

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

Project: Ruland Road Substation Expansion and Reactor Installation (the “Proposed Action”)

Date: September 2, 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: Ruland Road Substation Expansion and Reactor Installation (the “Proposed Action”)

Location: Adjacent to the Existing Ruland Road Substation on Ruland Road, hamlet of Melville, Town of Huntington, Suffolk County, New York

SEQR Status: Type I

Conditioned Negative Declaration: No

Proposed Action Description:

The Proposed Action includes the expansion of the existing Ruland Road Substation (the “Substation”) for the installation of six new 138 kV Air Core Reactors and associated support equipment, and the reconfiguration of existing transmission circuits to accommodate their installation (*see* Figures 1 and 2). The Proposed Action will provide additional electrical capacity and flexibility for the LIPA electric system and will support the delivery of energy from Long Island to the rest of New York State to meet state energy goals.

The Substation will be expanded by approximately 0.38 acres to the west onto vegetated LIPA-owned land. Vegetation within the expansion area consists of shrubs, trees, low-lying brush, and grass. The expansion area will be cleared of vegetation and regraded, and new perimeter fencing with access gates will be installed around the expansion area. New equipment will be installed within the expansion area including six (two sets of three) 138kV Air Core Reactors, four new A-frame structures for incoming transmission lines, two 138kV gang-operated disconnect switches, and associated bus work. Dolomite stone will be installed on the ground surface of the expansion area. In addition, several 10- to -12-foot evergreens (with potential to

reach mature heights of 40 to 60 feet) will be installed along the southern fenceline of the Substation near the entrance gate on Ruland Road.

The new Air Core Reactors are cylindrical in shape, with a diameter of approximately 10 feet and a height of approximately 24 feet above grade. A-frame structures will extend to approximate heights of 55 feet above grade and will be equipped with eight 10-foot lightning masts, bringing total structure heights to approximately 65 feet above grade.

Two existing overhead transmission circuits currently enter the Substation from the southwest and will require reconfiguration to accommodate the Air Core Reactor installations, as follows:

Transmission Structure #	Action	Existing Material	Proposed Material	Current Height (feet)	Proposed Height (feet)	Additional Details
Lattice Tower #60	Remove	Steel	--	115	--	Currently located southwest of existing fenced Substation
Lattice Tower #61	Remove	Steel	--	90	--	Currently located within existing fenced Substation
Pole #60A	Install	--	Steel	--	125	To be installed southwest of existing fenced Substation
Pole #60B	Install	--	Steel	--	125	
Pole #60C	Install	--	Steel	--	70	
Pole #61A	Install	--	Steel	--	80	To be installed within existing fenced Substation
Pole #61B	Install	--	Steel	--	90	
Pole #61C	Install	--	Steel	--	80	
Pole #6U-6	Replace	Wood	Wood	45.5	57	Replace adjacent to existing pole located outside of existing fenced Substation
Pole #6U-6.5	Install	--	Wood	--	52	To be installed southwest of existing fenced Substation
Pole #6U-7	Remove/Replace	Wood	Wood	45.5	59	Replace and relocate approx. 135 feet southwest of existing pole location west of existing fenced Substation

--: Not applicable

Lattice Tower #61 and Pole #s 61A, 61B and 61C are located within the Substation. All other transmission structures are located southwest of the fenced Substation.

In total, the Proposed Action will require a total of approximately 0.56 acres of ground disturbance, of which approximately 0.53 acres will be within pervious soil or vegetated areas, and approximately 0.02 acres will be within the existing dolomite-covered Substation.

SEQRA Findings

Based on a review of the Proposed Action's scope of work in accordance with the requirements of SEQRA, the Full Environmental Assessment Form Parts 1, 2 & 3 ("FEAF") were prepared to evaluate potential impacts of the Proposed Action. The Proposed Action is a "Type 1" Action as defined by SEQRA. The FEAF 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 in the expansion area (reactors, A-frame structures, etc.) will extend to maximum heights of approximately 65 feet above grade, and new transmission pole installations will extend to maximum heights of approximately 125 feet. The equipment installations will be located within a fenced area extending off the existing Substation where electrical infrastructure currently exists, including steel lightning masts that extend to 60 feet above grade, and support structures/poles that extend to at least 70 feet above grade. The transmission structure replacements/installations will be located within the existing Substation, or adjacent to the Substation along an existing overhead transmission alignment. Several overhead transmission circuits exist in the immediate vicinity of the Proposed Action that consist of wood and steel poles extending to heights ranging from approximately 52 feet to 92 feet, and steel lattice towers extending to approximately 81 feet to 111 feet. While the Proposed Action will involve new equipment and structure installations, including select structures at heights exceeding existing infrastructure, the installations are in an area with an existing above ground infrastructure and therefore, the Proposed Action will not result in a significant adverse effect to the character of the area. Evergreen trees to be planted along a portion of the southern Substation fenceline will partially screen some interior views of the Substation from Ruland Road.

