

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

Project: Mott Avenue Property Acquisition (the “Proposed Action”)

Date: November 5, 2025

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: Mott Avenue Property Acquisition (the “Proposed Action”)

Location: Parcel Located North of Mott Avenue, West of Dickens Street and East of Bay 28th Street, Neighborhood of Far Rockaway, Queens County, New York – New York City Block 15670, Lot 125 (the “Property”)

SEQR Status: Unlisted

Conditioned Negative Declaration: No

Proposed Action Description:

The Proposed Action involves the acquisition of the Property, designated as Block 15670, Lot 125 on the New York City Tax Map, Queens County, encompassing a total area of approximately 18.30 acres. The Property is anticipated to be used for electric transmission and distribution infrastructure, which may include potential future expansion of the existing Far Rockaway Substation. The Far Rockaway Substation is currently under an easement with National Grid, which will be eliminated once ownership transfers to LIPA. Property acquisition will not require any land disturbance. Future development plans have not been completed, and as a result a separate SEQRA review will be conducted for any future development plans. Pursuant to 6 NYCRR 617.3(g)(1), completing a separate environmental review under SEQRA for future development plans once they are designed is no less protective of the environment. Figures 1 through 3 depict the location of the Property.

Reasons Supporting this Determination:

The Proposed Action is an “Unlisted” Action as defined in SEQRA. 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 Property is located immediately northeast of a building that is eligible for listing in the State or National Register of Historic Places (P.S. 104 26-01 Mott Avenue, Queens New York, identified as The Bays Water Middle School), on the opposite side of Mott Avenue. As the Property acquisition will not involve any development activities, the Proposed Action will not have the potential for significant adverse impacts to this eligible building.
- As the Proposed Action is located within the New York State coastal zone and within a New York City waterfront revitalization program (WRP) area, a New York State Coastal Assessment Form was completed and submitted to New York State Department of State (NYSDES) on October 24, 2025; and a New York City WRP Consistency Assessment Form was completed and submitted to the New York City Department of City Planning (DCP) on September 11, 2025 (*see* Appendix A). Consistency concurrence was received from the DCP. Based on these assessments and given that the Proposed Action will not involve any development activities, 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 or New York City WRP.
- The Proposed Action is located partially within/adjoining the Jamaica Bay Critical Environmental Area (CEA), which is designated as such to protect the ecosystem and a large number of wildlife. However, as the Proposed Action will not involve any development activities, the Proposed Action will not have the potential for significant adverse impacts to this CEA.
- The Proposed Action is located within the 100-year floodplain. As the Property acquisition will not involve any development activities, the Proposed Action will not have the potential for significant adverse impacts to flood levels, flood risk, or the flow of floodwaters on the Proposed Action site or within the vicinity.
- Three State and federally-listed endangered animal species (Leatherback, Kemp’s or Atlantic Ridley, and Atlantic Sturgeon) and two State and federally-listed threatened animal species (Loggerhead and Green Turtle) were identified as being potentially located in the vicinity of the Proposed Action. Additionally, the Yellow-crowned Night-Heron, a New York State protected bird was identified in the vicinity of the Proposed Action. However, as the Proposed Action will not involve any development activities, the Proposed Action will not have the potential for significant adverse impacts to these species.
- The Property is located in an area where two significant natural communities are present (a marine back-barrier lagoon and low salt marsh). As the Property acquisition will not involve any development activities, the Proposed Action will not have the potential for significant adverse impacts to these communities.
- Based on a review of the New York State Department of Environmental Conservation (NYSDEC) Environmental Resource Mapper, a National Wetlands Inventory (NWI) estuarine and deepwater wetland (a NYSDEC tidal wetland) adjoins the Property to the

northeast. As the Property acquisition will not involve any development activities, the Proposed Action will not have the potential for significant adverse impacts to this wetland.

- 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. However, based on a review of the NYSDEC DECinfo Locator mapper, the closest hazardous waste remediation site (K-Inwood Holder; Site Code 130121, State Superfund Program) is located approximately 350 feet northeast of the Property across Motts Basin and does not adjoin the Property. The K-Inwood Holder Site is a former manufactured gas plant where impacts to soil (primarily polycyclic aromatic hydrocarbons [PAHs] and Benzene, Toluene, Ethylbenzene and Xylenes (BTEX)) have been identified. As the Property acquisition will not involve any development activities and given the distance of this site from the Property, the Proposed Action will not have the potential for significant adverse impacts to human health or the remediation of this site.

A Phase I Environmental Site Assessment (ESA) was conducted at the Property in March 2025, which revealed the presence of the following Recognized Environmental Conditions (RECs): i) the potential presence of historic fill material on-site, including the potential presence of coal and coal ash; ii) the historic use of the Property as a coal- and oil-fired electric generating station, and as a natural-gas generating station, and; iii) potential impacts from historic releases that occurred at the Property, given its listing in several regulatory agency databases (petroleum spills, historic hazardous waste generated, historic petroleum bulk storage, and historic chemical bulk storage). A Phase II ESA will be completed at the Property to confirm the absence or presence of contamination in association with the above-listed RECs. As Property acquisition will not involve any development or ground intrusive activities, the identified RECs do not have the potential for significant adverse impacts to human health.

As the Property acquisition will not involve any land development activities, there will be no change to the 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/ Werner Schweiger

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Dated: November 5, 2025