

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

Project: Brooklyn Avenue (5BK) New Substation (“Proposed Action”)

Date: September 7, 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 Part 10052.

The Long Island Power Authority (the “Authority”) has determined, based on information provided by PSEG Long Island and the Full Environmental Assessment Form 1, 2 & 3 and supplemental documentation (the “EA”) prepared by PSEG Long Island and PS&S Engineering, P.C. (PS&S), 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: Brooklyn Avenue (5BK) New Substation (the “Proposed Action”)

Location: Brooklyn Avenue Substation located at 48 Brooklyn Avenue, hamlet of Massapequa, Town of Oyster Bay, Nassau County, New York (the "Proposed Substation property"), and along/within existing rights-of-way and roadways within the hamlets of Massapequa, Massapequa Park, North Massapequa, Seaford, Wantagh, and in the Village of Massapequa Park, Town of Oyster Bay, Nassau County, New York

SEQR Status: Unlisted

Conditioned Negative Declaration: No

Proposed Action Description:

The Proposed Action will involve the construction of a new electric substation, identified as the Brooklyn Avenue Substation (the “Proposed Substation”) and associated underground (UG) distribution feeder cable installations, overhead (OH) transmission pole and cable installations, and OH and UG distribution conversion and reconductoring (“C&R”) work, collectively referred to as the “Proposed Action”.

The project area is currently served by the existing LIPA Massapequa Substation, located at the intersection of Brooklyn Avenue and Seaford Avenue, in the hamlet of Massapequa. Recent engineering studies and analysis conducted by PSEG Long Island have concluded that the Proposed Action is needed as a result of growing energy demands exceeding the capacity of the

existing substations and circuits in the area. The Proposed Action will provide an adequate and more reliable electric supply and will fulfill future projected loads.

The Proposed Substation will encompass approximately 0.76-acre (Section 52, Block 265, Lot Nos 2551 through 2567 as identified on Nassau County Department of Assessment Land and Tax Maps), located at 48 Brooklyn Avenue, hamlet of Massapequa, Town of Oyster Bay, Nassau County, New York (the “Proposed Substation property”). The Climate Leadership and Community Protection Act (CLCPA) requires State agencies, authorities, and entities to direct funding in a manner designed to achieve a goal for disadvantaged communities to receive 40% of overall benefits of spending on clean energy and energy efficiency programs. The CLCPA directs the Climate Justice Working Group to establish criteria for defining disadvantaged communities, however until the criteria is established, New York State has identified interim criteria for disadvantaged communities. The Proposed Action is not located in a disadvantaged community as provided for by the interim criteria and does not include funding for clean energy and energy efficiency programs. The Proposed Substation property was purchased by LIPA in January 2019, for planned construction of the Proposed Substation. Subsequent to the purchase of the Proposed Substation property, existing site structures and their associated foundations were demolished; and the existing dolomite surface and perimeter fencing were installed. The existing site structures included a single story automotive garage and attached office and two aboveground storage tanks (with capacities of approximately 180 and 275 gallons). During site demolition activities, two underground storage tanks (with capacities of approximately 1,500 and 2,000 gallons) were discovered, which were subsequently removed and closed out in accordance with applicable state and federal regulations.

Substation equipment to be installed includes 69/13 kilovolt (kV) 33MVA transformer banks, three 13kV switchgear enclosures, one battery house, and associated equipment (i.e., breakers, switches, bus supports, cable terminations, etc.). It should be noted that one of the proposed transformer banks, switchgear, associated switching equipment, and one connecting distribution exit feeder, will be installed at a future date (currently anticipated to be in approximately 10 years); however this equipment has been evaluated as part of this SEQR. A control and battery enclosure and five 60-foot lightning masts will also be installed within the Proposed Substation.

