

III. EXISTING ENVIRONMENTAL CONDITIONS, ANTICIPATED IMPACTS AND MITIGATION

L. Community Facilities

1. Police, Fire and Emergency Services

a. Existing Conditions

- (1) Location, response time, staffing and equipment of existing public emergency service providers that serve the project site.

(a) Harrison Police Department

The Harrison Police Department is located at the corner of North Street and Pleasant Ridge Road and is comprised of volunteers and paid personnel.

The Department includes a bicycle unit in the business districts to aid in traffic control working as liaisons between the business community, Chief of Police and the Mayor. The Police Department also includes a motorcycle squad, which comprises four regular riders and two additional on-call riders. The motorcycle squad also aids in traffic control, particularly for speed enforcement. The officers conduct traffic studies and stop sign enforcement, and also aid with parades, funerals and other similar processional events.

The Harrison Police Department also includes: youth and canine divisions, an accident investigation unit, crime scene and special investigation units. Correspondence with the Harrison Police Department, requesting additional information, is included in Appendix B of this DEIS.

(b) Harrison Emergency Medical Services

According to information gathered from the organization's website, the Harrison Volunteer Ambulance Corps (HVAC) is located at 2 Pleasant Ridge Road and is comprised of full-time career EMT's and Paramedics, and per-diem EMT's and Paramedics. HVAC provides basic and advanced life support services to the Town/Village of Harrison. According to their website¹, HVAC currently operate two Advanced Life Support Ambulances from 8am to midnight, Monday through Friday and a single unit from midnight to 8am weekdays, and on weekends.

(c) Harrison Fire Department

According to information downloaded from the Town of Harrison's website, the Town/Village of Harrison is served by five fire districts comprised mostly of volunteer firefighters, though supplemented by career firefighters. The five fire districts are as follows: Districts #1 and 5 are served by the West Harrison Volunteer Fire Department and includes the North Castle Border; District #2

¹ [http: www.harrisonems.com](http://www.harrisonems.com)

serves Downtown Harrison, and is staffed with 14 career firefighters and 70 volunteers; District #3 is served by the Rye City Fire Department; and District #4, in which the Pepsi World Headquarters is located, is served by the Purchase Fire Department. Additional information from the Fire Department including staffing, equipment and apparatus, etc. will be provided by Fire Department personnel.

(2) On-Site Security²

PepsiCo maintains full time on-site security personnel (24 hours per day; 7 days per week; 365 days per year) comprised of contract and proprietary guards. The total number of on-site security personnel varies on weekdays and weekends, and though a typical average number is six staff persons, there are never fewer than three security persons on-site at all times. Thirteen proprietary guards are PepsiCo employees, three of whom staff the control room, the main gate and are on patrol at all times. The PepsiCo security staff is augmented with contract security staff on an as needed basis.

The PepsiCo security staff is tasked with maintaining on-site safety for PepsiCo campus employees, and visitors. Security personnel man the entry gate, handle safety and security in all parking areas, assist with any vehicle issues, escort persons to and from their vehicles, and a variety of other assistance for the campus. Campus patrols occur in two hybrid vehicles and also via a smaller electric powered golf cart.

b. Anticipated Impacts

(1) Potential Impact on Emergency Service Providers

(a) Harrison Police and Emergency Services Department

It is anticipated that the on-site security personnel would continue to address security related issues on the PepsiCo campus, throughout full build-out of the Master Plan.

(b) Harrison Fire Department

The proposed Project Renew Master Plan buildings would be designed to meet all applicable fire codes. In addition, the on-site circulation system, including the Golden Path, would be improved to provide sufficient fire access to existing and proposed buildings. The project proposes an additional entrance to the campus off Anderson Hill Road, thereby providing an additional access/egress point for emergency vehicles. The provision of the Calloway Connector drive would also improve internal site circulation and direct access through the campus to the Calloway House. Additional information from the Fire Department including calls from the PepsiCo site, type of assistance required, etc. will be provided by Fire Department personnel.

