

## **ATTACHMENT A**

### **VISUAL IMPACT ASSESSMENT**

**PSEG Long Island West  
Hempstead Substation  
Install Four 69/13kV 33MVA  
Transformers and Associated  
Work Project**

**Visual Impact Assessment**

May 2026

**Nassau County, Long  
Island, New York**

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## **1.0 Introduction**

### **1.1 Project Description**

PSEG Long Island is proposing the expansion of the existing LIPA 3R West Hempstead Substation (the “Substation”) to accommodate the installation of new Substation equipment, and the replacement of several existing transmission poles located within and adjacent to the Substation (the Project). The Visual Impact Assessment (VIA) report was completed to evaluate the potential extent and significance of Project visibility in general accordance with the New York State Department of Environmental Conservation (NYDEC) Program Policy entitled DEP-00-2 / Assessing and Mitigating Visual and Aesthetic Impacts, dated July 31, 2000, revised December 13, 2019 (referred herein as the DEC Visual Policy). The VIA focuses on the appearance of the Project’s aboveground components as equipment installed underground would not be visible and therefore are excluded in the assessment of visibility.

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 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 southern boundary of the existing Substation and expansion area, as well as the remaining perimeter of the expansion area. Permahedge screening will be installed along the southern fence.

Select Substation equipment will be removed from the Substation and new Substation equipment will be installed within the existing Substation and expansion area, including transformer banks, switchgears, two 55-foot lightning masts, gas circuit breakers, switches, support structures, and bus work. Transmission poles located within and adjacent to the Substation and expansion area will be replaced to accommodate the expansion. Two temporary poles and mobile transformer bank will be installed temporarily during Substation bank activities to ensure the Substation remains operational.

New Substation equipment and bus work will range in height from approximately 19 feet to 35 feet. New lighting masts will extend to heights of approximately 55 feet, and transmission pole replacements will extend to heights of up to 76 feet. Existing Substation equipment and bus work generally ranges in height from approximately 16 feet to approximately 38 feet.

### **1.2 Purpose and Intent**

The purpose of the VIA is to evaluate the extent and significance of the Project visibility in relationship to the existing landscape. The Project has been evaluated in general conformance with the DEC Visual Policy. The DEC Visual Policy is an advisory policy that provisions a suitable framework for the VIA. To conduct the VIA, a half-mile Visual Study Area (VSA) was established according to the Project’s scale, magnitude, and breadth, in

comparison to the visual characteristics of the existing environment. To determine the Project's potential effect, the quality existing landscape must first be established.

## 2.0 Quality of Existing Landscape

### 2.1 Community/Residential

The Town of Hempstead and Village of Hempstead were identified within the half-mile VSA. The Project is sited solely in the Town of Hempstead, within Nassau County.

To understand the number of potential viewers within the VSA, population densities were calculated with Census Blocks derived from the United States Census Bureau; 2020 Decennial Census. This population data does not account for interstate travelers or national travelers that may visit the region or travel through the region to reach other destinations. As shown in Table 1, the Town of Hempstead contains the largest population in the VSA (5,910) which is attributed to the larger boundary of the town within the study area. The eastern section of the VSA is intersected by the Village of Hempstead, which contains a population of 1,691 within the study area. In total, 7,601 residents reside within the half-mile VSA.

**Table 1. Population of Communities within the VSA**

| Community                      | Population in VSA<br>(2020 Census Estimates)* |
|--------------------------------|-----------------------------------------------|
| Village of Hempstead           | 1,691                                         |
| Town of Hempstead              | 5,910                                         |
| <b>Total Population in VSA</b> | <b>7,601</b>                                  |

*\*Population estimates are derived from Census Blocks within the VSA and do not account for the community's total population that occurs beyond the VSA extents. Census Blocks are used to calculate populations and may overlap areas in other jurisdictions; therefore, these estimates are conservative and may overestimate current populations.*

### 2.2 Physiography

The analysis of physiography within the Visual Study Area (VSA) is critical for understanding the existing topographic conditions that may influence the potential visibility of a proposed action. The Project is situated within the Long Island Sound Coastal Lowlands, as defined by Bryce et al. (2010) in Ecoregions of New York (color poster with map, descriptive text, summary tables, and photographs; Reston, Virginia, United States Geological Survey; map scale 1:1,325,000). This physiographic region is characterized by flat to irregular plains, coastal beaches, bays, and tidal flats.

Within the VSA, elevations range from 36 to 72 feet Above Mean Sea Level (AMSL), with a mean elevation of approximately 60 feet AMSL. These elevation metrics indicate that the topography is predominantly flat, with localized variations primarily resulting from man-made grading modifications, such as those associated with the Hempstead Golf & Country Club golf course (e.g., elevations ranging from 36 to 60 feet AMSL). The southern extents of the VSA exhibit slightly lower elevations, such as along Woodfield Road (48 feet AMSL), while higher elevations are observed further inland to the north, including Buckingham Road (70 feet AMSL) and Bedell Avenue (71 feet AMSL).

