

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

**Project:** Greenview Apartments, Oakdale New Distribution Line

**Date:** November 23, 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 Short Environmental Assessment Form Parts 1,2, & 3 prepared by PSEG Long Island that the Proposed Action described below will not have significant adverse impact on the environmental and a Draft Environmental Impact Statement will not be prepared.

**Name of Action:** Greenview Apartments, Oakdale New Distribution Line

**Location:** 4180 Sunrise Highway, hamlet of Oakdale, Town of Islip, Suffolk County, New York

**SEQR Status:** Unlisted

**Conditioned Negative Declaration:** No

**Proposed Action Description:**

The Proposed Action includes the installation of approximately ten (10) new wood 45-foot-tall distribution poles (38.5 feet tall after embedment) and approximately 1,200 linear feet of overhead distribution wire located along the Sunrise Highway South Service Road in proximity to 4180 Sunrise Highway, hamlet of Oakdale, Town of Islip, Suffolk County, New York, in support of a new development. The Town of Islip conducted an uncoordinated SEQRA review for the new development. Therefore, LIPA is required to conduct this review pursuant SEQRA to evaluate the required utility upgrades to support the new development. The new distribution line will connect to existing distribution pole #8 located on Sunrise Highway South Service Road and Pond Road. Additionally, existing riser pole #8A will be removed. The Proposed Action also includes the installation of approximately 1,500 linear feet of underground distribution cable (see Figures 1B-C). The proposed cable will start at new riser pole #18 along the Sunrise Highway South Service Road to two new transformers within the new development. In total, approximately 0.13 acres of ground disturbance will occur for the entirety of the Proposed Action.

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.

## **Reasons Supporting This Determination:**

Based on a review of the Proposed Action's scope of work in accordance with the requirements of SEQRA, the Short Environmental Assessment Form Parts 1, 2 & 3 ("SEAF") was prepared to evaluate potential impacts of the Proposed Action

The SEAF 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. New aboveground distribution poles and associated overhead wires are planned to be installed in an area that is not in-kind with the existing aboveground infrastructure in the area. The new pole line is more specifically depicted in the photo simulations set for in Attachment A. There is an existing cell tower that is visible when driving along Sunrise Highway (see View 1). Additionally, there is an existing overhead distribution line that crosses over Sunrise Highway from North to South (see View 3) located immediately to the west of the Proposed Action. The presence of the new distribution line is noticeable when driving or walking along the Sunrise Highway North Service Road and may be noticeable at the commercial locations on the Sunrise Highway South Service Road. However, the existing tree line between the commercial parking lot and the new distribution partially obscures that view (see Views 1 and 2).

The distribution line is also noticeable when driving or walking on or near the Sunrise Highway South Service Road (see Views 3 and 4). The predominant land uses in this area are comprised of commercial, high density residential, and transportation uses. There are no existing scenic resources in the area. Although the new distribution line will be in an area where there are no other existing overhead facilities, the area is visually dominated by the roadway and nearby commercial uses. The existing visual character along the Proposed Action route is comprised of a variety of features, including an approximately 20 foot tall overhead steel structure for signage that crosses over Sunrise Highway from North to South, and three existing 35-foot overhead wood distribution poles in front of the commercial building on the Sunrise Highway North Service Road with overhead wire connected to all three and streetlights attached to two of them. The existing visual character of the area is further comprised of commercial uses, including one story buildings on the north and south side of Sunrise Highway. The addition of the distribution line will not detract from the character of the landscape nor will it significantly alter it. Therefore, the installation of the new distribution line will not result in a significant visual impact. Additionally, there will be no changes to land use or community character, nor will there be any effects on human health.

A portion of the Proposed Action is located within and adjacent to a New York State Office of Parks, Recreation, and Historic Preservation (OPRHP) designated archeologically sensitive area. A consultation request as submitted to OPRHP, and OPRHP responded with a letter dated August 13, 2022 that the Proposed Action would have no impact on historic properties, including archaeological and/or historic resources (see Attachment B). Therefore, the Proposed Action will not result in any significant adverse impacts to the aforementioned areas.

The EAF Mapper Summary Report identified that a portion of the Proposed Action is adjacent to lands containing wetlands or other waterbodies regulated by a federal, state, or local agency. Upon further review of aerial photography and review of New York State Department of Environmental Conservation (NYSDEC) wetland maps, the Proposed Action is located outside of any freshwater and tidal wetland jurisdictional areas. No impacts to regulated wetlands or waterbodies will result from installation of the Proposed Action.

The EAF Mapper Summary Report also identified that the following State or federally listed threatened or endangered species are located at or around the Proposed Action site: Northern Long-eared Bat (NLEB), listed as threatened, both in New York State (NYS) and federally; and the Bald Eagle, listed as threatened in NYS and protected under the Migratory Bird Treaty Act federally. The Proposed Action will take place

within an area previously disturbed by past road construction and areas that undergo regular mowing/maintenance. Since no clearing of trees is proposed and all tree trimming will be minor in nature, if any, the Proposed Action will not result in significant adverse impacts to wildlife or ecological communities, including the NLEB and Bald Eagle, at either the individual or the population level. The Proposed Action will not eliminate any high quality or valuable wildlife habitat and will not adversely affect the species that may occur in the area. Once construction is complete, all disturbed areas will be restored in-kind.

Based on the SEAF 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 will not be prepared.

**For Further Information:**

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

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

Telephone Number: (800) 490-0025

E-mail: [PSEGLongIslandSEQR@pseg.com](mailto:PSEGLongIslandSEQR@pseg.com)

/s/ Billy Raley  
Bill Raley  
Senior Vice President, Transmission and Distribution

Dated: November 23, 2022