

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

**Project:** 550 Stewart Avenue Property Acquisition Environmental Assessment

**Date:** July 14, 2021

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 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:** 550 Stewart Avenue Property Acquisition Environmental Assessment

**Location:** 550 Stewart Avenue, Village of Garden City, Town of Hempstead, Nassau County, New York – Nassau County Tax Map Section 44, Block D, Lot Nos. 346A and 346B (the “Property”)

**SEQR Status:** Unlisted

**Conditioned Negative Declaration:** No

**Proposed Action Description:**

The Proposed Action includes the acquisition of 550 Stewart Avenue, which encompasses two parcels (Nassau County Land and Tax Map Section 44; Block D; Lot Nos. 346A and 346B) with a total area of approximately 5.25 acres. The Property is adjacent to LIPA’s East Garden City substation (the “Substation”). Figures 1 through 3 depict the location of the Proposed Action.

While no construction is anticipated at the Property at this time, the Proposed Action will serve to provide more flexibility in LIPA’s future planning and expansion needs. There are numerous New York State Climate Leadership & Community Protection Act (“CLCPA”) initiatives that may drive the need for additional space adjacent to the Substation within the next 10 years for, among other possibilities uses, (i) large scale injections of offshore; (ii) new interties; (iii) siting of battery storage; and (iv) step down equipment for the conversion of existing 138 kV lines. However, in the interim, the Property may be used for storage of materials and equipment. In the event that the future use of the Property involves activities that would require State Environmental Quality Review pursuant to 6 NYCRR 617, a separate environmental review will be conducted.

**Reasons Supporting this Determination:**

The Proposed Action is an “Unlisted” Action as defined in SEQRA. An Environmental Assessment (“EA”) was completed by PSEG Long Island. The EA analyzed the potential environmental impacts of the Proposed Action. Based on a review of the Proposed Action in accordance with the requirements of SEQRA, a Short Environmental Assessment Form Parts 1, 2 & 3 (“SEAF”) was prepared. Key findings are outlined below.

- The Proposed Action is located adjacent to a New York State Department of Environmental Conservation (NYSDEC) Remediation Site (600 Stewart Avenue, Brownfield Cleanup Program Site: East Garden City Former Stewart Avenue Holder Station; Site Code: 130120). There is a Site Management Plan in-place to manage remaining contamination at this property. Since the Proposed Action does not include any land disturbance, it will not have the potential for significant adverse impacts to human health or exposure/migration of hazardous wastes, nor impacts to the remediation at 600 Stewart Avenue.
- As the Property acquisition will not involve any land development activities, there will be no change to predominant character of the existing landscape, nor will there be any adverse visual impacts. Additionally, as the Proposed Action involves land acquisition only, there is no potential for significant adverse impacts on the environment, energy use, flora or fauna.

Based on the EA and PSEG Long Island’s recommendation according to the standards as set forth in SEQRA, the Proposed Action will not result in any significant adverse environmental impacts and Draft Environmental Impact Statement need not be prepared.

**For Further Information:**

Contact Person: Erin Gorman, Manager, Environmental Projects & Permitting, PSEG Long Island

Address: 175 East Old Country Road, Hicksville, NY 11801

Telephone Number: (800) 490-0025

E-mail: PSEGLongIslandSEQR@pseg.com

/s/ Billy Raley

Billy Raley

Senior Vice President, Transmission and Distribution System Oversight,  
Long Island Power Authority

Dated: July 14, 2021