Despite these variations, the VSA is substantially developed, and topographic changes are minimal. Existing obstructions, such as buildings and trees, are anticipated to play a significant role in limiting visibility and altering the landscape at greater distances.

## **2.3 Transportation**

In the VSA, travel is predominantly comprised of vehicle transportation on highways, routes, and local roads. In addition, the Long Island Railroad (LIRR) provides a train service along the West Hempstead Branch, with the West Hempstead (Hempstead Gardens) station being located within the VSA. The West Hempstead LIRR runs briefly adjacent to the Project. Other localized travel is available in the VSA and includes bicycling, walking, running, or golf carts (limited to the Hempstead Golf & Country Club). Depending on the travel route, viewers may be prevalent or limited in number (please also see Section 4.0 for information on how viewer characteristics are evaluated in the VSA).

To estimate the average volume of daily vehicle travelers in the VSA, Annual Average Daily Traffic (AADT) were consulted as provided by the New York State Department of Transportation (NYSDOT). The AADT data was used in conjunction with population data (see Table 1) to estimate potential number of viewers within the VSA. Traditionally, AADT is a planning metric used primarily in transportation planning and transportation engineering. AADT data is calculated by totaling the annual volume of vehicle traffic of a road and dividing by 365 days. AADT counts are provided and are presented below in Table 2.

**Table 2. AADT (Traffic) Counts in VSA**

| Route/<br>Road Name    | Municipality                               | AADT   |
|------------------------|--------------------------------------------|--------|
| Hempstead Turnpike     | Town of Hempstead                          | 23,408 |
| Fulton Street          | Town of Hempstead,<br>Village of Hempstead | 22,828 |
| Front Street           | Town of Hempstead,<br>Village of Hempstead | 19,125 |
| Hempstead Avenue       | Town of Hempstead                          | 13,898 |
| Woodfield Road         | Town of Hempstead                          | 11,863 |
| Westminister Road      | Town of Hempstead                          | 10,738 |
| Hempstead Garden Drive | Town of Hempstead                          | 1,828  |
| Maplewood Street       | Town of Hempstead                          | 1,026  |
| Orchard Street         | Village of Hempstead                       | 1,702  |
| Weil Place             | Village of Hempstead                       | 543    |

In the VSA, prominently traveled roadways are identified as the Hempstead Turnpike with as estimated 23,408 daily traffickers, Fulton Street (22,828), and Front Street (19,125), meaning most viewers in the VSA will be viewing the environment from these subject roads. The least number of travelers occur on local roads such as Hempstead Garden Drive with an estimated 1,828 daily drivers, Maplewood Street (1,026), Orchard Street (1,702), and Weil Place (543). While not indicated in Table 2, it is expected that a subset of travelers will use the LIRR.

## 2.4 Land Use Patterns

Identifying land use patterns within the existing landscape provides framework for examining what part of the landscape may or may not be affected by a proposed action. Land use patterns also contribute to defining the quality of the landscape. To determine land-use within the VSA, the U.S. Geological Survey (USGS) National Land Cover Database (NLCD), as well as the Long Island Zoning Atlas (Long Island Zoning Atlas, n.d.) were consulted. As a result, four general land cover types were identified in the VSA as Commercial/Institutional/Industrial, Residential, Forested, and Recreational/Open Space. Each land cover type contains a discrete viewing environment that can encourage or discourage general landscape observations. For example, high intensity-developed lands with buildings may confine or obstruct a view, whereas places comprised of open landscape, such as open green spaces, may provide farther viewing opportunities of the environment. The land-use characteristics identified within the VSA are further listed and described below.

### Commercial/Institutional/Industrial Land-use

In the VSA, commercial land-use is generally concentrated near the crossroads at Hempstead Avenue and Hempstead Turnpike but is also found on limited sections of Front Street, Fulton Street, Westminster and Woodfield Road. Institutional land-use is minimally found in the VSA, such as the David Paterson Fulton School and a small portion of the Hempstead High School Athletic Fields. Other examples of institutional land-uses in the VSA are Saint Thomas the Apostle Church (Westminster Road), the Global School of Health (Hempstead Avenue), and the Professional Career Institute (Hempstead Turnpike). According to the Long Island Zoning Atlas, there are very few industrial sites in the VSA near the intersection of Hempstead Turnpike and Front Street. Most potential viewers are anticipated to congregate in commercial or institutional land-use areas, whereas areas of industrial development do not contain visual amenities that attract viewers besides general workers operating at an interior or exterior of an industrial site.

### Residential Land-use

Residential land-use areas are predominantly west of the VSA. The Hempstead Gardens Apartments represent the closest residential property to the Project. Typical viewing conditions will be variable in residential areas and are dependent on distance from the Project and intervening development. The most distant views of the Project are expected when a viewer faces directly down the linear alignment of a nearby road corridor.