A total of five UG distribution exit feeders in conduit will be installed by a combination of open-trench and horizontal directional drilling (HDD) methods, from the Proposed Substation, as follows:

- Extending north from the Proposed Substation, and west along Brooklyn Avenue. This feeder will be installed and connected to the Substation at a future date; the conduit will be installed in the interim, until cable is ultimately pulled through for connection. The conduit will be installed extending from the Substation to a new manhole located at the intersection of Brooklyn Avenue and Forest Avenue. When the feeder cable is installed, it will be pulled through the conduit and will be extended to connect to an adjacent new 40 to 45-foot riser pole, to be installed at the time of the feeder connection.
- Extending south from the Proposed Substation and east along Veterans Boulevard across Hicksville Road (Route 107), where it will connect to a new 45-foot riser pole;

- Extending north from the Proposed Substation, east on Brooklyn Avenue, north on Hicksville Road (Route 107) and east on New York Avenue, where it will connect to a new 45-foot riser pole;
- Extending north from the Proposed Substation, east on Brooklyn Avenue, north on Hicksville Road (Route 107), east on New York Avenue, north on Central Avenue, east on Michigan Avenue, and north on Broadway where it will connect to a new 45-foot riser pole, and
- Extending north from the Proposed Substation, east on Brooklyn Avenue, north on Hicksville Road (Route 107), east on New York Avenue, north on Central Avenue, west on Michigan Avenue, and north on Hicksville Road (Route 107) where it will connect to an existing pole.

UG distribution C&R work will include the installation of distribution cable in three areas by a combination of open-trench and HDD methods, including two areas along Jerusalem Avenue and one along Seaford Avenue (See **Figure A-2**). OH distribution C&R work will occur along existing distribution circuits in the surrounding neighborhoods and will include the replacement of approximately 250 existing wood utility poles, and the installation of approximately 20 new wood utility poles (See **Figure A-2**). Replacement poles will be no more than 10 feet taller in height than the pole it is replacing, and will be located within the same general locations. All new distribution poles will be installed within existing utility pole alignments, and will be no more than 10 feet taller in height than adjacent poles. In addition, distribution C&R work will include the replacement or re-phasing of OH distribution wire, switching, and pole-top equipment replacement/installations (transformers, cross-arms, switches, etc.).

OH transmission activities will include the replacement/relocation of existing steel transmission poles and a lattice tower and the installation of new steel transmission poles, with a Natina finish within the existing transmission circuit and a galvanized finish within the Proposed Substation, as listed below on Table 1. The Proposed Substation will connect to the existing transmission circuit via two new transmission poles. OH easements will be acquired from the Town of Oyster Bay to support the connection of the Proposed Substation to the existing transmission circuit located south of the Proposed Substation property (See **Figure A-3**).

**Table 1
Transmission Pole Work Summary**

Existing Tower/Pole No.	Existing Height (feet ag)	Existing Diameter (inches)	Action	New Pole No.	New Height (feet ag)	New Diameter (inches)	Net Height Difference (± feet ag)	Finish of New Structure
Pole #55	65	~36	Replace	Pole #55	75	35.5	10	Natina
Pole #56	65	~36	Replace	Pole #56	74	34	9	Natina
T# M-4	63	60-inch square	Replace	Pole #58	75	39.25	12	Natina
N/A	N/A	N/A	New	Pole #57	74	34	N/A	Natina
N/A	N/A	N/A	New	Pole #5BK-1	64	36.25	N/A	Galvanized

Existing Tower/Pole No.	Existing Height (feet ag)	Existing Diameter (inches)	Action	New Pole No.	New Height (feet ag)	New Diameter (inches)	Net Height Difference (± feet ag)	Finish of New Structure
N/A	N/A	N/A	New	Pole #5BK-2	64	36.25	N/A	Galvanized

Notes:

N/A: Not Applicable

ag: above grade

An approximate 140 linear foot section of water main supplying a fire hydrant located within the Town of Oyster Bay-owned property currently bisects the Proposed Substation property. In order to support the construction of the Proposed Substation, this water main will be capped within Brooklyn Avenue, immediately north of the Proposed Substation property. The fire hydrant will subsequently be supplied by an approximately 200 linear foot section of new water main constructed along Veterans Boulevard, connecting the fire hydrant to an existing water main located near the intersection of Veterans Boulevard and Hicksville Road (Route 107). After the new service is installed, the section of water main currently bisecting the Proposed Substation property will be removed (See **Figure A-4**).