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 landscape (*see Attachment A*). A digital rendering and photo-simulations were prepared to illustrate representative views of the Proposed Action. 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 half-mile visual study area (VSA) from the Proposed Action was established 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 visual resources inventory identified a total of four visual resources within the VSA:

- one district eligible for inclusion into the National Register of Historic Places (NRHP) (SUNY Farmingdale Historic District), and
- three local resources (Lower Melville Church and Cemetery, Shri Swaminarayan Mandir Hindu Temple, and SUNY Farmingdale State College).

The VRA determined that visibility of the Proposed Action is minimal, with 83.9% of the half-mile VSA having no visibility of the Proposed Action. Visibility is greatest within 1,500 feet of the Proposed Action, particularly along Broadhollow Road, adjacent parking lots, and Ruland Road, where motorists are expected to experience only brief views due to travel speed and intervening buildings and vegetation. Residents that reside directly on Ruland Road with existing views of the Substation will notice minimal visual change associated with the Proposed Action compared to current conditions; however, these residents currently experience visibility of the existing Substation and associated equipment. Other nearby residential streets (Cranberry Court, Hyacinth Court, and Country Pointe Court) may also notice limited visual changes such as transmission structure replacements, but most residents south of Ruland Road will

not see the Proposed Action. Beyond 1,500 feet, predicted visibility is expected to be limited to the transmission poles given intervening development and vegetation.

As illustrated on photo-simulations VP-1 and VP-2 in Appendix A, the existing character of the immediate area is dominated by utility related infrastructure, including the existing Substation and overhead transmission circuits. While there is minimal visual change in the immediate vicinity, the overall view of the Proposed Action, as constructed, is compatible with the existing utility landscape.

Visibility at the four identified visual resources is expected to be limited, with only certain areas at these resources being able to see the Proposed Action, or only the tallest components of the Proposed Action being visible. The visual assessment demonstrates that although the Proposed Action introduces new utility infrastructure, it is consistent with the existing utility land uses in the VSA. While the new structures result in incremental visual changes to the local environment, the majority of population in the study area will not be impacted by the Proposed Action and the associated changes will not result in any significant adverse impacts to the visual character of the area.

- The EAF Mapper Summary Report identified that the Proposed Action is located on, or adjoining wetlands or waterbodies regulated by a federal, state, or local agency. However, upon review of the NYSDEC Environmental Resource Mapper and historical NYSDEC aerial photography, the Proposed Action is not located on or adjoining regulated wetlands or waterbodies. As such, the Proposed Action will not result in any significant adverse impacts to wetlands or water bodies.
- The Proposed Action will include the removal of approximately 0.38 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 B*). The ecological assessment determined that the Proposed Action site is best characterized as Successional Southern hardwood (0.2 acres) and Mowed Lawn (0.18 acres) (Edinger et al., 2014). Although the site exhibits characteristics of these community types, it is highly disturbed and reflects a long history of anthropogenic alteration. The disturbance area supports a mix of coniferous and deciduous tree species, including Douglas fir, White spruce, Eastern red cedar, Red oak, White oak, Black cherry, and Black locust, along with several invasive plant species such as Japanese honeysuckle, Oriental bittersweet, and garlic mustard. A total of thirteen mature trees were documented, with diameter at breast height measurements ranging from 8 to 20 inches. Given the Proposed Action site's small size, highly disturbed condition, and lack of ecological connectivity, anticipated impacts are minimal and primarily limited to the temporary loss of canopy cover and localized habitat for common wildlife species. Additionally, no rare, threatened, or endangered species or significant ecological communities were identified on-site during the assessment, nor listed within the associated EAF Mapper, and the Proposed Action is not expected to result in any adverse ecological effects.
- A Sound Assessment Study ("Sound Study") was conducted to evaluate the potential sound level impact of future operational noise levels from the six proposed series reactors (*see Attachment C*). The Sound Study included: 1) measurements of existing sound levels collected during the nighttime period (10:00 PM – 7:00 AM) on February 19 and 20, 2026 at five monitoring (receptor) locations in the vicinity of the 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 45 A-weighted decibels (“dBA”) to 54 dBA. Modeled future sound pressure levels at the receptor locations ranged from 49 dBA to 54 dBA, with the maximum level detected west of the Substation at a commercial property line (Monitoring Location ID 5). The greatest difference between a modeled future sound level and an existing ambient sound level was observed at Monitoring Location 1 located along a residential property line on the south side of Ruland Road, with a difference of 4 dBA. The NYSDEC Code states that sound pressure level increases from 3 to 6 dBA may have potential for adverse noise impact only in cases where the most sensitive of receptors are present. The modeled sound pressure levels (ranging from 49 dBA to 54 dBA) are 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 Proposed Action site, the predicted increase in sound pressure level will not result in a need for mitigation. Therefore, the Proposed Action will not result in significant adverse noise impacts to nearby receptors.