### Forested Land Cover

While not specifically a land-use, the forested land-cover is comprised of mature deciduous and coniferous species, as well as mixed tree groups that can encompass small areas of land or are

an isolated grouping of trees. The type of viewing opportunities within this land cover are typically limited. Most forested land cover in the VSA is scattered within the Residential and Recreational/Open Space land-use. In these places, existing mature tree vegetation will often interfere with viewing conditions. However, places with less existing vegetative obstructions may have an improved opportunity to view the distant landscape. Overall, this land-use is generally thinly dispersed throughout residential areas within the VSA and is notably concentrated within a moderate portion of the Hempstead Golf & Country Club golf course.

#### Recreational/Open Space Land-use

Recreational/Open space land-use is described as generally open land with short scrub-shrub vegetation, such as cemeteries, golf courses, greenspace, and small emergent wetlands. This land-use may also contain minor development or isolated stands of vegetation. This land-use is narrowed to a few notable locations in the VSA such as the Hempstead Golf & Country Club golf course and the recreational/athletic fields associated with the Hempstead High School and David Paterson Fulton School. Potential viewer types in this land-use are expected to be local residential and recreational viewer types. The viewing conditions of the environment when in open space provide the best opportunity to view the landscape since there are fewer land elements that would preclude visibility, however, adjacent land-uses may impact this condition.

## **2.5 Inventory of Visual Resources**

An inventory of visual, cultural, and historic resources was compiled in accordance with the guidelines established by the DEC Visual Policy, which emphasizes evaluating publicly accessible resources that possess scenic, cultural, historical, or aesthetic significance, as formally recognized through local planning documents, legislation, or national and state designations. The DEC Visual Policy provides a structured framework for conducting such inventories, explicitly excluding places of private concern, as these locations are not accessible to the general public. Consequently, residential properties or dwellings do not meet the criteria for classification as visual resources under this policy.

To identify existing visual resources within the VSA, Geographic Information System (GIS) databases, federal and state agency records, and local planning documents were reviewed. The following visual, cultural, and historic resources within the VSA were inventoried:

- A property on or eligible for inclusion in the National or State Register of Historic Places [16 U.S.C. § 470a et seq., Parks, Recreation and Historic Preservation Law Section 14.07]
- State Parks [Parks, Recreation and Historic Preservation Law Section 3.09];

- NYS Heritage Areas [Parks, Recreation and Historic Preservation Law Section 35.15];
- The State Forest Preserve [NYS Constitution Article XIV];
- National Wildlife Refuges [16 U.S.C. 668dd], State Game Refuges and State Wildlife Management Areas [ECL 11-2105];
- National Natural Landmarks [36 CFR Part 62];
- The National Park System, Recreation Areas, Seashores, Forests [16 U.S.C. 1c];
- Rivers designated as National or State Wild, Scenic or Recreational [16 U.S.C. Chapter 28, ECL 15-2701 et seq.];
- A site, area, lake, reservoir or highway designated or eligible for designation as scenic [ECL Article 49 or DOT equivalent and APA. Designated State Highway Roadside];
- Scenic Areas of Statewide Significance [of Article 42 of Executive Law];
- A State or federally designated trail, or one proposed for designation [16 U.S.C. Chapter 27 or equivalent];
- Adirondack Park Scenic Vistas; [Adirondack Park Land Use and Development Map]
- State Nature and Historic Preserve Areas; [Section 4 of Article XIV of the State Constitution];
- Palisades Park; [Palisades Interstate Park Commission];
- Bond Act Properties purchased under Exceptional Scenic Beauty or Open Space category;
- National Heritage Areas [Each of the 49 designated NHAs has its own individual authorizing legislation]

Additionally, visual and scenic local resources within the VSA were inventoried.

Properties identified in the Visual Resource Inventory are listed in Table 3-A and 3-B below. The tables outline the identified resources with Map ID's that correspond to the viewshed analysis shown on Figure 1, USN numbers for historical resources, applicable municipality, governance of the resource, potential visibility from the resource, and the associated degree of visual affect associated with potential Project visibility.

As listed on Tables 3-A and 3-B, the resources identified include four historic resources that are eligible for inclusion on the National Register of Historic Places (NRHP), one State Park, and nineteen local resources. Eligible historic resources meet minimum criteria for potential inclusion to the NRHP record; however, not all eligible historic resources become officially registered.

**Table 3-A. Historic Resource Inventory within VSA**

| Map ID<br>(See Figure 1)       | Historic Resource Name                     | USN          | Municipality         | Recognized as Federal (F) or State (S) Resource | Visibility of Proposed Project <sup>1</sup> | Degree of Visual Effect at Resource |
|--------------------------------|--------------------------------------------|--------------|----------------------|-------------------------------------------------|---------------------------------------------|-------------------------------------|
| <b>NRHP Eligible Districts</b> |                                            |              |                      |                                                 |                                             |                                     |
| HR1                            | Hempstead Lake State Park <sup>2</sup>     | 05930.000133 | Town of Hempstead    | S                                               | No                                          | No Effect                           |
| <b>NRHP Eligible Sites</b>     |                                            |              |                      |                                                 |                                             |                                     |
| HR2                            | 52 Long Drive                              | 05930.000121 | Village of Hempstead | S                                               | No                                          | No Effect                           |
| HR3                            | Hempstead High School                      | 05930.000032 | Village of Hempstead | S                                               | No                                          | No Effect                           |
| HR4                            | Residence in Tudor and Colonial Revival NH | 05901.001037 | Town of Hempstead    | S                                               | No                                          | No Effect                           |

<sup>1</sup>Potential visibility is obtained from the viewshed analysis using LiDAR data, which is proficient in calculating visual obstructions based on existing topography, trees, and buildings. Potential visibility may also be ascertained through the developed simulations, or by methods of onsite field verification.

