



MICHAEL H. McLAUGHLIN  
*Chairman*  
CAROLYN SARACINO  
*Planning Board Secretary*

PLANNING BOARD

**TOWN OF MOUNT PLEASANT PLANNING BOARD  
SEQRA RESOLUTION**

JANE ABBATE  
JAMES COLLINS  
PATSY FUCALE  
JOAN LEDERMAN  
GEORGE PAPPAS  
JOHN PIAZZA

**PEPSICO R&D FACILITY EXPANSION  
NOTICE OF COMPLETION OF  
DRAFT ENVIRONMENTAL IMPACT STATEMENT  
NOTICE OF PUBLIC HEARING  
JANUARY 5, 2017**

<b>APPLICANT:</b>	<b>PEPSICO INC.</b>
<b>LOCATION:</b>	<b>350 COLUMBUS AVENUE, VALHALLA</b>
<b>ZONING DISTRICT:</b>	<b>OB-1 – OFFICE BUSINESS ZONING DISTRICT</b>
<b>TAX DESIGNATION:</b>	<b>SECTION 112.19 BLOCK 1, LOT 7</b>
<b>ENGINEER:</b>	<b>JMC, PLLC</b>

**WHEREAS**, a site plan application for property located at 350 Columbus Avenue, Valhalla has been filed with the Planning Board of the Town of Mount Pleasant, located in Westchester County, New York, by PepsiCo, Inc (herein after referred to as the “Applicant”); and

**WHEREAS**, the proposed action involves the renovation and expansion of the PepsiCo Global Beverage R&D Center located at 350 Columbus Avenue. Specific improvements include the construction of a new 122,000 square foot, three-story research and development building, along with associated off-street parking (125 new spaces for a total of 527 off-street parking spaces), landscaping, utility and stormwater management infrastructure. Additionally, interior renovations of the two existing buildings are proposed, including the expansion of the mezzanine level and a vestibule at the 350 Columbus Ave building adding 15,000 square feet of floor area to the existing building, along with the overall modernization of the site and facilities. (hereinafter referred to as the “Project”); and

**WHEREAS**, pursuant to 6NYCRR Part 617.4 (b) (6) (iv) proposed action is classified as an Type I Action; and

**WHEREAS**, on August 4, 2016, in accordance with the provisions of 6NYCRR Part 617.6 (b) (1), the Planning Board of the Town of Mount Pleasant designated its intent to serve as Lead Agency for the SEQR Review of this Unlisted Action, and in this capacity, will determine if the proposed action will have a significant effect on the environment; and

**WHEREAS**, pursuant to the requirements of 6 NYCRR Part 617.6 (b) (3) a Coordinated Review of this action is being conducted.

**WHEREAS**, the Lead Agency Notice of Intent was circulated to all Involved Agencies in accordance with 6 NYCRR §617.6; and

**WHEREAS**, no objections to the Planning Board's Lead Agency designation were received.

**WHEREAS**, on September 19, 2016 the Planning Board confirmed its Lead Agency designation and adopted a Positive Declaration requiring the preparation of a Draft Environmental Impact Statement ("DEIS"), and scheduled a public Scoping Session on October 6, 2016; and

**WHEREAS**, the public Scoping Session was conducted on October 6, 2016, and a written comment period was established; and

**WHEREAS**, the Applicant submitted a draft DEIS, which was the subject of a completeness review by staff; and

**WHEREAS**, the completeness review resulted in comments requiring revisions to the DEIS; and

**WHEREAS**, a revised DEIS was submitted by the Applicant, which has been reviewed by staff, and determined to have addressed all of the completeness comments, and has been found to be in a form suitable for acceptance by the Lead Agency.

**NOW THEREFORE BE IT RESOLVED THAT**, the Planning Board of the Town of Mount Pleasant hereby finds that the Draft Environmental Impact Statement for the PepsiCo R&D Facility Expansion is complete and is suitable for public review.

