

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

**Project:** Elmont Substation Rebuild and Feeder Conversions – Phase 1 (the “Proposed Action”)

**Date:** May 7, 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 (“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:** Elmont Substation Rebuild and Feeder Conversions – Phase 1 (the “Proposed Action”)

**Location:** Within and proximate to the Elmont Substation and Belmont Substation and along various roadways within the hamlet and census-designated places of Elmont and Bellerose Terrace, Town of Hempstead, Nassau County; Villages of Bellrose, Floral Park and South Floral Park, Town of Hempstead, Nassau County, New York

**SEQR Status:** Unlisted

**Conditioned Negative Declaration:** No

**Proposed Action Description:**

The Proposed Action is the 4 kilovolt (kV) to 13kV conversion of existing underground (UG) and overhead (OH) distribution circuits in areas served by the LIPA-owned Belmont and Elmont Substations. The Proposed Action will be completed within and proximate to the existing Belmont Substation located along Green Road in Elmont, and the Elmont Substation, located along Belpark Place in Elmont, as well as along various public roadways or rights of way within Elmont, Bellerose Terrace, Floral Park, South Floral Park and Bellrose (*see* Figures 1 through 6).

The Proposed Action is the first of two phases (“Phase 1”), which will collectively convert the 4kV Elmont Substation and associated distribution circuits to 13kV. “Phase 2” activities will include the removal of existing 4kV substation equipment and the installation of new 13kV equipment at the Elmont Substation and an adjacent LIPA-owned property at 275 Belpark Avenue; however, sufficient engineering details for this phase is not yet complete. Completing Phase 1 activities in the near term allows for the overall project to remain on schedule to meet its target in service date, which relieves load growth issues described below. A separate

SEQRA will be prepared pursuant to 6 NYCRR 617.3(g)(1) for Phase 2. Completing a separate environmental review under SEQRA for the Phase 2 work will be no less protective of the environment than a SEQRA review encompassing both the Proposed Action and the Phase 2 work. A cumulative analysis is provided herein, and no significant cumulative adverse impacts are anticipated to result from the collective project.

The Proposed Action will support load growth from new developments in the surrounding areas, by upgrading and modernizing the existing infrastructure to supply the increased load. These upgrades will also increase the electric reliability and minimize restoration time during outages in the area.

Specifically, the Proposed Action consists of the following activities:

- Installation of one new UG 13kV distribution exit feeder and conduit extending from the Belmont Substation. Minor reconfiguration of existing feeders at the substation will occur to create a connection point for the new feeder. Spare conduits will be installed for future contingency purposes.
- Conversion of four existing UG circuits extending from the Elmont Substation from 4kV to 13kV via installation of new 13kV cable and conduit. Existing feeder routes and connection points will be slightly reconfigured to complete the conversion. Three of the feeders will extend along Elmont Road and connect to riser poles, one of which will be a new install. One of the feeders will extend along Elmont Road and east on Atherton Avenue, connecting to a riser pole that will be replaced. Spare conduits will be installed for future contingency purposes.
- Installation of eight spare conduits extending from the Elmont Substation into Elmont Road, terminating at two new manholes that will be installed. These conduits are being installed for potential future uses.
- Removal of one pad-mounted switchgear and one below-grade switchgear, and installation of two new pad-mounted switchgears and one below-grade switch near the Belmont Substation, in the vicinity of the UBS Arena and Long Island Rail Road (LIRR) Elmont Train Station parking area.
- Installation of one new wood distribution riser pole, and replacement of approximately 250 wood distribution utility poles. The new pole installation will be within an existing pole alignment, and within 10 feet in height of adjacent poles. Pole replacements will be wood, within 10 feet in height, and in the same general locations as the poles they are replacing. OH wire will be replaced along the associated pole alignments, and pole-top equipment (i.e., cross-arms, transformers, switches, capacitors, insulators, etc.) will be removed, replaced, or installed along the OH circuits.
- Replacement of two transmission poles and removal/installation of OH 33kV transmission wire to create an OH transmission bypass of the Elmont Substation. The bypass will allow the transmission circuits to remain energized while the Elmont Substation is offline during the future Phase 2 substation work. Pole replacements will be wood and within 10 feet of height to the poles they are replacing. One of the two poles will be relocated approximately 15 feet.