<sup>2</sup>Resource is also considered to be recreational.



**Table 3-B. Visual Resource Inventory within VSA**

| Map ID<br>(See Figure 1) | Visual Resource Name                    | Municipalities       | Recognized as Federal (F), State (S), or Local (L) Resource | Visibility of Proposed Project <sup>1</sup> | Degree of Visual Effect at Resource |
|--------------------------|-----------------------------------------|----------------------|-------------------------------------------------------------|---------------------------------------------|-------------------------------------|
| <b>State Park</b>        |                                         |                      |                                                             |                                             |                                     |
| SP1                      | Hempstead Lake State Park               | Town of Hempstead    | S                                                           | No                                          | SP1                                 |
| <b>Local Resources</b>   |                                         |                      |                                                             |                                             |                                     |
| LR1                      | American Legion                         | Town of Hempstead    | L                                                           | Yes                                         | Low                                 |
| LR2                      | Chamsarant Korean Methodist Church      | Village of Hempstead | L                                                           | No                                          | No effect                           |
| LR3                      | David Paterson Elementary School        | Village of Hempstead | L                                                           | No                                          | No effect                           |
| LR4                      | Global School of Health                 | Town of Hempstead    | L                                                           | Yes                                         | Low                                 |
| LR5                      | Hebrew Academy of Nassau County         | Town of Hempstead    | C                                                           | Yes                                         | Low                                 |
| LR6                      | Long Island Railroad                    | Town of Hempstead    | L                                                           | Yes                                         | Low to moderate (momentary view)    |
| LR7                      | Hempstead High School                   | Village of Hempstead | L                                                           | No                                          | No effect                           |
| LR8                      | Laborers 4 Christ Ministries            | Village of Hempstead | L                                                           | No                                          | No effect                           |
| LR9                      | Lutheran Church of the Epiphany         | Village of Hempstead | L                                                           | Yes                                         | Low                                 |
| LR10                     | Sacred Heart Academy                    | Village of Hempstead | L                                                           | No                                          | No effect                           |
| LR11                     | Saint Mary's Syro Malab Catholic Church | Town of Hempstead    | L                                                           | No                                          | No effect                           |
| LR12                     | Saint Thomas The Apostle Church         | Town of Hempstead    | L                                                           | No                                          | No effect                           |
| LR13                     | Saint Thomas the Apostle School         | Town of Hempstead    | L                                                           | No                                          | No effect                           |
| LR14                     | Special Treasures Childcare             | Town of Hempstead    | L                                                           | No                                          | No effect                           |
| LR15                     | The Academy Charter School              | Village of Hempstead | L                                                           | No                                          | No effect                           |
| LR16                     | Unification Church of Long Island       | Village of Hempstead | L                                                           | No                                          | No effect                           |

| Map ID<br>(See Figure 1)           | Visual Resource Name                     | Municipalities       | Recognized as Federal (F), State (S), or Local (L) Resource | Visibility of Proposed Project <sup>1</sup> | Degree of Visual Effect at Resource |
|------------------------------------|------------------------------------------|----------------------|-------------------------------------------------------------|---------------------------------------------|-------------------------------------|
| LR17                               | West Hempstead Christian Heritage Church | Town of Hempstead    | L                                                           | No                                          | No effect                           |
| <b>Local Recreational Resource</b> |                                          |                      |                                                             |                                             |                                     |
| R1                                 | Hempstead Country Club                   | Village of Hempstead | L                                                           | No                                          | No effect                           |
| R2                                 | Hempstead Golf Club                      | Town of Hempstead    | L                                                           | Yes                                         | Low                                 |

<sup>1</sup>Potential visibility is obtained from the viewshed analysis using topography, trees, and buildings only. Potential visibility may also be ascertained through the developed simulations, or by methods of onsite field verification.

## 3.0 Visual Analysis Methodology

### 3.1 Viewshed Methodology

A viewshed analysis within the VSA was performed to evaluate the potential visual impacts of the Project against the existing landscape. The viewshed analysis identifies geographic areas within the VSA that may experience visibility of the Project (see Figure 1).

To develop the visibility analysis, TRC leveraged ESRI Spatial and 3D Analyst GIS tools with Light Detection and Ranging (LiDAR) point cloud (LPC) data from the 2014 USGS Long Island New York Sandy LiDAR dataset. This data was obtained from the New York State GIS Clearinghouse LiDAR Download site. The LiDAR data was then manually adjusted to reflect current changes in the existing landscape.

