

ENVIRONMENTAL ASSESSMENT FORM SUPPLEMENTAL INFORMATION ATTACHMENT

West Hempstead (3R) Install Four 69/13kV 33MVA Transformers and Associated Work (the “Proposed Action”)

Description of the Proposed Action

The Proposed Action includes expansion of the existing LIPA West Hempstead Substation (the “Substation”), located east of Long Island Rail Road (LIRR) tracks in West Hempstead (*see* Figures 1 and 2). The Substation is being expanded to accommodate the installation of new Substation equipment. Several transmission poles supporting 69 kilovolt (kV) overhead circuits located within and adjacent to the Substation will be replaced to accommodate the expansion and two existing underground 13kV distribution feeder cables will be reconfigured to connect into the new Substation equipment. The Proposed Action will provide improved reliability and resiliency for the surrounding area.

The existing fenced Substation encompasses approximately 0.78 acres and will be expanded to the west by approximately 0.3 acres, onto LIPA-owned property. The expansion area is primarily covered by crushed dolomite stone, with some sparse vegetation. The expansion area will be regraded, a ground grid will be installed, and new dolomite stone will be installed on the ground surface. Substation fencing will be replaced along the northern and southern boundaries of the existing Substation and expansion area, as well as the western perimeter of the expansion area. Permahedge screening will be installed along the southern fence.

Two existing 69/13kV 33MVA transformer banks and two 13kV switchgears will be removed from the existing Substation, and the following new equipment will be installed within the existing Substation and the expansion area: four 69/13kV 33MVA transformer banks, two 13kV switchgears, two 55-foot lightning masts, two gas circuit breakers (GCBs), five gang-operated disconnect switches (GODs), several circuit switches, potential transformers, and associated support structures and bus work. Additionally, a mobile transformer unit, two temporary wood poles (Pole #s T1 and T2), and supporting overhead conductor (extending to approximately 39 feet and 41 feet) will be installed within the Substation during Substation equipment removals and installations to maintain electrical service. Underground electric cable will be installed within the Substation to complete necessary electrical connections to equipment and poles.

Two existing underground distribution feeders extending from existing riser poles along Hempstead Gardens Drive into the existing Substation will be slightly reconfigured to connect to the new Substation equipment. The two wood distribution riser poles will be replaced with new wood riser poles no greater than 10 feet taller in height.

Additionally, the following transmission poles will replace existing poles to accommodate the expansion.

Transmission Pole #	Action	Existing Material	Proposed Material	Current Height (feet)	Proposed Height (feet)	Additional Details
3R1*	Replace	Wood	Steel	56.5	65	Replacements will occur within fenced Substation property
3R2*	Replace	Wood	Steel	79	75	
3R3	Replace	Steel	Steel	43	52	
3R4	Replace	Steel	Steel	70	76	
3R5	Replace	Steel	Steel	49	72	
75.5	Replace	Wood	Wood	61	66	Replacements will occur outside of fenced Substation property adjacent to existing poles
75.5S (stub pole)	Replace	Wood	Wood	29.5	39	

*: New riser will be installed

The above-listed poles are located within the fenced Substation property, with the exception of Pole #75.5 and Pole #75.5S, which are located approximately 100 feet west-southwest of the expansion area along an existing LIRR right-of-way. Pole #s 75.5 and 75.5S will be replaced in their current general locations. All other replacement poles will be relocated within the limits of the fenced Substation and expansion area. As listed above, several poles will become steel (galvanized), and height increases range from five feet to a maximum of 23 feet (Pole #3R5). Pole #3R5 is being increased by 23 feet to provide an attachment point for static wire to reduce structural loading on the transmission poles.

The Proposed Action is located within an area primarily characterized by residential and commercial land uses. A LIRR electrical substation exists immediately north of the Substation and LIRR track exists adjacent to the west. Two existing overhead 69kV transmission lines run parallel to the LIRR tracks and Hempstead Gardens Drive, connecting into the existing Substation.