The Proposed Action is located within a primarily commercial and residential area. In total, the Proposed Action will require approximately 0.40 acres of ground disturbance. Approximately

0.35 acres of disturbance will be within paved areas and approximately 0.05 acres of disturbance will be within grass areas.

### 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.

- The Proposed Action primarily consists of pole replacements, all of which will be consistent in appearance to existing poles in the area. Apart from one transmission pole that will be relocated approximately 15 feet, all pole replacements will be wood, within 10 feet of height of the poles they are replacing, and in the same locations of the poles they are replacing. In addition, the new pole will be installed within an existing alignment and will be within 10 feet in height of adjacent poles.

Remaining portions of the Proposed Action include below grade installations (cable/conduit and manholes), or installations of low-profile aboveground equipment (pad-mounted switchgears) in locations where similar equipment already exists. No Proposed Action component requires changes to land use, and all components will be in areas where similar electrical infrastructure exists, including along all roadways, at and adjacent to the Elmont and Belmont Substations, and in the parking lot and associated roadways of the UBS Arena and LIRR Elmont Train Station. Therefore, the Proposed Action will not result in any significant adverse visual or land use impacts.

- The Proposed Action adjoins a property listed in the New York State Department of Environmental Conservation (NYSDEC) Environmental Restoration Program ("Elmont - 546 Hempstead Turnpike-aka-Elmont Welding"; Site Code E130150, previously also listed as Site Code E130151) (*see* Figure 7). This property was formerly a welding shop, lumber yard, auto repair shop, and garage. The primary contaminants of concern at this property were polycyclic aromatic hydrocarbons (PAHs), cadmium, and lead in shallow soils. Remediation at the site was completed (removal of top two feet of soil), and residual contamination at the property is being managed under a Site Management Plan. The only ground-intrusive activities located in proximity to this site are pole replacements, and none will occur within the limits of this property. Given that minimal excavation is needed for pole installations, and that it will not occur within this property, no significant impacts to human health or the remediation site is anticipated. No other remediation site for hazardous waste is located on or adjoining the Proposed Action.
- Select pole replacements are located adjacent to state or federally regulated wetlands/waterbodies; however, they will not encroach the limits of any state or federally regulated waterbody (*see* Figure 8). Wetlands that exist in the immediate proximity of the Proposed Action include Freshwater Forested/Shrub Wetlands located approximately 100 feet to 200 feet east of Rogers Place and along Tulip Avenue in Floral Park, and a riverine located approximately 125 feet west of Elmont Road in Elmont. Work within the regulated adjacent areas of these wetlands will be completed in accordance with PSEG Long Island's NYSDEC Wetland Maintenance Permit

(Permit #1-9901-0011/00035), and appropriate best management practices and sediment and erosion controls will be implemented, as necessary. Therefore, no potential for significant adverse impacts to these wetlands/waterbodies are anticipated.

- The Proposed Action is not located within or adjacent to an archaeological buffer area. The Proposed Action is located adjacent to one site that is listed in the State/National Registers of Historic Places (Bellerose Village Municipal Complex located along Superior Road with three listed buildings) and adjacent to three sites that are eligible for listing on the State and National Register of Historic Places (1. St. Thomas Church, located at corner of Commonwealth and Pennsylvania Boulevard in Bellrose; 2. Clara H. Carlson School located at 235 Belmont Boulevard in Elmont; 3. Centennial Hall/Masonic Temple, ca. 1925 on Tulip Street in Floral Park) (*see* Figure 9). The only work activities completed near these sites will include pole and OH wire replacements. A consultation request was submitted to the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) on February 10, 2026, and OPRHP responded in a letter dated March 12, 2026, indicating that the Proposed Action would have no impact on historic properties, including archaeological and/or historic resources (*see* **Attachment A**). Therefore, the Proposed Action will not result in any significant adverse impacts to these resources.
- The Proposed Action is not located within any Critical Environmental Areas (CEAs), or the 100-year floodplain. Additionally, the Proposed Action does not contain any species of animal or associated habitat listed by the State or Federal government as threatened or endangered. Therefore, the Proposed Action will not have the potential for significant adverse impacts to these resources.

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. 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.

#### *Cumulative Review of Phase 1 and Phase 2 Activities*

A combined review of both phases of the project was conducted to assess the overall cumulative impact of the project. The location of Phase 1 and Phase 2 project components are depicted on Figures 10 and 11.