The analysis was further developed by establishing an observer height of 6 feet (Guide to Evaluating Visual Impact Assessments for Renewable Energy Projects, 2014) and the assumption that the Project would not be visible to a viewer who is standing amongst trees in a forested area. In this manner, predicted visibility was then computed within the VSA to represent a realistic and representative condition of the viewing environment. To view the discussion of the viewshed analysis results, please refer to Section 6.1.

### **3.1.1 Assumptions and Limitations of the Viewshed Model**

The viewshed analysis identifies cells (image pixels) that contain elevation information and computes the differences along the terrain surface between an observer in the landscape and a target (e.g., building). This analysis assumes the viewer contains perfect observable conditions. Therefore, certain viewer limitations should be kept in mind when reviewing the visibility results:

1. The model assumes the observer will have perfect vision at all distances. Therefore, a certain amount of reasonable interpretation must be considered because of the limitations of human vision at greater distances or those atmospheric/meteorological conditions that may cause imperfect vision, such as haze or inclement weather. Additionally, at greater viewing distances, an object is naturally smaller and shows much less detail and will inherently have less visual impact. These aspects cannot be conveyed with this analysis.
2. If an area shows visibility, it does not mean the entirety of the Project will be visible from that area. The viewshed analysis does not specify whether a fraction, portion, of entire component is visible, but rather determines if the component is visible or not for any potential duration of time.
3. The model was developed with the assumption that a viewer would not see the Project if standing among trees in forested areas as it is assumed the tree canopy would preclude outward looking views.

## **3.2 Photo-simulation Methodology**

Photo-simulations were prepared to illustrate the appearance of the Project from nearby areas. The following methodologies were used to develop the simulations.

### **3.2.1 Site Photography**

One site visit was conducted in January 2026 for the acquisition of photographs for purposes of documenting the quality of the existing environment and developing photo-simulations. Photographs were obtained from representative locations that provide the most unobstructed view to the Project, in conjunction with discreet viewing distances, compass directions, roadways, and if applicable, visual resources.

### **3.2.2 Development of Photo-simulation**

Photo-simulations were developed from discrete Viewpoints (VP) to demonstrate the appearance of the Project within the existing landscape. Using Autodesk 3ds Max visualization software, each VP was correctly built with the Project's 3D model and embedded into a final photograph, incorporating Project details, specifications, and plan drawings. Publicly available LiDAR

elevation data was also used to place the proposed structures on the exact geographic location and surface of the earth. The final computer-generated image of the proposed Project is then embedded within the digital photograph according to the physical camera's geographic location and specifications of a given VP. Select VPs were utilized for development of simulations, which correspond to photo-simulations VP-1, VP-2 and VP-3.

## 4.0 Viewer Characteristics

Viewer characteristics are important in understanding how people perceive landscapes, as these factors influence their visual attention to the environment. Areas where people live or enjoy amenities like parks and scenic views tend to have higher visual sensitivity, while industrial or commercial areas generally have lower sensitivity due to less reliance on environmental aesthetics. The following viewer types were identified:

**Local Residents:** These are people who live in the area and spend significant amount of time there. They may view the environment briefly while traveling or for longer periods when stationary, such as sitting or standing.

**Commuters:** These individuals travel through the area primarily for work or business purposes. Their views of the environment are typically brief and transient.

**Visitors/Recreational Users:** These are people who visit the area for its natural beauty, cultural or historic features, recreational activities, or business. Their views may be fleeting while traveling (e.g., driving, bicycling, running, etc.) or longer when stationary, such as resting in a park or fishing.

### **Additional Viewer Characteristics:**

Viewer Sensitivity: Sensitivity varies based on location, objectives, and expectations. It is higher near visual changes and lower at a distance.

Number of Viewers: Sensitivity increases with the number of viewers. High-use areas like cities have more viewers compared to rural or inaccessible areas.

Duration of View: The time spent viewing depends on activity. Moving viewers have fleeting views, while stationary viewers experience longer durations.

Viewer Activities: Viewer activities influence viewing time and focus. For example, drivers have brief views, while people fishing or resting have extended views.

Context of Viewer: Visual changes are less noticeable if they blend with the existing environment. Human-made features may distract attention from these changes. In other instances, a natural, harmonious environment may make man-made changes more noticeable.

## 5.0 Employed Mitigation Measures

The DEC Visual Policy recommends the employment of measures to avoid, mitigate, or offset visual and aesthetic impacts that may occur due to a proposed action, including screening, architectural design, and project color and visual offsets. As noted in Section 2.5, the DEC Visual Policy emphasizes impacts to publicly accessible designated scenic, cultural, historical, or aesthetic resources, while explicitly excluding privately controlled or unofficially recognized sites that are not open to the general public.

Currently, the Project does not incorporate vegetative screening. Permahedge screening is proposed for the southern fenceline to partially screen substation infrastructure.

The colors of the Project may vary per proposed component and manufacturer. However, in general, Project components such as the switchgear enclosures, transformers, transmission poles, and bus work depict a neutral grey, metallic surface, consistent with the adjacent existing substation structures and equipment.