In total, the Proposed Action will require approximately 0.93 acres of ground disturbance. Almost all of the ground disturbance will be confined to the LIPA-owned Substation and expansion property.

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.

- New Substation equipment and bus work will range in height from approximately 19 feet to 35 feet, and new lighting masts will extend to heights of approximately 55 feet. Existing

bus work and structures at the Substation extend to maximum heights of approximately 38 feet.

The replacement transmission poles will extend to maximum heights of approximately 76 feet. The existing transmission poles to be replaced extend to maximum heights of approximately 79 feet. Other transmission poles currently exist in the surrounding area (not proposed for replacement) including (i) wood poles along Hempstead Gardens Drive that extend to heights ranging from approximately 65 feet to 79 feet, (ii) steel poles along the LIRR north of the Substation extending to heights of approximately 74 feet, and (iii) wood poles along the LIRR to southwest of the Substation extending to approximate heights of 65 feet. One or more of these existing transmission poles are adjacent to the residential apartment complex to the south of the Substation. The two existing distribution riser poles along Hempstead Gardens Drive will be replaced with new wood riser poles and will be no more than 10 feet taller in height. All of the Proposed Action components are located on property where existing electric infrastructure similar in nature and appearance exists, or within existing overhead pole alignments.

A Visual Resources Assessment (“VRA”) was conducted to evaluate the extent and significance of the Substation and transmission components of the Proposed Action in relationship to the existing visual landscape (*see Attachment A*). Photo simulations were prepared to illustrate the view of the Proposed Action from select areas of predicted visibility. An inventory of visual resources was completed per New York State Department of Environmental Conservation (NYSDEC) Program Policy “Assessing and Mitigating Visual Impacts” (DEP-00-2, issued July 31, 2000, last revised December 13, 2019). A half-mile radius (“study area”) from the Proposed Action was selected for assessing potential visual impacts. The NYSDEC Program Policy identifies 16 categories of aesthetic resources of statewide significance which have been recognized through either national or state designations, as well as local resources.

The VRA determined that visibility of the Proposed Action is minimal, with 97% of the half-mile study area having no visibility of the Proposed Action. Potential visibility is primarily concentrated immediately near the Proposed Action site, including along Hempstead Gardens Drive and Hempstead Avenue. The visual resources inventory identified four sites eligible for listing on the State or National Register of Historic Places (one eligible historic district and three eligible sites, none that are officially listed), one State Park (Hempstead Lake State Park), and several local resources (see Section 2.5 in Attachment A for list of resources).

As illustrated on photo simulations VP-1 through VP-3 in Attachment A, the existing site contains an abundance of electrical infrastructure including existing Substation equipment and structures and overhead transmission circuits. While there is a visual change in the immediate vicinity due to the installation of new Substation equipment and some taller transmission poles, the overall view of the Proposed Action is consistent with the existing landscape.

Of the identified visual resources, visibility is expected to be limited to six local resources (American Legion; Global School of Heath; Hebrew Academy of Nassau County; LIRR Corridor; Lutheran Church of the Epiphany; and Hempstead Golf Club). However, visibility is generally limited to upper portions of the Proposed Action or confined to small

areas at each visual resource given their distance from the Proposed Action and intervening development and vegetation. As outlined in the VRA and as depicted in the photo simulations, while the equipment installations are visually different than what currently exists at the site, the surrounding area consists of tall electrical equipment, and the Proposed Action, consistent with NYSDEC Program Policy Assessing and Mitigating Visual Impacts (DEP-00-2, issued July 31, 2000, last revised December 13, 2019), does not represent a significant adverse visual impact to the character of the area and will not diminish the public's use and enjoyment of the appearance or qualities of the inventoried resources.