Reasons Supporting This Determination:

Based on a review of the Proposed Action’s scope of work in accordance with the requirements of SEQRA, a Full Environmental Assessment Form Parts 1, 2 & 3 (“FEAF”) and supplemental documentation were completed by PSEG Long Island and PS&S to evaluate potential impacts of the Proposed Action.

The EA evaluates the effect of the Proposed Action upon land use, natural resources, visual resources and community character, energy use, environmental hazards and human health resources. Key findings are outlined below.

Land Use

Although the construction of the Proposed Substation will constitute a change in land use, the Proposed Substation property is located in the immediate vicinity of, and adjacent to, existing industrial and commercial land uses. The Proposed Substation property is currently zoned as ‘Neighborhood Business’ and previously consisted of a fuel oil transfer and automotive repair facility. The existing LIPA Massapequa Substation is located along Brooklyn Avenue, approximately 0.19 miles west of the Proposed Substation, in the same general area as the Proposed Substation. As such, the Proposed Substation will be located in an area where many light industrial uses currently exist, and where utility infrastructure currently exists. Therefore, the Proposed Substation will not result in significant adverse impacts to land use.

OH transmission pole replacement activities will be completed along existing transmission circuit #69-567, where existing 65 to 75-foot wood transmission poles and steel transmission lattice towers currently exist. The three new transmission pole installations will occur within the footprint

of the Proposed Substation and within the existing OH transmission circuit. Given the location of the pole work within the Proposed Substation and within an existing OH transmission pole alignment, and given that the general area is already characterized by light industrial uses, the OH transmission components of the Proposed Action will be consistent with, or substantially similar to, current land uses. Therefore, the OH transmission components will not result in significant adverse impacts to land use.

The distribution exit feeders will be UG within public roadway rights-of-way or asphalt parking lots. Given the UG installation, and the location of the feeders within existing public roadways where UG utilities and infrastructure currently exist, the distribution feeders will not result in significant adverse impacts to land use.

OH distribution C&R activities will be located along existing public roadway rights-of-way, where utility poles and OH utility infrastructure currently exist. As such, the OH distribution C&R components of the Proposed Action will not result in significant adverse impacts to land use.

Given the location of the Proposed Substation property within an industrial/commercial area, the UG installation and location of the feeders, and the presence of existing UG and OH infrastructure throughout the surrounding neighborhoods, the Proposed Action will be consistent with nearby land uses and will not significantly alter the character of the surrounding area.

Natural Resources

Groundwater

Due to the proposed depths of excavation activities, construction activities may encounter groundwater, particularly within the Proposed Substation property and during transmission pole activities, where depth to groundwater is relatively shallow (10 feet or less). Construction activities at these depths will be limited to installation of concrete substation foundations, and footings for substation equipment and transmission poles. The vast majority of excavation activities will be completed above the water table.

It is not anticipated that construction dewatering will be necessary. However, in the event construction dewatering is necessary, in accordance with state and federal regulations, groundwater will be discharged to on-site pervious areas or the sewer system or will be containerized and transported off-site for disposal.

Floodplains

Areas immediately east of the Tackapausha Nature Preserve (along Riverside Avenue and Seaford Avenue) and along Oakdale Avenue and Harbor Boulevard, south of Merrick Road are located within the 100-year or 500-year floodplains. C&R activities will be completed in these areas within/along paved public roadways or sidewalks, which will be restored in-kind upon completion of the work and will not result in any significant increase of impervious surfaces that would result

in the potential for significant adverse impacts to flood levels, flood risk, or the flow of floodwaters on the site of the Proposed Action or within the vicinity.