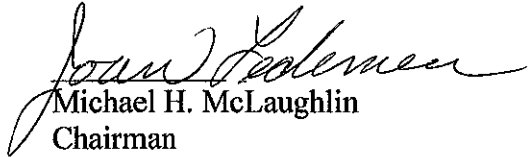
**BE IT FURTHER RESOLVED**, that a public hearing will be conducted for this Project on February 2, 2017 at the Town of Mount Pleasant Town Hall, 1 Town Hall Plaza, Valhalla, NY where members of the public will be provided an opportunity to comment on the DEIS.

**BE IT FURTHER RESOLVED** that this Resolution and the DEIS be distributed to all Involved Agencies, the DEIS shall be posted on the Town's website and notice shall be published in the Environmental Notice Bulletin.

**BE IT FINALLY RESOLVED**, that this resolution shall have an effective date of January 5, 2017.

On a motion of Planning Board Member James Collins, Seconded by Planning Board Member Jane Abbate, this resolution was approved by the following vote:

Michael H. McLaughlin, Chairman	<u>absent</u>
Jane Abbate	<u>AYE</u>
James Collins	<u>AYE</u>
Patsy Fucale	<u>AYE</u>
Joan Lederman	<u>AYE</u>
George Pappas	<u>absent</u>
John Piazza	<u>AYE</u>

  
Michael H. McLaughlin  
Chairman

01/05/2017  
Date

**State Environmental Quality Review  
Notice of Completion of Draft  
and  
Notice of SEQR Hearing**

**Lead Agency:** Town of Mt Pleasant Planning Board

**Project Number** \_\_\_\_\_

**Address:** 1 Town Hall Plaza, Valhalla, NY

**Date** January 5, 2017

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. (and local law #. [ ] if any)

A Draft Environmental Impact Statement has been completed and accepted for the proposed action described below. Comments are requested and will be accepted by the contact person until 10 days after the close of the public hearing A public hearing on the Draft EIS will be held on February 2, 2017 (date and time) at Mt Pleasant Town Hall (place).

**Name of Action:**

PepsiCo R&D Facility Expansion

**Description of Action:**

The proposed action involves the renovation and expansion of the PepsiCo Global Beverage R&D Center located at 350 Columbus Avenue. Specific improvements include the construction of a new 122,000 square foot, three-story research and development building, along with associated off-street parking (125 new spaces for a total of 527 off-street parking spaces), landscaping, utility and stormwater management infrastructure. Additionally, interior renovations of the two existing buildings are proposed, including the expansion of the mezzanine level and a vestibule at the 350 Columbus Ave building adding 15,000 square feet of floor area to the existing building, along with the overall modernization of the site and facilities.

**Location:** (Include street address and the name of the municipality/county. A location map of **350** appropriate scale is also recommended.)  
390 Columbus Avenue, Valhalla, NY (Section 112.19 Block 1, Lot 7)

**Potential Environmental Impacts:**

Areas of potential environmental impacts evaluated in the DEIS include:

- Land Use & Zoning
- Geology & Soils
- Topography & Slopes
- Vegetation & Wildlife
- Wetlands
- Stormwater Management
- Utilities
- Traffic & Transportation
- Visual Resources & Community Character
- Community Facilities & Services
- Fiscal Impacts
- Air Quality & Noise
- Construction Impacts

**A copy of the Draft / Final EIS may be obtained from:**

Contact Person: Carolyn Saracino, Planning Board Secretary

Address: 1 Town Hall Plaza, Valhalla, NY 10595

Telephone Number: 914-742-2327

**A copy of this notice must be sent to:**

Department of Environmental Conservation, 625 Broadway Albany, New York 12233-1750

Chief Executive Officer, Town/City/Village of Mt Pleasant

Any person who has requested a copy of the Draft / Final EIS

Any other involved agencies

Environmental Notice Bulletin 625Broadway Albany, NY 12233-1750

**Copies of the Draft EIS must be distributed according to 6NYCRR 617.12(b).**