- The Proposed Action is not located within or adjacent to an archaeological buffer area. The Proposed Action is located adjacent to one site that was previously listed as “undetermined” for listing in the State or National Register of Historic Places (LIRR West Hempstead Substation building) (*see* Figure 3). A consultation request was submitted to the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) on November 18, 2025, and OPRHP responded in a letter dated November 20, 2025, indicating that the Proposed Action would have no impact on historic properties, including archaeological and/or historic resources (*see* **Attachment B**). The site was subsequently identified as “Not Eligible” for listing in the State or National Register of Historic Places. Therefore, the Proposed Action will not result in any significant adverse impacts to these resources.
- The Proposed Action is not located within or adjoining Critical Environmental Areas (CEAs), the 100-year floodplain, or regulated wetlands/waterbodies. Additionally, the Proposed Action is not located on or adjoining a site that has been the subject of remediation for hazardous waste, and no state or federally listed threatened or endangered animal species or associated habitat is located on the Proposed Action site. Therefore, the Proposed Action will not have the potential for significant adverse impacts to these resources.
- A Sound Assessment Study (“Sound Study”) was conducted to evaluate the potential sound level impact of future operational noise levels from the two new transformer banks, two replacement transformer banks, and temporary mobile transformer unit (*see* **Attachment C**). The Sound Study included: 1) measurements of existing sound levels collected during the nighttime period (10:00 PM – 7:00 AM) on June 8, 2026, at four monitoring (receptor) locations in the vicinity of the Substation; 2) computer propagation modeling of the transformers operating under different configurations, and; 3) an evaluation of the results compared to the NYSDEC “Assessing and Mitigating Noise Impacts” (“NYSDEC Guidance”) dated October 6, 2000, last revised February 2, 2001. Residential properties exist south of the Substation across Hempstead Gardens Drive and an industrial property exist immediately east-northeast of the Substation. Existing sound pressure levels at the receptor locations ranged from 46 to 49 A-weighted decibels (“dBA”). Future sound pressure levels at the receptor locations ranged from 46 dBA to 54 dBA (residential receptors) and were extrapolated to model as 65 dBA at the adjacent industrial receptor. The modeled sound pressure level of 54 dBA at a residential property line was an increase of 6 dBA from ambient levels. The NYSDEC Guidance states a 3-6 dBA increase in sound pressure level may have potential for adverse noise impact only in cases where the most sensitive of receptors (non-industrial properties) are present. However, this maximum

sound pressure level is well below the 65 dBA maximum for ambient noise level in a non-industrial setting stated in the NYSDEC Guidance. Furthermore, this maximum sound pressure level reflects conditions when the mobile bank is in operation (intermittent and temporary) and does not reflect permanent operating conditions of the Project. The maximum sound pressure level of 65 dBA extrapolated at the adjacent industrial receptor also does not exceed the 65 dBA maximum for ambient noise level recommended for non-industrial settings. When the Proposed Action is fully constructed, the model showed little to no increases (0 to 1 dBA) in sound levels at the nearest residential receptors. Per NYSDEC Guidance, sound pressure level increases ranging from 0-3 dBA should have no appreciable effect on receptors. Therefore, the Proposed Action will not result in significant adverse noise impacts to nearby receptors.

- The Proposed Action is not located within a disadvantaged community (DAC) but is located within ½-mile of a DAC. The Hempstead Village DAC is located approximately 0.12 miles east of the Proposed Action (*see* Figure 4). Potential impacts that may occur within or in proximity to the DAC include solid waste (ex: pole components, retired equipment, or excess or unsuitable soil/fill that cannot be re-used) generation during construction activities, noise, traffic and air emissions from equipment/vehicles during construction activities; and, noise emissions from newly installed equipment. Any solid waste generated during construction will be transported off-site for disposal at a PSEG Long Island-approved facility authorized to accept such waste. Noise, traffic and air emissions from construction operations will be intermittent, temporary in nature, and are typical for any utility construction project of this type. No air pollution control permits are required for construction emissions. As evaluated in the Sound Study (**Attachment C**), permanent noise-generating equipment to be installed will not have any appreciable effect on receptors. Therefore, the Proposed Action will not have a significant adverse impact on the DAC.
- Portions of the Proposed Action are in proximity to the LIRR. Work activities will be completed under the existing PSEG Maintenance permit. All necessary access and approvals from LIRR will be obtained prior to commencement of construction.