² Telephone discussion with William Olimpio, PepsiCo, July 27, 2009. 1:30 PM.

(2) Effects of Proposed New Welcome Center on On-Site Security

A new separate and discreet entry to the north of the existing entry is proposed for the Welcome Center. This entrance drive would be a gate-controlled entry with direct access from Anderson Hill Road, which would be manned by PepsiCo security personnel. Although there is no stated ratio of on-site security personnel to employees, visitors or building square footage, it is assumed that additional space would require additional on-site security personnel to maintain safety. This need would be filled by PepsiCo security personnel.

c. Proposed Mitigation

As previously discussed, the proposed Master Plan structures would be designed to meet all applicable fire codes. In addition, the on-site circulation system would be improved to provide sufficient fire access to existing and proposed buildings. The additional entrance to the campus off Anderson Hill Road and the provision of the Calloway Connector drive would also improve internal site circulation.

2. Solid Waste

a. Existing Conditions

(1) Description of Existing Solid Waste and Recycling Collection

As shown in Table III.L-1, at present the PepsiCo World Headquarters site generates approximately 905 tons of solid waste annually. This includes waste collected at one (1) 35 cubic yard compactor and one (1) 30 cubic yard open container located at the existing loading dock. It also includes waste generated by the sculpture garden and grounds. PepsiCo contracts with private carters for garbage and recycling.

**Table III.L-1
Annual Solid Waste Generation**

Description	Quantities of Waste Generated (Tons) ⁽¹⁾	Building Area [GSF] (S.F.)	Ratio	Projected Quantity of Waste (Tons)
Existing				
Existing Buildings	714	453,173	<i>3.15 lbs per GSF / Year</i>	714
Garden / Grounds	191			191
Existing Sub-Total				905

⁽¹⁾ Actual quantities per PepsiCo carter records.

PepsiCo employs an extensive recycling program which includes provision for the following:

- Paper (commingle)
- Plastic (bottles)

- Aluminum
- Light bulbs (all types)
- Batteries
- Kitchen grease / cooking oil
- Tin cans (from kitchens)
- Plastic containers (from kitchens)
- Mechanical oil
- Wood from trees (chipped for mulch and used on site)

b. Anticipated Impacts

(1) 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

Table III.L-2 summarizes the projected quantity of solid waste anticipated to be generated annually for Phases I and II of the proposed Master Plan and for full Master Plan Build Out. As shown in the Table, at full Master Plan Build Out, it is anticipated that the project would generate approximately 365 tons annually of solid waste in addition to what is currently generated.

**Table III.L-2
Projected Annual Solid Waste Generation**

Description	Building Area [GSF] (S.F.)	Ratio	Quantities of Waste Generated (Tons)	Projected Quantity of Waste (Tons)
Phase I				
Center Atrium	40,132	<i>3.15 lbs per GSF / Year</i>	63.2	95
Welcome Center	20,325	<i>3.15 lbs per GSF / Year</i>	32.0	
Phase II				
Building 2&6 Exp.	81,378	<i>3.15 lbs per GSF / Year</i>	128.2	128
Master Plan ⁽¹⁾				
Phase III Buildings	90,000	<i>3.15 lbs per GSF / Year</i>	141.8	142
Sub-Total for Phase I, II & Master Plan				365

⁽¹⁾ Not shown on Site Plan Approval Drawings.

It is anticipated that waste collection provisions for the existing buildings and the Building 2 & 6 expansions will continue to operate as at present from the loading dock. The Welcome Center will have a separate loading dock and trash compactor.

c. Proposed Mitigation

PepsiCo will continue to promote and expand its recycling program in the future. Currently under consideration is a program for recycling food waste as compost,

either on site as part of the garden maintenance or in conjunction with a local / regional program with neighboring businesses.