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

Project: Valley Stream Install Reactor on Circuit to Stewart Avenue (the "Proposed Action")

Date: April 8, 2026

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 ("LIPA" or the "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: Valley Stream Install Reactor on Circuit to Stewart Avenue (the "Proposed Action")

Location: Within the existing Valley Stream Substation and Long Island Power Authority owned property located on Whitehall Street, Villages of Valley Stream and Lynbrook, Town of Hempstead, Nassau County, New York 11563

SEQR Status: Unlisted

Conditioned Negative Declaration: No

Proposed Action Description:

The Proposed Action includes the installation of three new series reactors, associated support equipment, and cable connections for the existing 138 kilovolt (kV) Stewart Avenue to Valley Stream Circuit. The Proposed Action will provide additional electrical capacity and flexibility for the LIPA electric system.

The series reactors and associated support equipment will be installed within vacant LIPA-owned property located adjacent to the active Valley Stream Substation on Whitehall Street in the Villages of Valley Stream and Lynbrook, Town of Hempstead, Nassau County (*see* Figure 1). Series reactors are high-voltage devices installed directly in series with transmission lines to limit fault currents and control power flow on the system. Their passive, constant-impedance nature makes them highly reliable and effective in strengthening system performance and resilience.

The vacant property encompasses approximately 0.45 acres and consists of shrubs, trees, and low-lying brush. The equipment installations will require that the property be cleared of vegetation and regraded. A new 8-foot fence with permahedge screening will be installed

around the perimeter of the expansion area, and 12- to 14-foot evergreen trees (with potential to reach mature heights of 40 to 60 feet) will be installed along the eastern property perimeter of the expansion area. In addition, a 6-foot fence with a 20-foot-wide double swing gate will be added on the west side of the expansion area, within the Substation property to provide separate access to the reactors.

Proposed equipment installations will include the following: three air series core reactors; two 138kV termination structures; one gang-operated disconnect switch; steel support structures; and a lighting and security system consisting of four 20-foot-tall fiberglass lighting poles. Dolomite stone will be installed on the ground surface throughout the expanded substation area. Approximately 3,050 feet of existing underground 138kV cable located along the Long Island Rail Road (LIRR) will be replaced (to be pulled through existing conduit), between an existing manhole located along the LIRR, and the Proposed Action site. The Proposed Action will also include the following 138kV underground cable work: (1) approximately 75 feet of new cable will be installed to connect the replacement cable to the new termination structure, (2) approximately 500 feet of new cable will also be installed from the new termination structure to existing termination structures located within the Substation (south of Whitehall Street), and (3) approximately 350 linear feet of existing cable will be abandoned in place. Additionally, approximately 400 linear feet of oil pipe will be installed to connect the 138kV cables to an existing pump house at the Substation. The Proposed Action components are depicted in Figures 2 and 3.

The new series reactors are cylindrical in shape, with a diameter of approximately 10 square feet and a height of approximately 25 feet above grade. Steel support structures will extend to approximate heights of 42 feet above grade and will be equipped with approximate 10-foot-long lightning masts, bringing total structure heights to approximately 52 feet above grade. Other support equipment will be lower than 18 feet above grade. Existing equipment at the Valley Stream Substation generally extends to heights between 16 and 24 feet, except for take-off structures facilitating a wire crossing over Whitehall Street that extends to a height of approximately 72 feet. In addition, several overhead transmission circuits exist in the immediate vicinity of the Proposed Action, including to the north along the LIRR, and to the south along Whitehall Street, which consist of wood transmission poles extending to heights ranging from 43 to 70 feet.

The Proposed Action is located within an area that consists of various land uses, including industrial and commercial uses to the south and southwest, and residential uses to the north, east and southeast. LIRR tracks abut the Proposed Action site to the immediate north.

