

A. INTRODUCTION

This attachment considers the potential operational-phase impacts of the Proposed Action on land uses within 0.25-mile of the Proposed Action and cultural resources within one-mile of the Proposed Action.

B. EXISTING CONDITIONS

Table – 1 (Land Use) provided below lists land use within 0.25-mile of the Proposed Action, presented in total acreage and percentage of the 0.25-mile area. A Land Use Map is provided as **Figure 3**.

TABLE - 1 (LAND USE)

Land Use Type	Acreage	Percentage
Low Density Residential	280.8	17.1
Medium Density Residential	7.4	0.5
High Density Residential	152.4	9.3
Commercial	206.4	12.6
Industrial	307.3	18.8
Institutional	333.0	20.3
Recreation Open Space/ Entertainment	203.7	12.4
Utilities	75.8	4.6
Vacant Land	51.7	3.2
Agriculture	20.2	1.2
TOTAL ACRES:	1638.7	100

Source: Suffolk County Land Use 2016 and Nassau County Land use Long Island Index Map Viewer 2013

The Proposed Substation will encompass approximately 0.76 acres and will be constructed within the northern portion of a Nassau County owned stormwater recharge basin parcel located at the northwest corner of the Old Country Road and Round Swamp Road intersection. This approximate 11.46 acre parcel of land is undeveloped with the exception of stormwater recharge basin appurtenances, and is predominantly comprised of natural vegetation (i.e., trees, shrubs, and grasses). This parcel is located within an area primarily characterized by institutional, commercial and industrial land uses. Land uses to the north, south, east and west of the parcel are primarily commercial. The Long Island Expressway (I-495) is located approximately 0.1 mile north of the parcel, and the Pine Ridge Conservation Area (a 165-acre parcel of Recreation Open Space/Entertainment) is located approximately 0.08 mile southeast of the parcel.

The UG transmission circuits will primarily be constructed within public roadway right-of-way along Plainview Road, Old Country Road, Round Swamp Road and Bethpage Sweet Hollow Road/Spagnoli Road. Land uses adjacent to the proposed transmission circuits primarily consist of residential, commercial, institutional and industrial uses. The proposed distribution exit feeders will primarily be constructed within public roadway right-of-way along Old Country Road and Round Swamp Road. Land uses adjacent to the distribution feeders consist primarily of commercial and residential uses.

General land uses along Plainview Road adjacent to the Proposed Action are primarily characterized as low density residential. The area at the intersection of Old Country Road is primarily commercial.

General land uses along Old Country Road adjacent to the Proposed Action vary with the western portion of Old Country Road generally being bound by high and low density residential, commercial and institutional land uses. The central portion of Old Country Road is surrounded by recreational uses and open space (Trail View State Park). The eastern portion of Old Country Road is generally bound by commercial and industrial land uses to the north, and the Country Pointe at Plainview residential development and commercial area to the south.

General land uses along Round Swamp Road primarily include high and low density residential, commercial, institutional, and recreation/open space uses. The Old Bethpage Village Restoration, Museum of American Armor and Old Bethpage Elementary School are located along the east of Round Swamp Road. The Country Pointe at Plainview residential development is located to the west of Round Swamp Road. A commercial area is present at the southwestern end of Round Swamp Road.

General land uses along Bethpage Sweet Hollow Road/Spagnoli Road include institutional, industrial, commercial, and some recreation open space/entertainment. The western end of Bethpage Sweet Hollow Road is generally bound by recreational/open space properties including the Old Bethpage Village Restoration and Nassau County Battle Row Park located to the north and south, respectively. Spagnoli Road is primarily bound to the north and south by commercial and industrial land uses.

C. CULTURAL RESOURCES

A review of New York State Office of Parks, Recreation and Historic Preservation (“NYSOPRHP”) Cultural Resource Information System (“CRIS”) identified one building district listed on the New York State or National Register of Historic Places within one-mile of the Proposed Action, and identified 28 sites eligible for listing on the New York State or National Register of Historic Places within one-mile of the Proposed Action (see **Attachment D**, “Visual Resources”). However, the Proposed Action is not located on or adjacent to any property that is listed on the National Register of Historic Places.

Portions of the Proposed Action are located within NYSOPRHP designated archaeologically sensitive areas. **Figure 4** depicts the archaeologically sensitive areas and **Figure 8** depicts the locations of National Register listed and eligible properties in the vicinity of the Project Site.

A consultation request was submitted to the NYSOPRHP in order to evaluate the potential impact from the Proposed Action on archaeological and/or historic resources. A response was received from the

NYSOPRHP on March 8, 2019 stating that the Proposed Action will have no impact on archaeological sensitive areas and/or historic resources listed in or eligible for the New York State and National Register of Historic Places. A copy of the NYSOPRHP's Letter of No Impact is provided in **Appendix D**.

D. POTENTIAL IMPACTS OF THE PROPOSED ACTION

The Proposed Substation construction will result in changes to land use of the Nassau County Stormwater Recharge Basin parcel. Approximately 9.34 acres of the approximate 11.46 acre parcel will be disturbed as part of the Proposed Action.

Of the 11.46 acres, approximately 0.74 acres will be cleared, filled and regraded, for future permanent use as the Proposed Substation (located in the northern corner of the parcel); approximately 0.30 acres along the northern boundary of the parcel will be utilized for the Proposed Substation access road; approximately 0.69 acres along the western boundary of the parcel will be utilized as LIPA right-of-way for future electrical maintenance/repair of the transmission circuit and distribution feeder interconnections. The remaining approximate 9.71 acres will continue to be utilized as a stormwater recharge basin. With the exception of the Proposed Substation site and access road, disturbed areas will be restored with seed and/or plantings, in accordance with the proposed draft Landscape Plan, provided in **Appendix A**.

The Proposed Substation will be located in the northernmost portion of the parcel, set back from Old Country Road, and immediately adjacent to parking areas associated with commercial properties. Therefore, the Proposed Substation will not result in significant adverse impacts to existing land uses or character of the area.

The proposed UG 69kV transmission circuits and UG 13kV distribution exit feeders will primarily be constructed within public roadway right-of-way, where overhead and underground infrastructure currently exists. The transmission circuits and distribution feeders interconnecting to the Proposed Round Swamp Road Substation will be completed within easement areas. While land use of these easement areas will change (one area will become a paved substation access road and one will become a grass right-of-way for future maintenance/repair), the changes to land use will not be significant as the surrounding property will continue to be utilized as a stormwater recharge basin.

Relatively small portions of the UG 69kV transmission circuits will be installed within existing LIPA-owned substations (Plainview Substation and Ruland Road Substation) where electrical substation equipment exists. A small portion of one transmission circuit will traverse below a privately-owned commercial property east of Route 110. An easement will be obtained for this area, and the circuit in this area will be installed via HDD below this property and will not impact land use of this property. Further, the proposed transmission circuits and distribution exit feeders will be constructed UG and will therefore be consistent in character with the surrounding area.

The two pole replacements along the distribution feeder route on Round Swamp Road will be consistent in height to existing poles, and will result in no impacts to land use or community character. In addition, the wood riser poles connecting the UG transmission circuit to the Ruland Road Substation will be

located adjacent to the Ruland Road Substation, where abundant electrical infrastructure exists, and will be screened from public view by nearby vegetation.

As such, the transmission and distribution work will not result in significant adverse impacts to land use and will be consistent in character with the surrounding area.