

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

Project: 99-200 Commercial Avenue Property Acquisition (the “Proposed Action”)

Date: May 7, 2024

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 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 (“EA”) 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: 99-200 Commercial Avenue Property Acquisition (the “Proposed Action”)

Location: 99-200 Commercial Avenue, hamlet of East Garden City, Town of Hempstead, Nassau County, New York – Nassau County Land & Tax Map Section 44; Block D; Lots 348 and 345 and Section 44; Block F; Lot 310 (the “Property”)

SEQR Status: Unlisted

Conditioned Negative Declaration: No

Proposed Action Description:

The Proposed Action includes the acquisition of 99-200 Commercial Avenue (the “Property”), identified as Nassau County Land & Tax Map Section 44; Block D; Lots 345 and 348 and Section 44; Block F; Lot 310, encompassing a total area of approximately 1.28 acre. The Property acquisition will not require any land disturbance. Figures 1 through 3 depict the location of the Property.

There are numerous New York State Climate Leadership & Community Protection Act (“CLCPA”) initiatives that will require additional property throughout Long Island. The CLCPA drives a Public Policy Requirement that will include physical modifications to the Long Island Transmission District (“Long Island PPTNs”) to accommodate the delivery of offshore wind energy from Long Island to the rest of the state in order to meet state energy goals under the CLCPA. The Proposed Action will serve to provide more flexibility in LIPA’s future planning and expansion needs, particularly related to Long Island PPTNs. The Property is anticipated to be used

for installation of Long Island PPTN-related infrastructure, including but not limited to series reactors, buswork, take-off structures, switch structures, and cable connections to adjacent transmission circuits. A detailed site plan and design for the proposed use has not been completed yet and as a result a separate State Environmental Quality Review (SEQR) pursuant to 6 NYCRR 617 will be conducted once design is complete. Pursuant to 6 NYCRR 617.3(g)(1), completing a separate environmental review under SEQRA for the Long Island PPTN-related infrastructure once more design details are available will be no less protective of the environment.

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 in accordance with the requirements of SEQRA, a Short Environmental Assessment Form Parts 1, 2 & 3 (“SEAF”) was prepared. Key findings are outlined below.

- The EAF Mapper indicated that the project contains or is substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the New York State (“NYS”) Office of Parks, Recreation and Historic Preservation (“OPRHP”) to be eligible for listing. However, based on a review of the NYS OPRHP Cultural Resource Information System (“CRIS”), the closest State/National Register Listed or Eligible resource is the Mitchel Air Base and Flight Line National Register Listed Historic Building District (the "Building District"), which is located approximately 450 feet east of the Property. The Building District is not substantially contiguous to the Property. As the Property acquisition will not involve any land clearing or development activities, the Proposed Action will not have the potential for significant adverse impacts to this building district.
- The EAF Mapper indicated that the site of the Proposed Action or an adjoining property may have been the subject of remediation for hazardous waste. Based on a review of the New York State Department of Environmental Conservation (NYSDEC) DECinfo Locator mapper, the closest hazardous waste remediation site (Purex-Mitchel Field site; Site Code 130014, State Superfund Program) is located approximately 100 feet south of the Property, across Commercial Avenue, and does not adjoin the Property. The Purex-Mitchel Field Site is a former chemical distribution facility where impacts to soil and groundwater (primarily chlorinated solvents) have been identified. Remedial activities have been completed at this property for soil and may be ongoing for groundwater. As the Property acquisition will not involve any development activities, the Proposed Action will not have the potential for significant adverse impacts to human health or the remediation of this site.

As the Property acquisition will not involve any land development activities, there will be no change to predominant character of the existing landscape, nor will there be any adverse visual impacts. Additionally, there is no potential for significant adverse impacts on energy use, flora or fauna or human health. 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:

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/s/ Billy Raley

Billy Raley

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Dated: May 7, 2024