

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

Project: Glenwood Substation Transformer Shop (Maintenance) Building Façade Demolition (the “Proposed Action”)

Date: August 11, 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 LXXXI 10052.

The Long Island Power Authority (“Authority”) has determined, based on information provided by PSEG Long Island and the Environmental Assessment Form Parts 1, 2 & 3 prepared by PSEG Long Island that the Proposed Action described below will not have a significant adverse impact on the environment and a Draft Environmental Impact Statement will not be prepared.

Name of Action: Glenwood Substation Transformer Shop (Maintenance) Building Façade Demolition (the “Proposed Action”)

Location: Glenwood Substation located along Shore Road, hamlet of Glenwood Landing, Town of North Hempstead and Town of Oyster Bay, Nassau County, New York

SEQR Status: Unlisted

Conditioned Negative Declaration: No

Proposed Action Description:

The Proposed Action is located within the existing Long Island Power Authority (LIPA) Glenwood Substation. The Glenwood Substation is located on the east side of Shore Road, south of Glenwood Road in the hamlet of Glenwood Landing, Town of North Hempstead and Town of Oyster Bay, Nassau County, New York (see Figure 1).

The Proposed Action consists of: i) the demolition and removal of the transformer shop (maintenance) building exterior brick facade and building appurtenances (windows, doors, frames, miscellaneous non-structural metal pipes, interior building overhead crane, miscellaneous equipment located within the building, etc.). Following the removal of the transformer building brick façade, the interior existing steel lattice structure will be repaired, as needed, sandblasted, and repainted; ii) the replacement of one existing steel stairway that

provides access to the elevated switch yard and is located adjacent to the transformer building; iii) the installation of a second new steel stairway at the rear of the elevated switch yard; iv) the demolition of a concrete and cinder block retaining wall surrounding the substation switch yard; and v) installing fencing around the south and east sides of the substation, connecting to the existing fence. The location of the Proposed Action is depicted on Figure 1.

The transformer building facade is approximately 29 feet wide, by 50 feet long, by 80 feet in height. The switch yard retaining wall has a perimeter of approximately 640 linear feet; the north and south walls are each approximately 265 linear feet, the west wall is approximately 45 linear feet, and the east wall is approximately 65 linear feet. The switch yard retaining wall is approximately 15 feet in height. The existing steel stairway is approximately 60 feet in height, and the replacement and new stairway will be approximately 60 feet in height. Site features are depicted on Figure 2.

The Proposed Action is being undertaken as a result of a recent structural assessment that concluded that the structural integrity of the transformer building facade, existing steel stairway, and switch yard retaining wall are compromised, present a potential safety hazard, and have reached the end of their service life.

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. Based on a review of the Proposed Action’s scope of work in accordance with the requirements of SEQRA, a Short Environmental Assessment Form Parts 1, 2 & 3 (“SEAF”) were prepared to evaluate potential impacts of the Proposed Action. The Proposed Action is an “Unlisted” Action as defined in SEQRA. The SEAF evaluates the effect of the Proposed Action upon land use, natural resources, visual resources and character of the areas, energy use, environmental hazards and human health resources. Key findings are outlined below.

- The Proposed Action is located in a primarily commercial and industrial area. The switch yard consists of structural steel framing extending to maximum heights of approximately 90 feet above grade. Several 115-foot to 172-foot steel transmission poles (extending to approximate heights of 100 to 150 feet above grade) exist in the immediate area of the Glenwood Substation. A Google® image depicting existing site conditions looking north along Shore Road is provided as Figure 3. Although the demolition of the transformer building façade will result in the visibility of the interior steel building structure, the material, height, and appearance of this structure will be substantially similar to that of the adjacent switch yard steel framing. Further, given the abundance of existing tall steel electrical infrastructure immediately adjacent to, and surrounding the transformer building, visibility of the interior lattice structure will not increase visual impacts to a level that would be considered significant. The demolition of the switch yard retaining

wall will result in the visibility into the interior portions of the substation from the street. However, substation equipment that will become visible is consistent in appearance to existing substation equipment that is not currently enclosed within the retaining wall and is currently visible. Therefore, the Proposed Action will not result in significant adverse visual or land use impacts.

