOT's *Environmental Procedures Manual*. The effects of the emissions from stationery sources at the Project Site shall be qualitatively assessed.
 - b. Using the EPAs Office Carbon Model (V 1.0), estimate the carbon footprint of the Proposed Project.
4. Proposed Mitigation

K. Socio-Economic

1. Existing Conditions
 - a. Description of existing on-site employment levels
 - b. Provision of data on existing property tax generation to all taxing jurisdictions
2. Anticipated Impacts
 - a. Provide stimated employment levels for Phase I and Phase II and project build-out, with a discussion of anticipated future operations compared to current operations,
 - b. Identification of property taxes generated to each taxing jurisdiction (e.g., town, county, school)
 - c. Description of impact of the project on local and regional economy, including the economic impacts of construction and secondary multiplier impacts in terms of construction and permanent employment.
3. Proposed Mitigation

L. Community Facilities

1. Police, Fire and Emergency Services
 - a. Existing Conditions

- i. Location, response time, staffing and equipment of existing public emergency service providers that serve the project site;
 - ii. Description of on-site security
 - b. Anticipated Impacts
 - i. Description of potential for impacts on emergency service providers from the proposed development of Phase I and Phase II and for full build out of the Master Plan
 - ii. Effects of proposed new visitors center on on-site security
 - c. Proposed Mitigation – inclusion of fire prevention and security measures within the project’s design.
2. Solid Waste
 - a. Existing Conditions
 - i. Description of existing solid waste and recycling collection.
 - b. Anticipated Impacts
 - i. Projection of solid waste generation and proposed waste collection provision for Phase I and Phase II and for full build out of the Master Plan.
 - c. Proposed Mitigation

M. Historic and Cultural Resources

1. Existing Conditions
 - a. Identification of potential significant resources based on a Phase 1A documentary assessment of the project site.
 - i. Archeological and/or
 - ii. Historic sensitivity.
2. Anticipated Impacts
 - a. Identification of potential impacts to archeological or historic resources for full build out of the Master Plan
 - b. Assessment of visual impact affecting the relationship between the building complex and its campus landscape setting.
3. Proposed Mitigation
 - a. Identification of additional studies, (i.e., Phase 1B assessment and/or recordation) as needed

- b. Determine appropriate measures to be developed in consultation with the NYS Office of Parks, Recreation and Historic Preservation with regard to any identified impacts.

N. Construction

- 1. Existing Condition
 - a. Description of interior campus renovation for existing buildings.
- 2. Anticipated Impacts
 - a. Description of anticipated construction activities including site preparation, earthwork, removal of materials off-site, stockpiling, and rock removal and blasting, if necessary
 - b. Analysis of construction impacts associated with Phase I and Phase II of the Master Plan, including:
 - i. Identification of types of construction equipment
 - ii. Construction worker and vehicle traffic,
 - iii. Duration and hours of operation
 - iv. Phasing
 - v. Staging,
 - vi. Access points and parking for deliveries and employee vehicles;
 - vii. Identification of potential impacts from these construction activities on issues such as noise, air quality, stormwater and traffic, including impacts of truck traffic during various times of day.
- 3. Mitigation Measures
 - a. Construction management techniques,
 - b. Erosion control plans and best management practices to be employed.

IV. SIGNIFICANT ADVERSE IMPACTS THAT CANNOT BE AVOIDED

A. Short Term Construction Impacts

B. Long Term Impacts

V. ALTERNATIVES

- A. No Action – leaving the site as it currently exists, with or without current user**
 - B. Maximum Allowable Development Under Existing Zoning**
 - C. Alternative Site Designs, including parking and site access**
- VI. PARAMETERS FOR FUTURE REVIEW OF DEVELOPMENT BASED ON MASTER PLAN;**
- A. Parking Analyses**
 - B. Traffic Impacts**
 - C. Visual Considerations**
- VII. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES**
- VIII. GROWTH INDUCING ASPECTS**
- IX. EFFECTS ON THE USE AND CONSERVATION OF ENERGY RESOURCES, including LEED Certification objectives.**
- X. SOURCES AND BIBLIOGRAPHY**
- XI. APPENDICES**
- A. SEQRA Documentation, including EAF, Positive Declaration, and Scoping Outline**
 - B. Relevant Correspondence**
 - C. Technical Studies**
 - D. Detailed Site Plans for Phase I and Phase II.**

PepsiCo Preliminary Draft - DEIS Scope

December 15, 2008

Revised February 17, 2009

Final Revision: May, 11, 2009

Scoping Session: July 28, 2009

Scope Adopted: July 28, 2009

Page 14 of 14