A. INTRODUCTION

This attachment evaluates potential impacts of the Proposed Action on land use within 0.5-mile of the Proposed Action (i.e., within 0.5-mile of the Substation Site and distribution feeders). The potential for construction-phase impacts to land use is discussed in Attachment G, "Construction."

B. EXISTING CONDITIONS

The expansion area is located immediately south of the existing Substation in the eastern portion of the National Grid-owned property. The National Grid property is located south of the Long Island Expressway South Service Road (Powerhouse Road), east of Willis Avenue and west of the Long Island Railroad (LIRR) Oyster Bay line train tracks. The National Grid property consists of operations and office buildings, a loading dock area, various equipment storage areas, and paved parking areas, as well as the Substation. The expansion area is currently used for light industrial purposes, including the storage and staging of equipment and vehicles associated with the Substation.

The Proposed Action area is located within a densely developed suburban area with major transportation corridors including the LIRR, Long Island Expressway and Northern State Parkway. Land uses within 0.5-miles of the Substation Site and distribution exit feeders primarily consists of single-family residential properties, with some multi-family residential, commercial, and educational, institutional, transportation (LIRR) and open space land uses. Commercial properties within 0.5-miles of the Substation Site and distribution exit feeders are generally limited to areas along Willis Avenue, Mineola Avenue, Roslyn Road, Powerhouse Road and Expressway Plaza. The LIRR Oyster Bay branch runs in a north-south direction immediately east of the Substation Site.

Educational facilities within 0.5-mile of the expansion area and distribution exit feeders include Heights School, East Hills School, Roslyn High School and Roslyn Middle School. Open space land uses within 0.5-mile of the Proposed Action are limited to the eastern edge of Christopher Morley Park Golf Course, which is located approximately 0.45 mile west of the western extent of distribution exit Feeder B. Institutional land uses within 0.5-mile of the Substation Site and distribution exit feeders are generally limited to religious facilities and the Roslyn Highlands Fire Department.

There are three properties within 0.5-mile of the Substation Site and distribution exit feeders that are listed on the State or National Register of Historic Places, including: the Mackay Estate Gate Lodge (90NR03287), located at Roslyn Road and Harbor Hill Road, approximately 0.4 mile north of proposed Feeder A; One Railroad Avenue (90NR01737), at 1 Railroad Avenue, approximately 0.4 mile northwest of Feeder A; and The Roslyn House (91NR03313), at 69 Roslyn Road, approximately 0.3 mile north of proposed Feeder A. Four properties eligible for listing in the State or National Register of Historic Places within the 0.5-mile radius, including: Heights Elementary School (USN 05902.000532), a 240 Willow Street, approximately 0.4 mile north of the Substation Site; Roslyn Long Island Rail Road Station (USN 05902.000529), at Orchard Street, approximately 0.4-mile north of the Substation Site; Willets-Auchincloss House (USN 05910.000007), at 480 Old Westbury Road approximately 0.3 mile east of Feeder A; and Theodore Searing Valentine House (USN 05902.000534), at 204 Warner Avenue, approximately 0.5 mile northwest of Feeders A and B.

A Visual Resource Assessment was completed in order to evaluate the potential visual impacts of the aboveground components of the Proposed Action on nearby visual resources (see Attachment D). Based on the Visual Resource Assessment, the Proposed Action will not result in significant adverse impacts to the listed or eligible resources referenced above. As the distribution exit feeders will be completed underground, they were excluded from the Visual Resource Assessment.

As discussed in the Visual Resources Assessment (see Attachment D), there are no New York State parks, national wildlife refuges, New York State forest preserves or designated rivers, or scenic resources within the 0.5-mile radius. The Proposed Action will not impact significant sensitive aesthetic and natural resources of statewide significance.

C. POTENTIAL IMPACTS OF THE PROPOSED ACTION

Although the Substation expansion will require some clearing of vegetation, excavation, filling and grading, the expansion area is located immediately adjacent to the Substation and is currently utilized for industrial type uses, including equipment storage or vehicular parking associated with the Substation. As such, the Substation expansion will not result in any significant changes to the current land use.

The distribution exit feeders will be completed underground within roadway right-of-way or within the National Grid-owned property. Given the underground construction and location of the feeders, there will be no significant adverse impacts to land use.

Overhead C&R activities will be located along existing public roadway rights-of-way, where utility poles and overhead utility infrastructure currently exist. As such, the overhead distribution components of the Proposed Action will result in no significant adverse impacts to land use.

Operation or construction of the Proposed Action will not generate significant traffic and operation of the Proposed Action will not generate emissions or discharges. Given the location of the Substation expansion immediately adjacent to the Substation within the National Grid property, the underground construction of the feeders, and the presence of existing aboveground infrastructure throughout the surrounding neighborhoods, the Proposed Action will be consistent with nearby land uses and will not significantly alter the character of the surrounding area. Therefore, the Proposed Action will not result in significant adverse impacts to land use. Further, the Proposed Action will support existing land uses by assuring an adequate and reliable power supply to the surrounding areas.