Phase 2 will include rebuilding the Elmont Substation and expansion of the substation by approximately 0.27 acres onto adjacent LIPA-owned property located at 275 Belpark Avenue. The Elmont Substation property contains active electrical substation equipment and dolomite ground surface cover. The adjacent 275 Belpark Avenue is a vacant lot covered by gravel with a concrete driveway apron. No buildings currently exist on this property. Total disturbance associated with Phase 2 is anticipated to be a maximum of 0.48 acres (the entirety of the Elmont Substation and 275 Belpark Avenue property).

The NYSDEC Environmental Assessment Form (EAF) Mapper was consulted for the Proposed Action, which covered a vast geographical area. Phase 2 will be located within the

same geographical area that was evaluated for this environmental assessment (EA) and is expected to result in the identification of the same environmental resources. As such, since the Proposed Action is not located within not located within a CEA, the New York State Coastal Zone, the 100-year floodplain, and does not contain state or federal threatened or endangered species or associated habitats, neither will Phase 2. Therefore, no cumulative adverse impacts are anticipated to these resources.

The following environmental resources were identified for the Proposed Action, or are anticipated to be identified for Phase 2:

#### Remediation Sites

The Elmont Substation and expansion area are not located within or adjoining any site that has been subject to remediation for hazardous waste. While the Proposed Action adjoins a property that has been subject to remediation for hazardous waste (“Elmont - 546 Hempstead Turnpike-aka-Elmont Welding”; Site Code E130150, previously also listed as Site Code E130151), this property is located approximately 0.25 miles northeast of Phase 2. Therefore, there will be no associated cumulative adverse impacts.

#### Archaeological/Historic Resources

Phase 2 is not located adjacent to any properties that are listed or eligible for listing on the State or National Register for Historic Places, nor is it located within an archaeological buffer area. Therefore, there will be no associated cumulative adverse impacts for these resources.

#### Land Use

Phase 2 will involve converting vacant unvegetated land located at 275 Belpark Avenue into active substation. While utilizing this property as a substation represents a change to the land use, this land is owned by LIPA and currently abuts the active Elmont Substation where existing electrical infrastructure exists. Expanding the substation into this area will not result in any significant adverse impacts to land use as new equipment installations are anticipated to be similar to what exists in the immediate vicinity, and as it is located on utility-owned land. The transmission and distribution components of the Proposed Action will occur along roadways where active electrical infrastructure exists and therefore will not result in any significant adverse impacts to land use. As such, the Proposed Action and Phase 2 will not collectively result in significant adverse land use impacts.

#### Sound

The Proposed Action does not install any permanent sound-generating equipment and therefore operational sound impacts were not evaluated. It is anticipated that a sound assessment will be conducted for Phase 2 if new sound-generating substation equipment is installed. As no operational sound impacts are associated with the Proposed Action, there will be no potential for cumulative adverse sound impacts. Phase 2 sound impact levels will be evaluated in accordance with the NYSDEC Program Policy “Assessing and Mitigating Noise Impacts”, dated October 6, 2000, revised February 2, 2001, which provides guidance on assessing and mitigating sound impacts. As such, no cumulative significant adverse sound impacts are anticipated.

## Visual

Phase 2 will include expanding the substation and associated equipment installations. If warranted, a Visual Resource Analysis will be conducted to assess impacts on nearby scenic and aesthetic resources. As the aboveground components of the Proposed Action are pole and OH wire installations and infrastructure replacements of similar height, appearance, and located in areas where similar infrastructure exists, the Proposed Action components are not anticipated to increase any potential adverse visual impacts associated with Phase 2.

The Proposed Action was determined to have no potential for significant impacts on the environment, and the cumulative analysis reveals that the addition of Phase 2 activities will not result in new or increased impacts to a level that is anticipated to be significant. To the extent the Phase 2 final design identifies impacts not presently anticipated, those impacts will be evaluated and appropriately mitigated pursuant to the SEQRA review that will be conducted for Phase 2.

### **For Further Information:**

Contact Person: Erin Gorman, Sr. 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@psegliny.com

/s/ Jason Horowitz

Jason Horowitz

Deputy General Counsel, Long Island Power Authority

Dated: May 7, 2026