A. INTRODUCTION

This attachment evaluates potential impacts of the Proposed Action on land uses within 0.5-mile of the Proposed Substation and immediately adjacent to the Off-Site Work. The potential for construction-phase impacts to land use is discussed in **Attachment G**. The following discussion of land use impacts below is limited to operational phase impacts.

B. METHODOLOGY

STUDY AREA

Potential impacts to existing land uses adjacent to the Proposed Substation were evaluated for the Proposed Action, including areas within 0.5-mile from the Proposed Substation (the "Land Use Study Area"). Due to the generally flat topography of the area and the limited vertical profile of the Proposed Substation and associated equipment, the 0.5-mile Land Use Study Area was selected. The Off-Site Work includes the installation of UG transmission or distribution facilities, and the replacement/installation of OH utility infrastructure in areas where similar infrastructure currently exists. Therefore, an analysis of just the adjacent land uses was determined to be sufficient for the Off-Site Work.

The Proposed Action is not located within and will not traverse agricultural districts, environmental or conservation areas or the coastal zone boundary. In addition, there are no New York State or National parks, New York State or National wildlife refuges, New York State forest preserves, or designated rivers or scenic resources within the Land Use Study Areas. As such, the Proposed Action will have no impacts to these resources, and are not discussed below.

C. EXISTING CONDITIONS

Existing land uses adjacent to and within 0.5-mile of the Proposed Substation include residential, commercial, industrial, and open space land uses within the Town of Hempstead, Nassau County, New York.

PROPOSED SUBSTATION

The Proposed Substation property is located in an area primarily characterized by industrial, commercial and institutional land uses. An industrial power plant, Nassau Energy Corporation, is currently located immediately west of the Proposed Substation property. Nassau Veterans Memorial Coliseum (an indoor arena hosting sporting and entertainment events) and associated surface parking areas is located southwest of the Proposed Substation, across Charles Lindbergh Boulevard. The Long Island Marriot hotel and an associated surface parking area is located south of the Proposed Substation property, across Charles Lindbergh Boulevard. The

Francis T. Purcell Preserve is located southeast of the Proposed Substation, across Charles Lindbergh Boulevard. The Hempstead Plains, an area of native grassland, as well as the Hempstead Plains Education Center, are located east-northeast of the Proposed Substation parcel, across Perimeter Road. Vegetated undeveloped land is located immediately north of the Proposed Substation and a Nassau Community College parking lot is located further north of the Proposed Substation property.

OFF-SITE WORK

The land uses surrounding the Off-Site Work areas generally consist of commercial, single and multi-family residential, industrial, institutional and open space, as described in greater detail below.

OVERHEAD TRANSMISSION

Section A

The Section A OH transmission line is located adjacent to a Long Island Rail Road (LIRR) right-of-way. This existing OH transmission line consists of transmission tower structures and poles measuring up to approximately 68 feet above grade. Land uses along this area include single and multi-family residential uses, as well as some commercial and industrial uses.

Portions of Section A OH transmission activities, including reconductoring and replacement of the transmission line and the removal or replacement of tower structures and steel poles, are located within and immediately adjacent to the National Register-listed Mitchel Air Base and Flight Line Historic District (NYSOPRHP ID No. 17NR00115). In addition, the Meadowbrook State Parkway is a state-designated (per Article 49 of the ECL) Scenic Byway located approximately ≤ 0.03 miles east of Section A OH alignment. A Visual Resources Assessment was prepared to consider the appearance of the Proposed Action and to evaluate the potential for visual impacts to historic and aesthetic resources (see **Attachment D)**.

Section B

The Section B OH transmission line is located along a tree-lined paved pathway within the Eisenhower Park Golf Course and extends slightly east of Carman Avenue on public roadway right-of-way. This existing OH transmission line consists of transmission tower structures measuring up to approximately 75 feet above grade. The Eisenhower Park Golf Course is located immediately north and south of this transmission line, with the exception of the eastern end of this line extending slightly east of Carman Avenue, which is bound by Nassau County Correctional Center.