In total, the Proposed Action will require approximately 0.50 acres of ground disturbance, the majority of which (approximately 0.45 acre) will occur within the vegetated LIPA-owned property which will require clearing, and the remainder of which (approximately 0.05 acre) will occur within the adjacent dolomite-covered substation, and paved areas of Whitehall Street.

SEQRA Findings

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) were prepared to evaluate potential impacts of the Proposed Action. The Proposed Action is an "Unlisted" Action as defined by SEQRA. The SEAF evaluated 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.

- New equipment installations will generally range in height from 18 feet to 52 feet above grade. The equipment installations will be located on property immediately adjacent to the existing Valley Stream Substation where electrical infrastructure currently exists that extends to maximum heights of approximately 72 feet. Additionally, existing overhead transmission circuits exist in the immediate vicinity of the Proposed Action that consist of wood transmission poles that extend to heights ranging from 43 feet to 70 feet. A new 8-foot fence with permahedge screening will be installed around the perimeter of the expansion area, and 12- to 14-foot evergreen trees (with potential to reach mature heights of 40 to 60 feet) will be installed along the eastern property perimeter of the expansion area, which will partially screen views of the substation equipment. Based on discussions with the Village of Lynbrook, alternative screening options may be utilized on the expansion area fence; however, the selected screening will be comparable in nature to permahedge to ensure equivalent levels of visual screening.

  A Visual Resource Assessment ("VRA") was completed to evaluate the extent and significance of the aboveground components of the Proposed Action in relationship to the existing visual landscape (*see* **Attachment A**). Photo-simulations were prepared to illustrate the proposed view of the Proposed Action from select areas of predicted visibility. An inventory of visual resources was completed per New York State Department of Environmental Conservation (NYSDEC) Program Policy "Assessing and Mitigating Visual Impacts" (DEP-00-2, issued July 31, 2000, last revised December 13, 2019). A one-mile radius ("study area") from the Proposed Action was selected for assessing potential visual impacts. The NYSDEC Program Policy identifies 16 categories of aesthetic resources of statewide significance which have been recognized through either national or state designations, as well as local resources.

  The VRA determined that visibility of the Proposed Action is minimal, with 99.77% of the one-mile study area having no visibility of the Proposed Action. Potential visibility is primarily concentrated near the Proposed Action site, including Whitehall Street, the adjacent railroad, and a section of Railroad Avenue. The visual resources inventory identified one State Park (Valley Stream State Park), several historic sites and districts eligible for listing or listed on the State or National Registers of Historic Places, and several local resources, within one mile of the Proposed Action (see Section 2.6 in Attachment A for list of resources).

  As illustrated on photo-simulations VP 1 through VP 5, the existing character of the immediate area is dominated by utility related infrastructure, including the existing substation and overhead transmission circuits. While there is a visual change in the immediate vicinity due to vegetation removal, the overall view of the Proposed Action is compatible with the existing utility landscape.

  Of the visual resources identified within one mile of the Proposed Action, only one (Greis Park, a local park) received predicted visibility of the Proposed Action. As depicted in photo-simulation VP 4, proposed infrastructure blends into the existing industrial landscape due to the existing lattice and wood transmission structures, and therefore the visual impact at Greis Park is considered minor to negligible. As outlined in the VRA and as depicted in the photo-simulations, while the equipment installations are visually different than what currently exists at the site, the surrounding area consists

of tall electrical equipment, and the Proposed Action, consistent with NYSDEC Program Policy Assessing and Mitigating Visual Impacts (DEP-00-2, issued July 31, 2000, last revised December 13, 2019), does not represent a significant adverse visual impact to the character of the area.

- A Sound Assessment Study ("Sound Study") was conducted to evaluate the potential sound level impact of future operational noise levels from the three proposed series reactors (*see* **Attachment B**). The Sound Study included: 1) measurements of existing sound levels collected during the nighttime period (10:00 PM – 7:00 AM) on September 23 and 24, 2025 at six monitoring (receptor) locations in the vicinity of the Valley Stream Substation; 2) Computer propagation modeling based on the proposed installation of the series reactors, and; 3) an evaluation of the results compared to the NYSDEC "Assessing and Mitigating Noise Impacts" ("NYSDEC Code") dated October 6, 2000, last revised February 2, 2001.

