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 the Roslyn Substation (the "Substation") Expansion Project ("Proposed Action"). The Proposed Action includes the expansion of the Substation to install additional equipment, the installation of two underground 13kV distribution exit feeders and overhead conversion and reconductoring (C&R) work (see Figure A-1 and Figure A-2).

The Substation and expansion area (collectively referred to as the "Substation Site"), and distribution exit feeder installations are located in the hamlet of Roslyn Heights in the Town of North Hempstead, Nassau County, New York. Overhead C&R work is located in the hamlets of Roslyn Heights and Albertson, the Villages of North Hills, Roslyn, Roslyn Estates, East Hills and Village of Old Westbury.

The Proposed Action is subject to review under the New York State Environmental Quality Review Act ("SEQRA"), as it is an "action" being undertaken by LIPA. The Proposed Action is an "Unlisted" Action as defined in SEQRA. SEQRA is codified at Article 8 of the New York Environmental Conservation Law ("ECL"), as well as the implementing regulations, promulgated at Part 10052 of Title 21 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. PROJECT NEED AND DESCRIPTION

The existing Substation serves customers in the Roslyn-Manhasset area, located within the Town of North Hempstead. It is located on a parcel property owned by National Grid. There is an existing easement agreement between LIPA and National Grid, which will have to be amended, as described below. Recent engineering studies and analysis by PSEG Long Island have concluded that the Proposed Action is needed as a result of incremental load growth in the area served by the Substation that is forecasted to exceed the capacity of the Substation. The proposed expansion of the Substation and new distribution feeders are required to provide an adequate and reliable power supply to the surrounding area.

The Proposed Action's major scope of work elements include the following:

- The Substation will be expanded by approximately ±58,500 square feet (±1.34 acres) to the south. Approximately 1.28 acres of the expansion area are located within the existing LIPA easement, and are currently vacant. The other 0.06 acres will be obtained by easement from National Grid. New substation equipment will be installed within the expansion area, including one 138/13kV transformer bank, one 13kV switchgear and other substation support equipment. Three 40-foot lightning masts and an additional equipment enclosure/battery

room structure will also be constructed. The current Substation fence line will be extended approximately 100 feet to the south to accommodate the expansion.

- The expansion area will require filling and grading to match the current grade of the adjoining Substation. Approximately 9,000 cubic yards of fill will be required to raise the expansion area from elevations ranging from approximately 134.0 feet to approximately 143.0 feet (NAVD88) to elevations ranging from approximately 137.0 feet to approximately 143.0 feet (NAVD88). Some existing successional vegetation associated with previously disturbed areas is located along the southern boundary of the expansion area and will be cleared to accommodate construction of the expanded Substation. A row of arborvitaes plantings, approximately 12-14 feet in height, will be installed at the completion of construction.
- A temporary overhead 138kV transmission bypass will be installed within the existing Substation fence to allow the Substation to remain energized while installing the new equipment. The temporary overhead transmission bypass will include the installation of nine wood transmission poles having heights above grade of approximately 56.5 feet to 61 and overhead conductor. These poles will be removed upon the completion of Substation construction activities, which is anticipated by June 2021.
- Installation of two underground 13kV distribution exit feeders (identified as Feeder A and Feeder B on Figure A-1). Feeder A will be approximately ±2,590 linear feet and will exit the Substation Site to the east, crossing under the LIRR right-of-way onto Parkside Drive, turning east on Powerhouse Road, then north on Roslyn Road, and connecting to a new 45-foot wood riser pole (Pole #184.5). The feeder will be installed in existing spare conduit, which will not require any ground disturbance, with the exception of an approximate 390-foot portion along Roslyn Road that will be installed via open trench. Feeder B will be approximately ±2,225 linear feet and will exit the Substation Site to the west, traverse through the National Grid property and continue south on Willis Avenue, where it will connect to a new 45-foot wood riser pole (Pole # 56.5, which will replace an existing 35-foot wood pole). This feeder will be installed in new conduit via open trench.
- The existing easement with National Grid will be amended to include an additional 0.42 acres to accommodate the Substation expansion and the installation of Feeder B within the National Grid-owned property. Amendment of this easement will be executed prior to commencement of substation construction activities.
- Overhead C&R work will include the replacement of approximately 91 existing wood utility poles, ranging in height from 35 to 45 feet, located along public rights-of-way in neighborhoods surrounding the Substation Site. These poles will be replaced with new wood poles no more than 10 feet taller in height and within the same general locations.
- Seven new 40-foot wood utility poles will be installed along the east side of Mineola Avenue, between Regent Place and Wall Bridge Lane. The new poles will be installed in-line with existing utility poles and will be no more than 10 feet taller in height than existing wood poles in the alignment. Pole replacements and installations will allow for the upgrade and installation of pole-top equipment including transformers, switching equipment and electric conductor.

C. SITE SETTING

The expansion area is located immediately south of the existing Substation. The Substation is located in the eastern portion of a 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) Oster Bay line train tracks. The expansion area is bound by residential properties to the south. The National Grid property currently consists of several operations and office buildings, a loading dock area, various equipment storage areas, and paved parking areas, all of which are located to the west of the Substation.

An existing overhead 138kV transmission line currently exists within the Substation from the north and continues north and west. An existing 115-foot tall steel transmission tower associated with this line is located immediately north of the Substation within the National Grid property.

The two new proposed underground 13kV distribution exit feeders will traverse areas that are primarily characterized by single-family residential and commercial uses. A portion of Feeder A will traverse through the Substation. Remaining portions of Feeder A will be completed within public roadway rights-of-way. Portions of Feeder A running along Powerhouse Road are bound to the north by the eight-lane Long Island Expressway and to the south by a vegetative buffer and single-family residential properties. Portions of Feeder A along Roslyn Road are bound by single and multi-family residential properties and commercial properties to the west and to the east by roadside vegetation and single-family residential properties.

The majority of distribution exit Feeder B traverses through the National Grid property. Remaining portions of distribution exit Feeder B along Willis Avenue are bound by commercial properties to the west and the National Grid property and single-family residential properties to the east.

Overhead C&R work will occur in areas primarily characterized by residential and commercial land uses.

Representative photographs of existing site conditions were collected. A photo location map is provided as Figure A-3 and the photographs are provided in Figure A-4.