UNDERGROUND TRANSMISSION

The two UG 69kV transmission tie-in cables are proposed to be installed within the public roadway right-of-way of Perimeter Road. In addition, an approximate 500 linear-foot portion of these cables will be installed within a Nassau County-owned property located north of Perimeter Road. Adjacent and nearby land uses consist of the Hempstead Plains Preserve and institutional land uses, including Nassau Community College and associated parking areas, and the Hempstead Plains Education Center.

DISTRIBUTION

The UG 13kV distribution exit feeders are proposed to be installed within public roadway rights-of-way of Charles Lindbergh Boulevard, Earle Ovington Boulevard, Uniondale Avenue and Braxton Street. Adjacent land uses along Charles Lindbergh Boulevard include the Nassau Energy Corporation to the north, and Nassau Veterans Memorial Coliseum to the south. Adjacent land uses along Earle Ovington Boulevard include office buildings and Hofstra University to the west and Nassau Veterans Memorial Coliseum to the east. Adjacent land uses along Uniondale Avenue primarily consist of residential properties, institutional uses (including Hofstra University and Cornelius Court School) and certain commercial uses. Adjacent land uses along Braxton Street consist of residential properties.

The OH distribution pole replacements and C&R work will be completed along public roadway rights-of-way, primarily within sidewalk areas. Adjacent land uses include community services, single and multi-family residential properties and few commercial properties.

D. POTENTIAL IMPACTS OF THE PROPOSED ACTION

The Proposed Action will generally support existing land uses by assuring an adequate and reliable power supply to surrounding communities.

PROPOSED SUBSTATION

The Proposed Substation property is currently vacant, undeveloped, and is covered with vegetation (a mix of native, non-native, and invasive grasses, shrubs and woody trees). Construction of the Proposed Substation will require clearing of existing vegetation and the removal and replacement/relocation of existing subsurface sanitary sewer and water main pipes.

Construction and operation of the Proposed Substation will alter the land use of the Proposed Substation property; however, it will not result in significant adverse land use impacts to the Land Use Study Area. The Proposed Substation is located immediately adjacent to the Nassau Energy Corporation, an industrial power plant. Nearby land uses including the Nassau Veterans Memorial Coliseum, the Long Island Marriot hotel, the Francis T. Purcell Preserve, the

Hempstead Plains, Hempstead Plains Education Center and Nassau Community College will not be impacted, as the Proposed Substation will be consistent with industrial land uses of the adjacent Nassau Energy Corporation.

OFF-SITE WORK

The Off-Site Work is consistent with the character of the existing adjacent land uses and, as detailed below, will not result in significant adverse impacts to land use.

OVERHEAD TRANSMISSION

The Section A and Section B OH transmission lines and structure modifications are located in areas where utility infrastructure currently exists. As such, reconductoring and replacement of existing transmission wire and the removal of transmission towers and installation of poles in these areas will result in no changes to the land use in the surrounding area. Transmission Sections A and B will continue to be developed with OH transmission structures and conductors, which will continue to be utilized as transmission rights-of-way.

UNDERGROUND TRANSMISSION

The two UG 69kV transmission tie-in cables are proposed to be installed primarily within the public roadway right-of-way of Perimeter Road, with the exception of an area where the cables will cross an approximately 500 linear-foot section of Nassau County-owned property. Installation of the UG 69kV transmission tie-in cables through this property will require the removal of approximately 0.28-acre of existing vegetation. Given the UG use of public right-of-way, the UG 69kV transmission tie-in cables along Perimeter Road will result in no change or impact to the adjacent land uses. The land use through the Nassau County owned property will not change following installation of the UG transmission tie-in cables.

DISTRIBUTION

The UG 13kV distribution exit feeders are proposed to be installed within the public roadway right-of-way of Charles Lindbergh Boulevard, Earle Ovington Boulevard, Uniondale Avenue and Braxton Street. Given the UG construction and the use of public right-of-way, the 13kV UG distribution exit feeders will result in no change or impact to the adjacent land uses.

OH distribution pole replacement and C&R activities will be located along existing public rights-of-way or utility rights-of-way where utility poles and OH utility infrastructure currently exist. As such, the OH distribution components of the Proposed Action will result in no changes or impacts to the adjacent land use.