  Existing sound pressure levels at the receptor locations ranged from 50 A-weighted decibels ("dBA") to 51 dBA. Modeled future sound pressure levels at the receptor locations ranged from 51 dBA to 57 dBA, with the maximum level detected north of the property at a residential property line (Monitoring Location ID 1). The greatest difference between modeled future sound level and existing ambient sound level was also observed at Monitoring Location 1, with a difference of 6 dBA. The NYSDEC Code states that sound pressure level increases from three to six dBA may have potential for adverse noise impact only in cases where the most sensitive of receptors are present. The modeled sound pressure level of 57 dBA is also below the 65 dBA maximum for ambient noise level in a non-industrial setting stated in the NYSDEC Code. Based on this guidance and the proximity of the adjacent residences to the commuter rail line, the predicted increase in sound pressure level should not trigger a mitigation requirement. Therefore, the Proposed Action will not result in significant adverse noise impacts to nearby receptors.

- The Proposed Action will include the removal of approximately 0.45 acres of vegetation to accommodate the equipment installations. An ecological assessment was conducted to assess the Proposed Action's potential impact due to clearing of vegetation (*see* **Attachment C**). The ecological assessment determined that the site is characterized by a disturbed Coastal Oak-Heath Forest (Edinger et al., 2014) community with a limited number of mature trees and a mix of native and invasive plant species. Although the site exhibits characteristics of this community type, it is heavily disturbed and reflects a history of alteration. The canopy is primarily composed of various oak species, including red oak, black oak, and swamp white oak, which provide structural dominance across the site. Several invasive plant species were documented during the survey, contributing to the degraded ecological condition. No rare, threatened, or endangered ("RTE") species were observed on-site during the assessment. A review of the NYSDEC Environmental Resource Mapper indicates that the site is located within the vicinity of mapped habitat for the Yellow-crowned Night Heron. This species is protected under the Migratory Bird Treaty Act, which prohibits the taking of individuals, nests, or eggs without appropriate permits; however, it is not listed as threatened or endangered under New York State or federal regulations. In New York, the Yellow-crowned Night Heron is considered a Species of Greatest Conservation Need ("SGCN") and is ranked S2 (imperiled) by the New York Natural Heritage Program due to its limited breeding distribution, primarily restricted to coastal lowlands and scattered colonies on Long Island and in the New York City harbor region. The project site, however, does not provide suitable habitat for this species. It

lacks tidal wetlands, standing water, or riparian features necessary to support foraging or nesting activities. Based on these factors, the proposed clearing and substation expansion will not adversely affect the Yellow-crowned Night Heron or its habitat. The proposed substation expansion will result in the removal of vegetation within a small, isolated area, with minimal impacts to local ecological resources. No RTE species or significant habitats were identified on site, and the Proposed Action will not result in any significant adverse ecological impacts.

- The Proposed Action is not located within or adjoining sensitive environmental resources, including, but not limited to, Critical Environmental Areas ("CEAs"), state or federally regulated wetlands or waterbodies, the 100-year floodplain, archaeological, cultural or historic sites, or properties that have been subject to remediation of hazardous wastes. Additionally, no state or federally listed threatened or endangered animal species or associated habitat is located on the Proposed Action site. Therefore, the Proposed Action will not have the potential for significant adverse impacts to these resources.
- Portions of the Proposed Action are in proximity to the LIRR right-of-way. All necessary access and approvals from LIRR will be obtained prior to commencement of construction.

No potential for a significant adverse impact on the environment, flora, fauna, community character, or human health has been identified as a result of the Proposed Action.

For Further Information:

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/s/ Jason Horowitz
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