- The Proposed Action site is located adjacent to two residential buildings on West Street that are eligible for listing on the State or National Register for Historic Places. However, the Proposed Action work area will be limited to the existing substation, which is not adjoining or adjacent to these buildings, and is located greater than 800 feet from these buildings. In addition, the Proposed Action is located within a New York State Office of Parks, Recreation and Historic Preservation (OPRHP) designated archaeologically sensitive area. The Proposed Action will involve work within previously disturbed areas, and therefore will not result in any adverse impacts to archaeological resources. A consultation request was submitted to OPRHP on April 28, 2021. OPRHP responded in a letter dated April 30, 2021 indicating that the Proposed Action would have no impact on historic properties, including archaeological and/or historic resources (see Attachment A).
- The Proposed Action is not located within any state or federally regulated wetlands, regulated wetland adjacent areas, critical environmental area (CEA) or the 100-year floodplain. Although the EAF Mapper identified that the Proposed Action was located on or adjoining state or federally-regulated wetlands/waterbodies, a review of the New York State Department of Environmental Conservation (NYSDEC) freshwater and tidal wetland maps indicate that the nearest wetland/waterbody is located approximately 275 feet west of the Proposed Action site and across Shore Road, which is considered a presently existing functional and substantially fabricated structure (6 CRR-NY 661.4(b)(ii)). Therefore, the Proposed Action will not result in any significant adverse impacts to these areas.
- As the Proposed Action is located within the New York State coastal zone, a New York State Coastal Assessment Form was completed and submitted to New York State Department of State (NYSDOS) (see Attachment B). The Proposed Action will be consistent with and will not substantially hinder the achievement of any of the coastal policies set forth in 19 NYCRR Part 600.5.
- The NYSDEC EAF Mapper identified one State-listed endangered animal species (peregrine falcon) in the vicinity of the Proposed Action. The peregrine falcon nests mostly on cliffs; however, they have been found in urban areas as they have adapted to using tall buildings or man-made structures. Care will be taken to ensure that no peregrine falcon nests are present on or within any structures proposed for demolition prior to and during construction. Should any peregrine falcon nests be identified, work will be halted until appropriate agencies are contacted and proper protective or remedial efforts are undertaken. Thus, the Proposed Action will not result in significant adverse impacts to the peregrine falcon.

- The Proposed Action is not located within or adjoining any NYSDEC Remediation Sites. Although the Glenwood Substation is located partially within the same tax lot (Lot 8) as the Glenwood Water Tank Site (Site Code V00227), the limits of the Proposed Action are located within adjacent lots (Lots 5A and 5B). Based on information provided by the NYSDEC Remediation Site database, remediation of the Glenwood Water Tank Site is complete. PSEG Long Island's contractor will be required to submit an acceptable Health and Safety Plan (HASP) to PSEG Long Island prior to construction. Proper health and safety protocols will be implemented during soil excavation activities. Therefore, significant adverse impacts to human health are not anticipated during construction or operation of the Proposed Action.
- As the Proposed Action involves building and structural demolition, a building materials assessment will be conducted prior to demolition activities to confirm the absence or presence of hazardous materials such as asbestos-containing materials (ACM), lead-based paint (LBP) and polychlorinated biphenyls (PCBs). If present, all hazardous materials will be properly abated, handled, transported and disposed of in accordance with applicable federal and state regulations.
- The Proposed Action will not cause any significant operational or construction impacts. Short term traffic disruptions may be experienced and will be addressed via traffic control implementation and coordination with local municipalities for work within municipal roadways.
- All work for the Proposed Action will occur entirely within, or directly adjacent to the substation. Access to residences and businesses will not be limited, and at no point completely blocked. At all times there will be a path for emergency equipment to access all residences and businesses.
- Short term impacts to ambient or background noise levels and vibration levels will be experienced in the immediate area of the Proposed Action from construction equipment operation, as well as from mobile sources (i.e., trucks and worker vehicles traveling to and from the work site). These impacts will be intermittent and temporary as they will be limited to the duration of construction activities and work hours. As such, no significant adverse noise or vibration impacts will occur.

For Further Information:

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/s/ Billy Raley_____

Billy Raley

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Dated: August 11, 2021