Visual offsets are another mitigatory measure that are typically reserved for unique circumstances when aesthetic impacts cannot be avoided. The DEC Visual Policy further elaborates that visual offsets should be employed where significant adverse impacts from a proposed action are unavoidable, or mitigation of other types would be economically infeasible, or mitigation is only partially effective.

Given the far distance of the designated visual resources and intervening development and vegetation, visual screening, color modifications, and/or visual offsets would not significantly lessen or alter the extent of visibility from these resources.

## 6.0 Visual Assessment Results

### 6.1 Viewshed Analysis: Summary of Results

Table 4 presents predicted Project visibility results for the municipalities within the VSA. As indicated in Table 4, the proposed Project constitutes a total of 2.95% of predicted visibility within the VSA, meaning 97% of the VSA will be shielded from the Project. The largest occurrence of Project visibility is found within the Town of Hempstead (2.93%), followed by a negligible amount in the Village of Hempstead (0.02%). As shown in Figure 1, visibility is primarily dispersed within a 0.20-mile radius around the Project. The concentration of visibility comprises mostly commercial and industrial land-uses along limited sections of road adjacent to the Project, such as Hempstead

Gardens Drive (see VP-1 and VP-3 photo-simulations of Figure 2) and Hempstead Avenue (see VP-2 photo-simulation). VP-3 presents a view of the Project over 700 feet and is representative of what may be viewed from Woodlawn Road, Woodfield Road, Mulberry Lane, and Woodview Road, which are all comparable in distance. VP-2 and VP-3 demonstrate that the Project will have a minimal visual effect on the public, and most viewers traveling on the subject roads will unlikely distinguish a change in viewshed due to speed of travel. Overall, the results of the VP-1 photo-simulation indicate that the most discernible portion of the Project is only limited to a small section of Hempstead Gardens Drive.

**Table 4. Viewshed Results of Project within VSA**

| Community            | Population in VSA (2020 Census Estimates) | Proposed Project   |                               |                                                         |
|----------------------|-------------------------------------------|--------------------|-------------------------------|---------------------------------------------------------|
|                      |                                           | Total Acres in VSA | Acres of Predicted Visibility | Percent of Predicted Visibility within VSA <sup>1</sup> |
| Village of Hempstead | 1,691                                     | 118.69             | 0.13                          | 0.02%                                                   |
| Town of Hempstead    | 5,910                                     | 449.09             | 16.65                         | 2.93%                                                   |
| <b>Total</b>         | <b>7,601*</b>                             | <b>567.78</b>      | <b>16.78</b>                  | <b>2.95%</b>                                            |

*\*Population estimates are derived from Census Blocks within the VSA and do not account for the community's total population that occurs beyond the VSA extents. Census Blocks are used to calculate populations and may overlap areas in other jurisdictions; therefore, these estimates are conservative and may overestimate current populations.*

*<sup>1</sup>Potential visibility is obtained from the viewshed analysis using topography, trees, and buildings only. Potential visibility may also be ascertained through the developed simulations, or by methods of onsite field verification.*

## 6.2 Visual Resources: Summary of Results

As discussed in Section 2.5, visual, cultural, and historic resources within the VSA were inventoried in accordance with guidelines and standards of the DEC Visual Policy. As indicated in Tables 3-A and 3-B, a total of 24 visual resources were identified within the VSA. However, predicted visibility from these resources was limited to six local resources (four local institutional sites, the LIRR corridor, and one recreational local resource) as follows.

### American Legion (Map ID "LR1")

The American Legion is located on Woodlawn Road in the Town of Hempstead and is approximately 0.20 miles west southwest of the Project. A large portion of the American Legion's rear parking lot is anticipated to have a limited view of the Project. This potential visibility is expected to consist of small, upper sections of proposed pole structures due to several

commercial buildings that shield views of shorter components within the substation. VP-2 and VP-3 document the simulated Project from closer distances where visual changes are minimal. Consequentially, a view of the Project is not expected to alter the commercial character as seen from the American Legion's back parking lot and therefore is unlikely to be noticed by local viewers at this resource.

#### Global School of Health (Map ID "LR4")

The Global School of Health building is found on the corner lot by the intersection of Woodview Road and Hempstead Avenue within the Town of Hempstead. The school also has a parking lot and a small open hardscape (area with a few mature deciduous trees along a short span of lawn). From the building, the Project is approximately 0.15 miles to the southwest. A couple isolated areas of predicted visibility are predominantly located within the school's parking lot. A few smaller areas of predicted visibility are within the open hardscape area. VP-3 was prepared from the school's parking lot and illustrates a minimal visual effect associated with the Project. Local residents and visitors within limited areas of the Global School of Health's parking lot are not expected to notice the Project due to viewing distance and intervening commercial and industrial development in view.