Wetlands

Three areas (see **Figures C-2 through C-5**) of the Proposed Action are located within New York State Department of Environmental Conservation (NYSDEC) regulated freshwater wetland adjacent areas: i) along Jerusalem Avenue, to the north of the Tackapausha Nature Preserve; ii) along Locust Street, Seaford Avenue and Merrick Road, immediately north, south, and east of the Tackapausha Nature Preserve; and iii) along Ocean Avenue, west of Massapequa Lake. Work activities to be completed in these areas include the installation of UG distribution cable and conduit, and the replacement and the installation of distribution poles. These work activities are authorized under PSEG Long Island's NYSDEC General Freshwater Wetlands Permit (NYSDEC Permit No. 1-9901-00011/00032). All work within the regulated freshwater wetland adjacent areas will be performed in accordance with the conditions set forth in the permit, and therefore the Proposed Action will not result in significant adverse impacts to wetlands.

Coastal Zone

Sections of the Overhead C&R and Underground C&R work located along and south of Merrick Road are located within the New York State Coastal Zone. A New York State Coastal Assessment Form was completed and submitted to New York Department of State (NYSDOS) (see Appendix A). 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.

Terrestrial Ecological Communities and Vegetation

The Proposed Substation will be constructed on property that is currently vacant and unvegetated, with a crushed dolomite ground cover, best described as "Urban Vacant Lot", an unranked cultural community with wide distribution throughout New York State. Urban Vacant Lots, is defined as an open site in a developed urban area that has been cleared for either construction or following the demolition of a building. Vegetation is typically sparse and there may be large areas of exposed soil, often with rubble or other debris.

The surrounding areas, including the proposed location of the UG distribution exit feeders and OH distribution C&R activities is comprised of areas best described as "Mowed roadside/pathway" or "Paved road/path", where there is likely to be sparse vegetation, or mowed roadside areas. The transmission pole activities will be located in areas best described as "Successional southern hardwoods", which is defined as a hardwood or mixed forest that occurs on sites that have been cleared or otherwise disturbed.

The Proposed Action will result in disturbance or removal of the limited existing vegetation. Up to approximately 900 square feet (or 0.02 acres) of vegetation will need to be removed along the LIRR ROW for the replacement and installation of the transmission poles. These areas will be

stabilized with a native grass seed mix at completion of construction. This ecological community (“Southern successional hardwoods”), as observed in the field, was comprised mainly of invasive species, and is of little to no ecological significance.

Due to the lack of sensitive ecological communities, as well as much of the site of the Proposed Action being paved, unvegetated, or mowed roadside areas, the Proposed Action will not result in significant adverse impacts to terrestrial ecological communities and vegetation.

Wildlife

Terrestrial wildlife use of the site of the Proposed Action is limited due to disturbed and largely unvegetated conditions and high levels of human activity. Due to these existing conditions, the Proposed Action will not result in the elimination of high quality or otherwise undisturbed wildlife habitat and will not adversely affect the limited suburban species assemblage observed and expected to occur in the vicinity of the Proposed Action. Suburban species are able to adapt quickly to changes in habitat with any displacement being temporary in nature, and therefore are tolerant of disturbance. Individuals of these species that may temporarily be displaced from the site of the Proposed Action during construction and will likely ultimately occupy abundant surrounding suitable habitats.

Threatened, Endangered, and Special Concern Species and Significant Habitats

No federal or New York State threatened, endangered, or special concern species, or significant habitats, were observed in the vicinity of the Proposed Action. Therefore, the Proposed Action will not result in significant adverse impacts to threatened, endangered or special concern species, or significant habitats.

Visual Resources

The Visual Resource Assessment Map, renderings, and photosimulations illustrate that the project will be visible from public rights-of-way and limited visual resources located within the Study Area. Most of the identified visual resources within the Study Area have intervening vegetation and/or structures that block the view of the Proposed Action. Given the location of the Proposed Substation within an existing light industrial area, the presence of existing OH infrastructure that is either similar or taller in height than the Proposed Action, as well as the intervening vegetation and development that will limit visibility of the Proposed Action from the identified visual resources, the Proposed Action does not have the potential to result in significant increased adverse visual impacts.

