

A. INTRODUCTION

This attachment considers potential land use impacts within 0.5 miles of the Baldwin Installation from construction and operation of the new monopole, DA antenna and ground-based equipment (See Attachment A). The potential for construction-related effects is assessed in Attachment E.

B. EXISTING CONDITIONS

Existing equipment at the Baldwin Substation includes several overhead steel/metal support structures, approximately 30 – 50 ft. in height, as well as several standard wooden utility poles (about 30 – 40 ft. in height). Within the substation, there is also an existing cell site monopole (about 100 ft. in height) on the LIPA-owned property. Sets of aboveground cables are also present.

The substation is currently partially screened from residences to the south (and southeast) with shrubs and trees of approximately 20 – 25 ft. in height along its western and southern fence line. Six to eight existing trees (15 – 25 ft. in height) along the northern fence line of the substation will be removed due to existing underground oil-o-static pipe type electric cables near the DA Project equipment. New seven ft. in height fencing with attached privacy screening will be constructed around the Baldwin Installation and proposed area of tree removals. This new fence and attached privacy screening will help to conceal the DA Project equipment from public view.

Approximately 300 ft. north of the substation is Sunrise Highway where there are three lanes of traffic on either side of the median. Active street lights at a height of roughly 30 ft. are posted along the Sunrise Highway.

Commercial and office service uses are present to the west of Harrison Avenue and northwest of the Project Site along Grand Avenue. The commercial complex includes chain restaurants, banks, a funeral home and an electronic sales store. South of these uses, a mix of multifamily and single-family residences exists. Similar residential uses are located to the east of the Project Site along Central Avenue and Millburn Avenue. To the north and northeast of the substation, land uses are again a mixture of commercial (i.e. along Sunrise Highway) and residential uses – both multifamily and single-family. Directly to the north is a Dunkin Donuts establishment and the Baldwin Coach Diner.

The nearby surface road network includes Grand Avenue to the west, Sunrise Highway to the north, and Central Avenue to the east. Sunrise Highway is a major thoroughfare that runs through a majority of Long Island (three lanes running eastbound and westbound) with numerous commercial establishments on both sides of the highway. Grand Avenue runs north-south through the hamlet of Baldwin with one lane in each direction. Central Avenue runs parallel to Grand Avenue with a predominance in residential properties on both sides.

C. POTENTIAL IMPACTS OF THE BALDWIN INSTALLATION

The Baldwin Substation is within an existing, LIPA-owned and developed property and 1.07 acres in size.

Land uses in the vicinity of the Baldwin Substation are varied with a mixture of commercial, utilities and residential uses. Land uses include nearby residences from which the upper portions of the proposed

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monopole will be visible; many of the other existing utility poles and structures inside and outside of the substation currently are visible. The new monopole and antenna will be taller than the other nearby aboveground structures and poles.

The new 100-ft. monopole will have a width of approximately 30 in. at its base, 22 in. at mid-point, and 16 in. at the top. The upper 20 ft. of the structure will be an antenna, which is 2.75 in. wide. The lower portion of the proposed monopole, from ground level to a height of approximately 20 - 25 ft. will be screened by existing vegetation and buildings. Visual simulations of the monopole, antenna and associated equipment are discussed and analyzed in Attachment D.

The Baldwin Installation is consistent with uses and structures on the existing substation property. Since land uses near the substation include existing light industrial/utility buildings, as well as multiple visible utility poles and other structures (on the substation site), the proposed DA Project equipment (including the monopole and antenna) will not produce a significant change in the character of the community or result in a significant adverse impact on land use.