#### Hebrew Academy of Nassau County (Map ID "LR5")

The Hebrew Academy of Nassau County is located 0.21 miles west of the Project and is at the intersection of Hempstead Avenue and Woodlawn Road. The Hebrew Academy is also identified within the Town of Hempstead. The Hebrew Academy has a main building, followed by small linear sections of greenspace, a playground, and a parking lot. According to the viewshed results, potential Project visibility occurs within the confines of the Academy's parking lot. Due to the presence of several one-to-two story commercial buildings, only the upper portions of the transmission poles are expected to be discerned. As documented by closer locations to the Project (VP-2 and VP-3), local residents and visitors will unlikely notice the Project from the Hebrew Academy of Nassau County's parking lot due to distance from the Project, intervening development, and minimal change to the existing view.

#### LIRR (Map ID "LR6")

The LIRR is located adjacent to the Project to the west, with West Hempstead Station approximately 500 feet to the north in the Town of Hempstead. This railroad corridor travels southwest and connects to Hempstead Gardens Station (to the south). Within the VSA, LIRR briefly passes the Project where several developed utility and commercial sites currently exist. VP-1 and VP-2 were prepared as photo-simulations and are representative of what the views may consist of when aboard the Train: VP-2 illustrates subtle visual changes from the West Hempstead Station and adjacent parking lot and VP-1 is a representative of the Project when the train passes in near proximity. Overall, viewers from West Hempstead Station are unlikely to



notice changes due to the Project (see VP-2), though when the train briefly passes the Project (see VP-1), a fleeting view of the new substation structures may be detected. However, a vast portion of the LIRR will not discern the Project since viewers aboard the train are visually restricted to perpendicular views of the environment (east to west), and most views to the Project from this corridor restricted to the north and south directions. As such, a large portion of predicted visibility within the corridor will not be discerned by viewers aboard the train.

#### Lutheran Church of the Epiphany (Map ID “LR9”)

The Lutheran Church of the Epiphany is situated on the corner of Meade Street and Hempstead Turnpike within the Village of Hempstead. The property has several exterior amenities such as a playground, basketball court, courtyards with walking paths, and lawn. A small segment of predicted Project visibility bisects a walkway and lawn along the western front of the property, adjacent to Meade Street. From this area, the Project is found approximately 0.36 miles to the southwest. As documented in the VP-2 and VP-3 photo-simulations (located 480 to 760 feet from the Project), the appearance of the Project mirrors much of the existing condition view, thus it is reasonable to conclude that a 0.36 mile viewing distance will further diminish the visibility of the Project, and very few viewers, if any, would discern the Project changes at such a distance.

#### Hempstead Golf Club (Map ID “R2”)

The Hempstead Golf Club encompasses the southeast extents of the VSA within the Town of Hempstead. Access to the golf club and golf course are available to the east on Sunset Drive. From the golf course, a fragment of predicted Project visibility falls in the rough on Hole 18, near the gravel drive, and continues east through part of the tennis courts. From this area, the Project is located west approximately 0.35 miles in distance. While the viewshed analysis predicts the Project to be seen, VP-2 and VP-3 demonstrate that the Project will have a minimal visual effect at much closer distances (480 to 700 feet). As such, it is anticipated that recreationists, local residents, and visitors at the golf course and tennis court will be unlikely to see the Project due to the greater viewing distance of 0.35 miles. Additionally, viewer focus is expected to be limited to the immediate environment where recreational activities are partaken.

### **6.3 Photo-simulations: Summary of Results**

Three simulation VP locations were selected to demonstrate representative views of Project (see Figure 2; VP-1, VP-2, and VP-3) under existing and proposed conditions. The simulations were prepared during a leaf-off condition when there is typically an absence of visual screening (tree foliage) and thus less viewers are expected to be actively viewing the environment. Each photo-simulation is described below within context to the existing viewing environment.

#### **VP-1 – Hempstead Gardens Drive, Located Southeast of Project, Town of Hempstead (Distance to Project: 70 Feet)**



VP-1 was photographed to illustrate the closest view of the Project from Hempstead Gardens Drive. From this perspective, local residents and commuter traffic would typically pass the Project in a brief manner (1,828 AADT), though a limited number of residents who reside in the Hempstead Gardens apartment complex may be subject to longer views from the north side of the property, where the existing substation is already visible.

In the existing photograph, the view is abundant with utility and commercial land-uses. The foreground documents a gated lot with several wood and steel transmission poles, and overhead cables and wires. An existing self-storage building and the LIRR are partially visible in this view, beyond the substation expansion area.

In the proposed condition simulation, several existing transmission poles within the fenced property are replaced and new substation equipment is installed beyond the permahedge fence. While the heights of several new steel structures slightly increase, they reduce the amount of existing overhead wires and increase the consistency of color (grey steel as opposed to a mix of wood and steel). Likewise, the substation equipment increases visual contrast, while simultaneously obscuring views of the background clutter of electrical wire, wood poles, and background development. While a degree of incremental change will occur on Hempstead Gardens Drive when in the immediate vicinity of this perspective, the changes are consistent to the existing utility character of the area.

