

**PLANNING BOARD RESOLUTION PB2009/57
JULY 28, 2009**

**SEQR DETERMINATION OF SIGNIFICANCE
POSITIVE DECLARATION
FOR THE
PEPSICO, INC DEIS
700 ANDERSON HILL ROAD
KNOWN AND DESIGNATED AS
BLOCK 651, LOT 1-7, 10, 11, 25 & 26**

WHEREAS, the Planning Board of the Town of Harrison is conducting a coordinated SEQR Review of an Unlisted Action submitted by PepsiCo, Inc. & Davlyn Realty Corporation, for property located at 700 Anderson Hill Road, more specifically known and designated as Block 651, Lot 1-7, 10, 11, 25 & 26; and

WHEREAS, the site is 152.18 acres in size with frontage on Anderson Hill Road and Lincoln Avenue, and is more specifically known and designated as Block 651 Lot 1-7, 10, 11, 25 & 26 and

NOW THEREFORE BE IT RESOLVED, that pursuant to Part 617 of the SEQR Regulations, Planning Board of the Town of Harrison hereby confirms its intention to serve as the Lead Agency for the SEQR Review of this Unlisted action.

BE IT FURTHER RESOLVED, that pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law, the Lead Agency has determined that the proposed Unlisted Action may result in one or more significant adverse impacts on the environment as enumerated on the attached Positive Declaration Form.

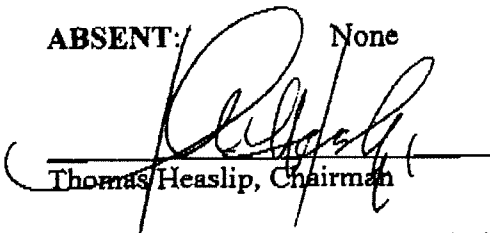
On the motion of Planning Board Member Raymond A. Kraus, seconded by Planning Board Member Alice AvRutick, it was adopted by the following vote:

AYES: Thomas Heaslip, Alice AvRutick, Anthony Spano, Mark Rinaldi, Raymond A. Kraus, Nonie Reich, and Marshall Donat

NAYS: None

ABSTAINED: None

ABSENT: None


Thomas Heaslip, Chairman

The resolution was thereupon duly adopted.

RECEIVED
2009 AUG 17 PM 3:50
TOWN CLERK
HARRISON, N.Y.

State Environmental Quality Review
POSITIVE DECLARATION
 Notice of Intent to Prepare a Draft EIS
 Determination of Significance

Project Number _____

Date July 28, 2009

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The Town of Harrison Planning Board as lead agency, has determined that the proposed action described below may have a significant effect on the environmental and a Draft Environmental Impact Statement will be prepared.

Name of Action: PepsiCo – Project Review – Master Plan

SEQR Status: Type I
 Unlisted

Scoping: No Yes if yes indicate how scoping will be conducted:

Description of 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, NY. The DEIS will also address in greater detail, the initial phases of the development under the Master Plan (i.e. Phases 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 the rezoning of portions of the PepsiCo site along Anderson Hill Road from the 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 proposed buildings include a glass center 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 and a new Welcome Center building with a separate gate-controlled entry for Anderson Hill Road. The project will also include additional office space; and a new multi-purpose destination building.

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 will remove vehicles from local roads.

Location: (Include street address and the name of the municipality/county. A location map of appropriate scale is also recommended.)

700 Anderson Hill Road, Town of Harrison, Westchester County, Block 651 Lot 1-7, 10, 11, 25 & 26.

REASONS SUPPORTING THIS DETERMINATION:

The Action involves the project review of the Master Plan. The Lead Agency finds that the project may result in serious and unavoidable adverse environmental impacts, including:

1. Impacts on the Land-The Proposed Action (1) may require construction on slopes of 15 percent (or greater) or where the general slopes in the project area excess 10 percent; (2) is proposed to be built in phases (stages).
2. Impacts on water – The Proposed Action (1) would involve impacts to wetlands and wetland buffer areas (mitigation is proposed; (2) would require a discharge permit; (3) would change flood water flows.
3. Impact on Plants and Animals – The Proposed Action may affect on-site flora and fauna.
4. Impact on Open Space and Recreation – The Proposed Action would provide a new Welcome Center to better accommodate visitors to the public recreation component of the PepsiCo campus.
5. Impact on Transportation – The Proposed Action may impact existing transportation systems.
6. Impact on Growth and Character of the Community or Neighborhood --The Proposed Action may impact employment.

These potential impacts are potentially significant, substantial and material due to the project setting, the probability of the impact occurring, the duration of the impact, the irreversibility of the impact, the scope of the impact, the impacts magnitude and the number of people affected by the impacts.

For Further Information:

Contact Person: Rosemarie Cusumano, Planning Board Secretary
 Address: Municipal Building, 1 Heineman Place, Harrison, NY 10528
 Telephone Number: 914-835-2000

For Type I Actions and Conditioned Negative Declarations, a Copy of this Notice Sent to:

Commissioner, Dep't of Environmental Conservation, 50 Wolf Road, Albany, NY 12233-0001
 NYSDEC Region 3, 21 South Putt Corners Road, New Paltz, NY 12561
 Supervisor, Town of Harrison, One Heineman Place, Harrison, NY 10528
 Applicant (if any)
 Other Involved Agencies (if any)