North Bellmore New Bank, Switchgear, Feeder, and Conversion and Reinforcement (C&R)

SEAF Part 1 – Supplemental Information Sheet

Description of the Proposed Action

The Proposed Action includes the expansion of the existing LIPA North Bellmore Substation (the "Substation"), the installation of two new underground ("UG") 13 kilovolt ("kV") distribution exit feeders from the Substation, UG cable installation extending from existing distribution feeders, transmission pole installations and replacements, and distribution C&R activities. Additionally, the Proposed Action will include acquisition of an easement from the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) for work activities crossing below and located adjacent to the Southern State Parkway. The Proposed Action is being undertaken to reduce electric load conditions at the Substation and on distribution feeders serving the surrounding area. Details associated with the Proposed Action components are outlined below.

The Proposed Action will be constructed at the Substation located at the northwest corner of the intersection of Bellmore Road and North Jerusalem Road in East Meadow, and along multiple roadways within North Bellmore, East Meadow, Wantagh, North Merrick, Roosevelt, Uniondale, Hempstead, and Baldwin, in the Town of Hempstead, Nassau County, New York (*see* Figures 1 and 2). The Proposed Action is located within an area primarily characterized by residential and commercial land uses.

The existing fenced Substation encompasses approximately 0.40-acres and is located within a larger LIPA-owned property of approximately 0.80 acres. The Substation will be expanded to the north and east by an additional 0.12-acres. The property will be regraded, and the Substation fence will be reconfigured around the new Substation boundary. The Substation and expansion area is depicted on Figure 3, and visual renderings and photo simulations depicting the Substation expansion are provided in **Attachment A**. The expansion area currently consists of mowed grass, trees, and some low-lying brush, all of which will require clearing and removal. New 12 to 14-foot evergreen trees (with potential to reach mature heights of 60 feet) and plantings will be installed along the entire northern and partial eastern Substation perimeters, and seed will be installed on lawn areas adjacent to the expanded fence line. Existing Substation equipment to be removed includes one gas circuit breaker ("GCB"), several switches and switch structures, and two lattice structures. New equipment to be installed (within the existing Substation limits and the expansion area) includes a new Gas Insulated Substation ("GIS") enclosure that will measure approximately 1,200 square feet by 30 feet tall (at its highest point), one half-lineup switchgear, a new 69-13kV 33 MVA transformer bank, an open air terminal, several GCBs, several gang-operated disconnect switches, several switches and switch structures, and four new 50-foot lightning masts. In addition, one new bathroom (manually serviced with no sewer connections) will be installed in the southwestern portion of the Substation, and two subsurface dry wells will be installed for stormwater infiltration.

As shown on Figures 3 through 5, the two new UG distribution exit feeders will extend north from the Substation and will be installed in new conduits, with spare conduits installed for potential future use. One feeder will be approximately 0.40-mile in length and will extend east along Oxford Place, south along Bellmore Road and south onto Old Britton Road, terminating at a new riser on an existing pole. The other feeder will be approximately 1.1-miles in length and will extend east along Oxford Place, south along Bellmore Road and east along Janet Avenue, terminating at a replacement distribution pole with a new riser installed. In addition, two new sections of UG cable will be installed extending off of existing distribution circuits; one along Smith Street (approximately 1,850 feet), and the other along Jerusalem Avenue (approximately 600 feet). Approximately nine manholes will be installed along the UG feeder and UG cable routes. UG feeder and cable installation will be accomplished by a combination of open trench and horizontal directional drilling (HDD) methodology; specific locations for each method will be dictated by field conditions. However, the UG cable installation along Bellmore Road at its crossing below the Southern State Parkway (approximately 850 linear feet; *see* Figure 5) will be completed via HDD. Approximately 0.30 acres of vegetation will be cleared for both HDD entry/exit pits and drill laydown. The HDD feeder cable crossing below the Southern State Parkway will be located on land owned by OPRHP and will require acquisition of an easement from OPRHP. Should HDD be utilized along other UG cable areas, it will result in less ground disturbance as compared to open trench and will occur within paved roadways. Given that no sensitive environmental resources are located along the UG feeder and cable areas, utilization of HDD versus open trench in areas beyond the Southern State Parkway crossing will not introduce any new or increased significant adverse impacts.

Limited transmission pole work will occur in the immediate vicinity of the Substation, including the replacement of two existing transmission riser poles and the installation of one new transmission riser pole, as listed below and as depicted on Figure 3.

