

A. INTRODUCTION

PSEG Long Island, as Agent for the Long Island Lighting Company d/b/a LIPA, a wholly owned subsidiary of the Long Island Power Authority (“LIPA”), is proposing to construct the Brooklyn Avenue Substation (the “Proposed Substation”) and associated underground (UG) distribution feeder cable installations, overhead (OH) transmission pole and cable installations, and OH and UG distribution conversion and reconductoring (“C&R”) work, collectively referred to as the “Proposed Action”. The Proposed Action will be located within the hamlets of Massapequa, Massapequa Park, North Massapequa, Seaford, Wantagh, and in the Village of Massapequa Park. The location of the Proposed Action is depicted on **Figure A-1** and the various components of the Proposed Action are depicted on **Figure A-2**.

The Proposed Action is subject to review under the State Environmental Quality Review Act (SEQRA) as an Unlisted Action. The Proposed Action does not meet or exceed any Type I numeric thresholds, and does not affect any agricultural lands or parklands, or documented cultural resources. SEQRA is codified as Article 8 of the New York Environmental Conservation Law (“ECL”), as well as the implementing regulations, promulgated at Part 10052 of Title 21 and Part 617 Title 6 of the New York Codes, Rules and Regulations (“N.Y.C.R.R.”), which set forth the requirements for the State Environmental Quality Review (SEQR) process for the Proposed Action. This Environmental Assessment therefore follows SEQRA.

B. PROPOSED ACTION NEED AND DESCRIPTION

The project area is currently served by the existing LIPA Massapequa Substation, located at the intersection of Brooklyn Avenue and Seaford Avenue, in the hamlet of Massapequa. Recent engineering studies and analysis conducted by PSEG Long Island have concluded that the Proposed Action is needed as a result of growing energy demands exceeding the capacity of the existing substations and circuits in the area. The Proposed Action will provide an adequate and more reliable electric supply and will fulfill future projected loads.

The Proposed Substation will encompass approximately 0.76-acre (Section 52, Block 265, Lot Nos 2551 through 2567 as identified on Nassau County Department of Assessment Land and Tax Maps), located at 48 Brooklyn Avenue, hamlet of Massapequa, Town of Oyster Bay, Nassau County, New York (the “Proposed Substation property”). The Climate Leadership and Community Protection Act (CLCPA) requires State agencies, authorities, and entities to direct funding in a manner designed to achieve a goal for disadvantaged communities to receive 40% of overall benefits of spending on clean energy and energy efficiency programs. The CLCPA directs the Climate Justice Working Group to establish criteria for defining disadvantaged communities, however until the criteria is established, New York State has identified interim criteria for disadvantaged communities. The Proposed Action is not located in a disadvantaged community as provided for by the interim criteria and does not include funding for clean energy and energy efficiency programs.

The Proposed Substation property was purchased by LIPA in January 2019, for planned construction of the Proposed Substation. Subsequent to the purchase of the Proposed Substation property, existing site structures and their associated foundations were demolished; and the existing dolomite surface and perimeter fencing were installed. The existing site structures included a single story automotive garage and attached office and two aboveground storage tanks (with capacities of approximately 180 and 275 gallons).

During site demolition activities, two underground storage tanks (with capacities of approximately 1,500 and 2,000 gallons) were discovered, which were subsequently removed and closed in accordance with applicable state and federal regulations.

Substation equipment to be installed at the Proposed Substation includes three 69/13 kilovolt (kV) 33MVA transformer banks, three 13kV switchgear enclosures, one battery house, and associated equipment (i.e., breakers, switches, bus supports, cable terminations, etc.). It should be noted that one of the proposed transformer banks, one switchgear, associated switching equipment, and one connecting distribution exit feeder, will be installed at a future date (currently anticipated to be in approximately 10 years); however, this equipment has been evaluated as part of this SEQR. A control and battery enclosure and five 60-foot lightning masts will also be installed within the Proposed Substation.

A total of five UG distribution exit feeders in conduit will be installed by a combination of open-trench and horizontal direction drilling (HDD) methods, from the Proposed Substation, as follows:

- Extending north from the Proposed Substation, and west along Brooklyn Avenue. This feeder will be installed and connected to the Proposed Substation at a future date; the conduit will be installed in the interim, until cable is ultimately pulled through for connection. The conduit will be installed extending from the Proposed Substation to a new manhole located at the intersection of Brooklyn Avenue and Forest Avenue. When the feeder cable is installed, it will be pulled through the conduit and will be extended to connect to an adjacent new 40 to 45-foot riser pole, to be installed at the time of the feeder connection.
- Extending south from the Proposed Substation and east along Veterans Boulevard across Hicksville Road (Route 107), where it will connect to a new 45-foot riser pole;
- Extending north from the Proposed Substation, east on Brooklyn Avenue, north on Hicksville Road (Route 107) and east on New York Avenue, where it will connect to a new 45-foot riser pole;
- Extending north from the Proposed Substation, east on Brooklyn Avenue, north on Hicksville Road (Route 107), east on New York Avenue, north on Central Avenue, east on Michigan Avenue, and north on Broadway where it will connect to a new 45-foot riser pole, and;
- Extending north from the Proposed Substation, east on Brooklyn Avenue, north on Hicksville Road (Route 107), east on New York Avenue, north on Central Avenue, west on Michigan Avenue, and north on Hicksville Road (Route 107) where it will connect to an existing pole.

