

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

**Project:** Northwell Health Advanced Surgical Pavilion Building Expansion Electrical Service (the “Proposed Action”)

**Date:** May 6, 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 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:** Northwell Health Advanced Surgical Pavilion Building Expansion Electrical Service (the “Proposed Action”)

**Location:** 300 Community Drive, hamlet of Manhasset, Nassau County, Town of North Hempstead, New York 11030

**SEQR Status:** Unlisted

**Conditioned Negative Declaration:** No

**Proposed Action Description:**

The Proposed Action includes the installation of underground (UG) 13 kilovolt (kV) distribution cables and associated electrical appurtenances in order to provide additional electrical services to the Northwell Health Advanced Surgical Pavilion building, which has recently been expanded, resulting in increased electrical load.

As part of the Proposed Action, several portions of existing UG cable will be removed or abandoned, and new transformers and switchgears will be installed to accommodate electrical connections. The majority of UG distribution cable will be installed in pre-existing subsurface conduits that will be installed by the customer. The approximate location of the Proposed Action is depicted on Figures 1 and 2.

The Town of North Hempstead Board of Zoning Appeals, as Lead Agency, conducted an uncoordinated SEQRA review for the building expansion. The Town issued a Negative Declaration for the expansion on December 17, 2018. Since coordinated review was not undertaken with LIPA at the time of that review, this SEQRA is required to assess the environmental impacts of the electrical utility work, as described herein.

## **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’s scope of work in accordance with the requirements of SEQRA, a Short Environmental Assessment Form Parts 1, 2 & 3 (“SEAF”) were prepared. Key findings are outlined below.

- Installation of the distribution cables will be completed entirely UG in previously disturbed areas. New equipment being installed (transformers, switchgears and manholes) will be installed in previously disturbed areas where existing electrical equipment already exists. As a result, the Proposed Action will not result in significant adverse visual impacts or impacts to land use.
- The Proposed Action is located within the North Hills Special Groundwater Protection Area (SGPA), which is identified as a Critical Environmental Area (CEA). The Proposed Action will involve the installation of electrical infrastructure to relatively shallow depths (less than 15 feet below grade). Based on the United States Geological Survey Long Island Depth to Water Viewer, groundwater at the Proposed Action site is located at depths greater than 40 feet below grade. Further, the Proposed Action will not involve any discharges to ground surface, or the installation of any sanitary facilities. Therefore, the Proposed Action will not result in any significant adverse impacts to this CEA.
- The Proposed Action is located within an area that is designated by the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) as an archaeological sensitive area. The Proposed Action will be completed within the footprint of construction activities associated with the North Shore Advanced Surgical Pavilion building expansion, which area was recently excavated and disturbed as part of the Hospital’s construction. In addition, a consultation request was submitted to OPRHP. OPRHP responded indicating that the no properties, including archaeological and/or historic resources listed in or eligible for the New York State and National Registers of Historic Places will be impacted by the Proposed Action (see Attachment A). Therefore, the Proposed Action will not result in any significant impacts to archaeologically sensitive resources.
- No portions of the Proposed Action are located within or immediately adjacent to any National Wetlands Inventory (NWI)-mapped wetlands, or any New York State Department of Environmental Conservation (NYSDEC) regulated wetlands or wetland adjacent areas. Therefore, the Proposed Action will not impact wetlands.
- One New York State threatened species (Bald Eagle) was identified to be potentially located in the vicinity of the Proposed Action. The Proposed Action involves the installation of primarily UG utilities, within property that is fully developed. The Proposed Action will involve only minor ground disturbance and will not involve any tree or nest removals. Therefore, the Proposed Action will not result in significant adverse impacts to this species beyond any indirect impacts that currently exist due to the nature of the Proposed Action site as a large medical facility.
- The Proposed Action is not located within or adjoining a property that has been the subject of remediation of hazardous waste. Therefore, significant adverse impacts to

human health are not anticipated during construction or operation of the Proposed Action.

- 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.
- In the immediate vicinity of construction activities, access to residences and businesses will be temporarily limited, but at no point completely blocked. During work shifts, a worker will be assigned to move protective barriers to allow access to properties. 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 may be experienced along the Proposed Action route 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, if any, will be temporary in nature and are typical for any utility construction project of this type. As such, no significant adverse noise or vibration impacts will occur.

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:**

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/s/ Billy Raley

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

Dated: May 6, 2022