Transmission Pole #	Action	Existing Material	Proposed Material	Current Height (feet)	Proposed Height (feet)	Comments
5RK-1	Replace	Wood	Wood	43	50	Replace at same general location--
5RK-2	Replace	Wood	Wood	52	69	Shift pole ~50 feet southeast
5RK-3	New	--	Wood	--	62	--

--: Not applicable/no comments

Distribution C&R activities consisting of removals, installations, and replacements of the following equipment: (i) poles; (ii) pole-top equipment (switches, fuses, cross-arms, capacitors, and transformers); and (iii) overhead wire will all occur along various overhead circuits located generally south of the Substation (*see* Figures 4 through 8). Approximately 146 existing wood distribution poles will be replaced with new wood distribution poles, and approximately 8 new wood distribution poles will be installed. With the exception of one pole (Pole #18 on Nostrand Avenue, north of Smith Street) that will increase by approximately 18 feet (from approximately 20.5 feet above grade to approximately 38.5 feet above grade), all replacement poles will be within

10 feet of height to the poles they replace. Pole #18 is currently between 9 and 14 feet shorter than the adjacent poles and its replacement will be within 10 feet in height to adjacent poles. All new poles will be within 10 feet of height to adjacent distribution poles in their respective alignments, or in the immediate vicinity. It should be noted that several new poles will be installed roadside where an existing pole alignment does not exist; however, in all locations, poles are located immediately across the street at comparable or greater heights.

In total, the Proposed Action will require approximately 1.81 acres of ground disturbance. Approximately 0.52 acres of disturbance will be within paved areas, approximately 0.77 acres of disturbance will be within grass, bare soil or vegetated areas, and approximately 0.52 acres of disturbance will be within the existing dolomite covered Substation.

Coordinated review will be undertaken with agencies that have discretionary decision making for the Proposed Action, including OPRHP due to the acquisition of an easement(s) for work activities crossing below and located adjacent to the Southern State Parkway, and the New York State Department of Transportation (NYSDOT) for work activities located on state roadways that will require Highway Work Permits.

SEQRA Findings

Based on a review of the Proposed Action's scope of work in accordance with the requirements of SEQRA, the Short Environmental Assessment Form Parts 1, 2 & 3 (SEAF) were prepared to evaluate potential impacts of the Proposed Action. The Proposed Action is an "Unlisted" Action as defined by SEQRA. The SEAF evaluated the effect of the Proposed Action upon land use, natural resources, visual resources and community character, energy use, environmental hazards and human health resources. Key findings are outlined below.

Land Use

Substation expansion will occur within a vacant vegetated area. This land is currently owned by LIPA and includes the active Substation where existing electrical infrastructure exists. The transmission and distribution components of the Proposed Action will occur within or along roadways where electrical infrastructure (UG and overhead) currently exists. While the HDD crossing below the Southern State Parkway will require clearing and equipment laydown, it will not alter the land use in the area. As such, the Proposed Action will not result in any significant adverse impacts to land use.

Wetlands/Water Bodies

The EAF Mapper Summary Report identified that the Proposed Action is located on, or adjoining wetlands or waterbodies regulated by a federal, state, or local agency. However, upon review of the New York State Department of Environmental Conservation (NYSDEC) Environmental Resource Mapper wetland layers and historical NYSDEC aerial photography, the Proposed Action is not located on or adjoining regulated wetlands or waterbodies (*see* Figure 9). As such, the

Proposed Action will not result in any significant adverse impacts to wetlands or other water bodies.

Significant Natural Communities and Endangered/Threatened Species

Vegetation clearing for the Proposed Action is limited to the Substation property, and entry/exit pits and laydown areas for HDD drilling below the Southern State Parkway. Minor tree and vegetation trimming may also be required for pole replacement activities to accommodate their installations. The Proposed Action is not located on or adjoining any site where designated significant natural communities are present, nor in areas where species or of plant or animal or associated habitats that are listed by the federal government of New York State as endangered or threatened are identified. New plantings and seed will be installed at the Substation property and cleared areas at the entry/exit pits and laydown areas associated with the HDD under the Southern State Parkway will be restored in accordance with OPRHP's requirements. Therefore, the Proposed Action will not result in significant adverse impacts to significant natural communities, or any endangered or threatened species.

Visual Resources and Community Character

A Visual Resources Assessment was conducted for the Substation and transmission pole components of the Proposed Action. Visual renderings and photo simulations were prepared to illustrate proposed conditions once the Proposed Action is completed (*see* **Attachment A**), including a depiction of proposed plantings around the Substation.

