

State Environmental Quality Review  
**NEGATIVE DECLARATION**  
Notice of Determination of Non-Significance

**Project:** Massapequa Substation Property Acquisition Environmental Assessment

**Date:** December 20, 2018

This notice is issued in accordance with Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law and its implementing regulations at 6 NYCRR Part 617 and 21 NYCRR LXXXI 10052.

The Long Island Power Authority (“Authority”) has determined, based on information provided by PSEG Long Island and the Environmental Assessment (“EA”) that the Proposed Action described below will not have a significant adverse impact on the environment and the preparation of a Draft Environmental Impact Statement will not be required.

**Name of Action:** Massapequa Substation Property Acquisition Environmental Assessment

**Location:** 48 Brooklyn Avenue, Massapequa, Town of Oyster Bay, New York (the “Property”)

Section: 52  
Block: 265  
Lots: 2555 through 2566

**SEQR Status:** Unlisted

**Conditioned Negative Declaration:** No

**Proposed Action Description:**

The Proposed Action includes the acquisition of 12 Nassau County Tax Map (NCTM) parcels (Section 52; Block 265; Lot Nos. 2555 through 2566), totaling ±0.55 acres in area, for the future construction of the Brooklyn Avenue Substation. A new substation is needed in the area to accommodate future load addition planned for the area and to address the load issues existing at the North Bellmore, Bellmore, Massapequa, Plainedge, and Sterling substations. Property acquisition will not require any land disturbance; however, future construction will require an undetermined area of disturbance. As substation design has not yet been completed, a separate SEQRA review will be conducted once substation design is complete. Pursuant to 6 NYCRR 617.3(g)(1), completing a separate environmental review under SEQRA for the substation once it is designed is no less protective of the environment.

**Reasons Supporting This Determination:**

Based on a review of the Proposed Action’s scope of work, which only includes acquisition of the parcels for future development, the Short Environmental Assessment Form (SEAF) was prepared to evaluate whether the Proposed Action has the potential to result in significant impacts. The acquisition of the property would not result in the immediate development or construction. Thus, there will not be any aesthetic, land use, environmental or community character impacts as a result of the acquisition. Potential for impacts as a result of construction of the substation will be evaluated in a separate SEQRA assessment once substation design is complete.

