

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

Project: 3351 S.R. 112 Property Acquisition (3 parcels)
Environmental Assessment

Date: May 19, 2022

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 and the Environmental Assessment (“EA”) provided by PSEG Long Island 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: 3351 S.R. 112 Property Acquisition (3 parcels)

Location: 3351 S.R. 112, Hamlet of Medford, Town of Brookhaven, Suffolk County, NY (the “Property”)

SEQR Status: Unlisted

Conditioned Negative Declaration: No

Proposed Action Description:

A Short Environmental Assessment Form (SEAF) has been prepared to evaluate the potential impacts of the real property acquisition. The Proposed Action includes the acquisition of real property comprised of three parcels, totaling approximately 24.32 acres in area, for the future construction of an operations yard, including, but not limited to potential office space, work yard, fleet storage, and other associated and appurtenant uses. Property acquisition will not require any land disturbance. A detailed site plan and design for the proposed uses has not been completed yet and as a result a separate SEQRA review will be conducted once design is complete.

Reasons Supporting This Determination:

Based on a review of the Proposed Action’s scope of work, which only includes acquisition of real property 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 real property will not result in the immediate redevelopment of the Property. 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 redevelopment of the Property will be evaluated in a separate SEQRA assessment once a detailed site plan is designed and completed. Pursuant to 6 NYCRR 617.3(g)(1), completing a separate environmental review under SEQRA for the proposed operations yard once more design details are available will be no less protective of the environment. Based on the information presented and reviewed, the Proposed Action will not result in any significant adverse environmental impacts.

For Further Information:

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/s/ Billy Raley

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Dated: May 19, 2022