The Substation is located along North Jerusalem Road within a primarily residential and commercial area and straddles Business (X) and Residence (B) zoning districts. Residential properties are located generally to the north, northwest and northeast, North Jerusalem Road is located immediately to the south, and commercial properties are located to the west and east. The existing Substation and transmission poles are currently visible from adjoining properties. Existing infrastructure within the Substation extends to heights ranging from approximately 10 feet to 27 feet, and existing transmission poles in the immediate vicinity extend to heights of approximately 43 and 52 feet. With the exception of the lightning masts, the tallest new structure in the Substation will be the GIS enclosure measuring approximately 30 feet above grade at its highest point. Although LIPA is not subject to local zoning laws, it should be noted that the GIS enclosure is within applicable Town of Hempstead Building Zone Ordinance (BZO) height requirements. As per the BZO[1]: 1) no building (other than a single-family dwelling) shall be greater than three stories or 45 feet in height, except a church (Residence B districts); and 2) No building shall be greater in height than two stories and shall not exceed a maximum height of 30 feet, except that on lots that contain two or more acres and have a lot depth in excess of 100 feet, no building shall exceed four stories in height or a maximum of 60 feet, provided that the Town Board finds, as part of the site plan approval process, that the height of the building would not adversely affect adjacent residential uses (Business X district).

Existing buildings in the immediate surrounding area primarily include two-story residences and commercial buildings that are estimated to measure approximately 20 feet to 25 feet above ground level. While the visibility of the Substation and transmission poles may be increased from properties in the immediate area, the character of the area will not be substantially changed given the visibility of existing buildings and infrastructure in the area at similar heights. Additionally, while the GIS enclosure may appear visually different than existing Substation equipment, it will not adversely alter the view of the Substation to a level of significance given its location at the Substation and a vertical profile consistent with other structures in the vicinity.

Plantings will be installed on the northern and eastern perimeters of the Substation, primarily around the expansion area where new equipment is being installed. These plantings will serve to enhance the exterior appearance of the Substation, and to mitigate any visibility into the Substation from the surrounding area. Evergreen trees (Leyland cypress and arborvitae) will be planted along the entire northern perimeter and partial eastern perimeter, at initial planting heights of approximately 12 to 14 feet, and with the potential to reach mature heights of up to 60 feet.

An inventory of sensitive aesthetic and visual resources was prepared following the guidance in NYSDEC Program Policy "Assessing and Mitigating Visual Impacts" (DEP-00-2, issued 7/31/2000, last revised 12/13/2019). A one-mile radius from the Substation was selected to be appropriate for assessing potential visual impacts given the limited vertical height increases associated with the Proposed Action, the relatively flat topography of the surrounding area, the location of the Proposed Action within a developed suburban area, and the presence of intervening development and vegetation.

The NYSDEC Program Policy identifies 16 categories of aesthetic resources of statewide significance which have been recognized through either national or state designations. Local resources were also identified. Aesthetic resources identified within 1 mile of the Substation include: two sites listed on the State or National Register of Historic Places (0.8 and 0.9 miles from the Substation), one of which is also a designated scenic byway; four sites that are eligible for listing on the State/National Register of Historic Places, and; one scenic byway (0.8 miles from the Substation). In addition, seven local parks were identified within 1 mile of the Substation. The name and locations of identified resources are provided on Figure 1 in **Attachment A**.

Given the distance of the Substation and transmission poles from these resources, the relatively limited height increases associated with the Proposed Action, and the location of the Proposed Action within a developed area, the Proposed Action does not have potential for a significant adverse visual impact to these resources. All of the identified resources are located 0.5-miles or greater from the Substation and have intervening development and vegetation. The Proposed Action will therefore not cause a diminishment of the public's enjoyment of these resources or impair the character or quality of them. Thus, there will be no significant adverse visual impacts as a result of the Proposed Action.

The remaining portion of the Proposed Action, including the distribution pole replacements and installations will occur in areas where abundant distribution infrastructure exists that is substantially similar in size and appearance, and UG cables will be installed below ground.

Therefore, these components of the Proposed Action also do not have the potential for significant adverse visual impacts or adverse impacts to community character.

Sound

A Sound Assessment Study ("Sound Study") was conducted to evaluate the potential sound level impact of future operational noise levels from the proposed Substation expansion. The Sound Study is included as **Attachment B**. The Sound Study evaluated operational impacts from permanent noise-generating equipment, which is limited to the proposed new 69-13kV 33 MVA transformer bank and three heating, ventilation, and air conditioning (HVAC) units associated with the GIS enclosure. Construction-related sound impacts were not evaluated in the Sound Study as they will be temporary in nature.

