



PLANNING BOARD

MICHAEL H. McLAUGHLIN
Chairman
CAROLYN SARACINO
Planning Board Secretary

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

JANE ABBATE
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JOAN LEDERMAN
GEORGE PAPPAS
JOHN PIAZZA

**PEPSICO R&D FACILITY EXPANSION
NOTICE OF COMPLETION OF
FINAL ENVIRONMENTAL IMPACT STATEMENT
NOTICE OF PUBLIC HEARING
MAY 15, 2017**

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

WHEREAS, an amended site plan application and a steep slope disturbance permit application (collectively "The 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 approximately 114,000 square foot, three-story research and development building, along with associated off-street parking (123 new spaces for a total of 530 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 approximately 12,000 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.

WHEREAS, on January 5, 2017, the Planning Board accepted the DEIS as complete, as scheduled a public hearing for February 2, 2017; and

WHEREAS, a public hearing was held on February 2, 2017, at which time all those wishing to comment on the Action were afforded an opportunity to be heard; and

WHEREAS, the Planning Board closed the verbal portion of the public hearing on February 2, 2017, and established a 30-day written comment period; and

WHEREAS, the Applicant submitted a draft FEIS, which responded to all comments received during the public hearing, as well as all written comments, which was the subject of a completeness review by staff; and

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

WHEREAS, a revised FEIS 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 Final 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 regarding the FEIS, Site Plan and Steep Slope Permit on June 1, 2017 at 8:00 PM 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 FEIS and the Application.

BE IT FURTHER RESOLVED that this Resolution and the FEIS be distributed to all Involved Agencies, the FEIS 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 May 15, 2017.

On a motion of Planning Board Member Joan Lederman, Seconded by Planning Board Member George Pappas, this resolution was approved by the following vote:

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


Michael H. McLaughlin
Chairman

5/15/17
Date