- The EAF Mapper Summary Report identified that the Proposed Action is located on or adjoining property that has been subject of remediation for hazardous waste. However, upon review of the NYSDEC DEC info Locator map, the closest remediation site for hazardous waste is a Voluntary Cleanup Program site (333 Smith Street, Site Code V00152) located approximately 0.35 miles southeast of the Proposed Action. This site has known soil and groundwater contamination from former dry-cleaning operations; remediation has been completed at the site and residual contamination is being managed under a Site Management Plan. Based on available NYSDEC database information for this site, groundwater flows to the south/southeast, downgradient of the Proposed Action. Given the distance from this site, and the location of the Proposed Action downgradient of this site with respect to groundwater flow, no significant impacts to human health from this site are anticipated. No other remediation site for hazardous waste is located on or adjoining the Proposed Action.

Based on a review of the NYSDEC Spills Incident Database, six spill incidents are associated with the existing Substation (Spill #s 0007345, 0204527, 0303140, 8800895, and 2001548). All of these incidents are reported as closed, indicating that remediation or follow-up has been completed to the satisfaction of NYSDEC, or that they were closed for administrative purposes. However, PSEG Long Island’s contractor will be required to submit an acceptable Health and Safety Plan (HASP) to PSEG Long Island prior to construction. Proper health and safety protocols will be implemented during soil excavation activities. Should contaminated soil be encountered, it will be disposed of in accordance with applicable regulations at a PSEG LI-approved facility authorized to accept such waste. Upon completion of the Proposed Action, ground surface will be restored, eliminating any potential exposure pathway. Therefore, significant adverse impacts to human health are not anticipated during construction or operation of the Proposed Action.

- The Town of Huntington’s “Horizons 2020 Comprehensive Plan” has been developed for various areas within the Town of Huntington and outlines specific goals to influence growth and positive change within the community and focuses on community character, quality of life, sustainable community structure, and responsive town government. The

Proposed Action is located within a geographical area in the plan defined as “The Melville Employment Center”, an area that has a large commercial concentration and the Town’s largest source of employment and tax revenue. Numerous goals are established for this area; however, none are related directly to the Proposed Action. Therefore, this plan is not applicable to the Proposed Action and the Proposed Action will have no adverse impact on the goals and intent of this plan.

- Solid waste will be generated during construction of the Proposed Action and will include excess excavated soil, construction and demolition debris (i.e., excess dolomite stone, concrete debris, wood poles). Metal poles and lattice towers will be transported off-site for recycling as scrap metal. Excavated soil that is suitable for re-use will be used as backfill. Dewatering will not be required during construction activities. Solid waste will be disposed of in accordance with applicable regulations at a PSEG Long Island approved facility authorized to accept such waste. Disposal of hazardous waste is not planned or anticipated. No significant adverse impacts to the environment are anticipated as a result of construction waste generation. Further, operation of the Proposed Action will not involve the generation or disposal of any solid, liquid or hazardous wastes. Therefore, no significant impacts related to waste generation or disposal will exist upon project completion.
- The Proposed Action is not located within 0.5 miles of a Disadvantaged Community (DAC) and will therefore not have any adverse impacts on the social, economic, or environmental factors of these communities.
- The Proposed Action is not located within or adjoining Critical Environmental Areas, the 100-year floodplain, or archaeological, cultural or historic sites. Therefore, the Proposed Action will not have the potential for significant adverse impacts to these resources.

For Further Information:

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