Based on the results of the visual impact assessment, the Proposed Action will not result in significant adverse impacts on the visual character of the Study Area and will not result in significant alteration to the existing visual quality and visual resources in the project area. The Proposed Substation equipment and transmission pole installations will not significantly impair the visual landscape as experienced from any scenic or aesthetic resources and will not interfere with or reduce the public’s, or area residents’, enjoyment or appreciation of the appearance of any

inventoried scenic, open space, or other resource. Thus, there will be no significant adverse visual impacts as a result of the Proposed Action.

Archaeological/Historic Resources

Portions of the Proposed Action are located within New York State Office of Parks, Recreation and Historic Preservation (OPRHP) designated archaeologically sensitive areas. In addition, within 0.5-mile of the Proposed Action there is one property that is listed on the State or National Register of Historic Places, and five properties eligible for listing on the State or National Register of Historic Places. A consultation request was submitted to the OPRHP on June 23, 2021, to evaluate the potential impact from the Proposed Action (inclusive of only the Proposed Substation, the preliminary design route for the original distribution exit feeders routes, and transmission work area) on archaeological and/or historic resources. A response was received from the OPRHP on June 30, 2021 stating that the Proposed Action will have no impact on archaeological sensitive areas and/or historic resources listed in or eligible for the New York State and National Register of Historic Places. A copy of the OPRHP's Letter of No Impact is provided in Appendix B. The final distribution exit feeder routes will traverse public roadways adjacent to the roadways that were submitted to OPRHP for consultation, and do not traverse any roadways containing properties listed or eligible for listing on the State or National Register of Historic Places.

The OH distribution C&R work will occur along various existing distribution circuits, and the UG distribution cable work will occur beneath public roadways, in the neighborhoods surrounding the Proposed Substation. This work will generally include the replacement or re-phasing of OH distribution wire, distribution pole replacements and installations, installation of standard pole-mounted switching equipment, and installation of UG distribution cable and conduit under existing paved public roadways. Select areas of this work may be located adjacent or close to the identified historic or archaeological resources. However, given that the nature of this work is similar to routine utility maintenance work, and will be located in previously disturbed areas where existing OH or UG utilities exist, this work will not result in a significant adverse impact on these resources.

Energy

The Proposed Action will have beneficial impacts to the LIPA transmission and distribution system and the surrounding community, a developed area of Nassau County with its many residential, commercial, industrial, and institutional uses, through improved reliability and resiliency. The Proposed Action will not result in an increase in generating capacity. As such, there will be no significant adverse impacts to energy resources.

Noise and Electromagnetic Field (EMF)

A detailed Noise Impact Assessment Study ("Noise Study") was completed to evaluate the potential sound-level impact of future operational noise levels at the Proposed Substation. The projected (modeled) future noise impact levels for the Proposed Substation were evaluated based on potential worst-case future noise levels from the simultaneous operation of the proposed three

new 69kV transformer banks operating at maximum capacity. Total sound levels at the subject property lines following the completion of the Proposed Substation would not increase more than 1 decibels (dBA) beyond existing total sound levels. NYSDEC Noise Policy Guidelines state that increases ranging from 0-3 dBA should have no appreciable effect on receptors. As a result, the operation of the Proposed Substation will not result in significant adverse noise impacts to nearby receptors.

The potential EMF impact of the Proposed Action has been evaluated based on the EMF levels calculated for the West Bartlett Substation Project. That project and the Proposed Action consist of similar equipment that will operate at comparable capacities and voltages. Based on a comparative analysis of the West Bartlett Substation Project, the predicted EMF levels from the Proposed Action will be below the 200 milligauss (mG) prudence avoidance health standard established by the New York State Public Service Commission and will not result in any significant adverse impacts.

Emissions

Overall, the emissions generated by the Proposed Action will be limited to the operation of construction equipment and vehicles during work hours. These emissions are temporary and typical of construction activities, with no emissions to be generated after construction of the Proposed Action is complete. Since construction vehicles, worker vehicles and construction equipment are not expected to operate on a continuous basis during any day, any generated air emissions will not result in significant adverse impacts to air quality. Therefore, construction activities will not result in significant adverse impacts to air quality.

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 a 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

Dated: September 7, 2022