UG distribution C&R work will include the installation of distribution cable in three areas by a combination of open-trench and HDD methods, including two areas along Jerusalem Avenue and one along Seaford Avenue (See **Figure A-2**). OH distribution C&R work will occur along existing distribution circuits in the surrounding neighborhoods and will include the replacement of approximately 250 existing wood utility poles, and the installation of approximately 20 new wood utility poles (See **Figure A-2**). Replacement poles will be no more than 10 feet taller in height than the pole it is replacing, and will be located within the same general locations. All new distribution poles will be installed within existing utility pole alignments, and will be no more than 10 feet taller in height than adjacent poles. In addition, distribution C&R work will

include the replacement or re-phasing of OH distribution wire, switching, and pole-top equipment replacement/installations (transformers, cross-arms, switches, etc.).

OH transmission activities will include the replacement/relocation of existing steel transmission poles and a lattice tower, and the installation of new steel transmission poles, with a Natina finish within the existing transmission circuit and a galvanized finish within the Proposed Substation, as listed below on Table 1. The Proposed Substation will connect to the existing transmission circuit via two new transmission poles. OH easements will be acquired from the Town of Oyster Bay to support the connection of the Proposed Substation to the existing transmission circuit located south of the Proposed Substation property (See **Figure A-3**).

**Table 1
Transmission Pole Work Summary**

Existing Tower/Pole No.	Existing Height (feet ag)	Existing Diameter (inches)	Action	New Pole No.	New Height (feet ag)	New Diameter (inches)	Net Height Difference (± feet ag)	Finish of New Structure
Pole #55	65	~36	Replace	Pole #55	75	35.5	10	Natina
Pole #56	65	~36	Replace	Pole #56	74	34	9	Natina
T# M-4	63	60-inch square	Replace	Pole #58	75	39.25	12	Natina
N/A	N/A	N/A	New	Pole #57	74	34	N/A	Natina
N/A	N/A	N/A	New	Pole #5BK-1	64	36.25	N/A	Galvanized
N/A	N/A	N/A	New	Pole #5BK-2	64	36.25	N/A	Galvanized

Notes:

N/A: Not Applicable

ag: above grade

An approximate 140 linear foot section of water main supplying a fire hydrant located within the Town of Oyster Bay-owned property currently bisects the Proposed Substation property. In order to support the construction of the Proposed Substation, this water main will be capped within Brooklyn Avenue, immediately north of the Proposed Substation property. The fire hydrant will subsequently be supplied by an approximately 200 linear foot section of new water main constructed along Veterans Boulevard, connecting the fire hydrant to an existing water main located near the intersection of Veterans Boulevard and Hicksville Road (Route 107). After the new service is installed, the section of water main currently bisecting the Proposed Substation property will be removed (See **Figure A-4**).

C. SITE SETTING

The Proposed Substation will be constructed entirely within the LIPA-owned parcel located at 48 Brooklyn Avenue. This parcel is located within an area primarily characterized by commercial and light industrial land uses.

The proposed UG distribution exit feeders will extend from the Proposed Substation property, and along/within the public roadway and rights-of-way along Brooklyn Avenue, Forest Avenue, Hicksville Road (Route 107), New York Avenue, Veterans Boulevard, Central Avenue, Michigan Avenue, and Broadway. Land uses adjacent to the distribution feeder route consists primarily of commercial and residential uses, with some recreational and transportation uses.

Existing OH 69kV transmission circuit #69-567 is currently located approximately 90 feet south of the Proposed Substation property, and immediately north of the Long Island Rail Road (LIRR) Babylon Branch raised train tracks. This transmission circuit consists of 75 to 90-foot steel monopoles and lattice towers. The LIRR tracks in areas immediately adjacent to proposed transmission pole activities are raised on a berm approximately 14 feet higher in elevation than the surrounding area. A Town of Oyster Bay-owned property utilized for vehicle and roadway construction material storage is located directly between the Proposed Substation property and existing transmission circuit #69-567.

Notable properties near the Proposed Substation include the Bethpage Bikeway and Nassau-Suffolk Trail LIGTC (Long Island Greenbelt Trail Conference), located approximately 0.50 miles east of the Proposed Substation, the Massapequa Preserve, located approximately 0.46 mile east of the Proposed Substation, and the Takapausha Nature Preserve, located approximately 0.28 miles west of the Proposed Substation.