The Sound Study included: 1) measurements of existing sound levels collected during the nighttime period (10:00 PM – 7:00 AM) on March 11 and 12, 2025 at five monitoring (receptor) locations; 2) Computer propagation modeling based on the proposed installation of one new 69-13kV 33 MVA transformer bank and three HVAC units operating at maximum capacity, and 3) an evaluation of the results compared to the NYSDEC "Assessing and Mitigating Noise Impacts" dated October 6, 2000, last revised February 2, 2001.

Existing ambient background noise levels were measured at the five receptor locations located in the vicinity of the Substation. The observed nighttime sound pressure levels at the receptor locations ranged from 47 A-weighted decibels ("dBA") to 55 dBA, with the maximum level detected at a residential property line east of the Substation (Monitoring Location ID 3). Modeled future sound pressure levels at the receptor locations after the installation of the Proposed Action ranged from 47 dBA to 58 dBA, with the maximum level detected also detected east of the Substation at Monitoring Location ID 3. The greatest difference between modeled future sound level and existing ambient sound (existing condition sound pressure) level was observed at Monitoring Location 3. The predicted future sound level at this monitoring location is approximately 58 dBA, which is 3 dBA greater than the measured ambient sound (55 dBA).

The NYSDEC noise guidelines as discussed in "Assessing and Mitigating Noise Impacts"[2] states that sound pressure level increases from zero to three decibels should have no appreciable effect on receptors. Therefore, the operation of the expanded Substation will not result in significant adverse noise impacts to nearby receptors.

Archaeological, Historic and Cultural Properties

The Proposed Action site does not contain and is not located substantially contiguous to a building, archaeological site, or district which is listed or eligible for listing on the National or State Register of Historic Places, nor is it in or adjacent to an archaeological buffer area (*see* Figure 10). Consultation requests were submitted to the OPRHP in March 2025 and OPRHP responded in letters dated March 10, 2025, and March 11, 2025, indicating that the Proposed Action would have no impact on historic properties, including archaeological and/or historic resources (*see*

Attachment C). Therefore, the Proposed Action will not result in any significant adverse impacts to these resources.

Remediation Sites for Hazardous Waste

The EAF Mapper Summary Report identified that the Proposed Action is located on, or adjoining property that has been subject of remediation for hazardous waste. However, upon review of the NYSDEC DECinfo Locator map, the closest remediation site for hazardous waste includes a State Superfund Program site and Voluntary Cleanup Program site (Village Valet Cleaners, Site Code 130102; Omni Plaza Shopping Center, Site Code V00005) located on Peapond Road in North Bellmore, which is located across the street from a pole replacement (*see* Figure 11). This site has known groundwater contamination from former dry-cleaning operations; soil remediation has been completed at the source area. Based on the United States Geological Survey (USGS) Long Island Depth to Water and Hydrologic Conditions Viewer, groundwater at the pole replacement location is anticipated to be encountered at approximately 15 feet below grade. As pole replacement depths are not anticipated to exceed 6 feet below grade, exposure to groundwater is not anticipated. One other pole replacement along Nassau Road is in the vicinity (~200+ feet) of two Environmental Site Restoration sites (Roosevelt-420 Nassau Road, Site Code E130148 and Roosevelt 391-411 Nassau Road). However, both sites are identified as "N" classification or "No-Action Sites", which generally do not represent a significant environmental concern, and no descriptive information is listed for these sites in the NYSDEC Environmental Remediation Database. Given that minimal excavation is needed for the pole installation in this vicinity, and that it is not located within these sites, no significant impacts to human health or these remediation sites is anticipated. No other remediation site for hazardous waste is located on or adjoining the Proposed Action.

Other Regulatory Permits and Approvals

Portions of the Proposed Action are located on NYSDOT roadways, including: (i) UG feeder installation along Bellmore Road crossing below the Southern State Parkway; (ii) pole replacements on Newbridge Road; and (iii) pole replacements on Jerusalem Avenue. NYSDOT Highway Work Permits will be obtained prior to completion of activities on NYSDOT roads. Work activities crossing below and located adjacent to the Southern State Parkway will also require acquisition of an easement(s) from OPRHP.

Construction activities will require soil disturbances exceeding 1 acre. Therefore, coverage under the NYSDEC State Pollutant Discharge Elimination System General Permit for Stormwater Discharges from Construction Activity (GP-0-25-001) will be obtained and a Stormwater Pollutant Prevention Plan will be implemented for the Proposed Action.

Coordinated review will be undertaken with the agencies referenced above that have discretionary decision making with regards to these permits and approvals.