#### **VP-2 – West Hempstead Station and West 130 Apartment Complex, Located Northeast of Project, Town of Hempstead (Distance to Project: 480 Feet)**

VP-2 represents a midground view of the Project from the West Hempstead LIRR Station (a local resource; Map ID “LR6”) and the parking lot of the West 130 apartment complex located off Hempstead Avenue where predicted visibility of the Project occurs. VP-2 is also representative of the short segment of predicted visibility found adjacent to Hempstead Avenue (13,898 AADT).

The existing view contains an abundance of utility and LIRR-related infrastructure, including the train platform and tracks and overhead utility poles and wires.

In the proposed condition simulation, distant transmission poles appear to be removed and/or reconfigured with at least one wood pole becoming galvanized steel. The proposed condition simulation illustrated that the new transmission structures are comparable in height and appearance to the replaced structures. It is expected that some local residents and commuters may notice a subtle change within the existing utility corridor, but the pattern of changes is nearly identical to the existing structures. Those viewers traveling on Hempstead Avenue would experience a brief view of the Project and would be unlikely to perceive the change due to speed of motion. Residents or visitors who enter or briefly remain in the parking lot would most likely

notice the change associated with the Project, but the overall character of the view remains consistent with existing conditions.

### **VP-3 – Global School of Health, Located Northeast of Project, Town of Hempstead (Distance to Project: 760 Feet)**

VP-3 is located in the Global School of Health's parking lot (a local resource; Map ID "LR4"), next to Hempstead Avenue and depicts a background view of the Project at a distance of approximately 760 feet. This view was selected since it provides a view that may be experienced by visitors and local residents who attend the institution, as well as local residents and commuters who travel along Hempstead Avenue.

The existing condition photograph depicts a view through a parking lot with some building structures present in the foreground, as well as a nearby transmission pole and overhead wire along Hempstead Gardens Drive. The upper portions of existing utility poles and substation infrastructure are visible in the distance.

As shown in the proposed simulation conditions, several transmission structures are removed and replaced by new structures. At this distance, the proposed conditions are barely discernable compared to existing conditions and are unlikely to be noticed given the distance from the Project, the presence of existing utility infrastructure, and intervening development. Therefore, the Project changes are not expected to be noticed by viewers at the Global School of Health and travelers along Hempstead Avenue.

## **6.4 Visual Assessment: Conclusionary Discussion**

The conclusions of the visual assessment are as follows.

- The Project is predicted to be visible from 2.95% of the VSA, with most visibility occurring within the Town of Hempstead (2.93%) and only a small portion in the Village of Hempstead (0.02%). Visibility is greatest within 0.20 miles of the Project, particularly along Hempstead Gardens Drive, LIRR, adjacent parking lots, and Hempstead Avenue, where motorists are expected to experience only brief, fragmented, or momentary views due to travel speed and intervening buildings and vegetation. Residents that reside at the Hempstead Gardens apartment will likely be subject to the most visual change associated with the Project; however, currently experience visibility of the existing Substation and transmission structures. Other nearby residential streets may notice limited Project changes such as transmission structure replacements, but the overall view will remain consistent with the existing electric utility land-uses adjacent to the Project.

- Three photo-simulations (VP-1, VP-2, and VP-3) were developed to document the appearance of the Project from three discrete locations within the VSA:

VP-1 is the closest simulated location to the Project from Hempstead Garden Drive (70 feet to Project). The existing view conveys an abundance of utility infrastructure, overhead wires, and security fencing. While the most visual change is documented at this location, there are also visual improvements associated with the proposed Project, such that lower components (transformers and switchgears) obstruct the view of the distant transmission structures, reducing the view of cluttered wires associated with a distant transmission line. Additionally, the new steel transmission structures proposed to replace the current structures within the site create a new sense of order and reduce the color variations (brown and grey) with a uniform color palette of grey.

VP-2 and VP-3 were prepared as photo-simulations from the LIRR near Hempstead Avenue and Global School of Health near Hempstead Gardens Drive, respectively. The existing conditions of each location demonstrate a developed environment with commercial and utility patterns within the view. The new transmission structures within the site replace the old but remain consistent in scale and height to existing conditions. The new structures also incorporate a consistent color of grey, contrary to the existing brown and grey structures. As documented in VP-2 and VP-3 photo-simulations, the viewing distance and minimal change to the existing utility corridor in view do not change the current landscape character and environment.

- A total of 24 visual resources were identified within the Visual Study Area (VSA), with no historic sites receiving predicted visibility of the Project. However, four local institutional sites, the Long Island Railroad corridor, and one recreational site were identified as having potential visibility. The visual impact for each site is summarized below:

American Legion: Experiences limited visibility of upper portions of the Project from the rear parking lot due to shielding by commercial buildings. Minimal visual changes are expected, and the Project is unlikely to be noticed by viewers. The VP-3 photo-simulation is 760 feet from the Project and substantiates how viewing distance provides a significant reduction in visibility.

Global School of Health: Predicted visibility is confined to isolated areas of the parking lot and hardscape. Visual obstructions and distance minimize the Project's impact, making it unlikely to be noticed by residents or visitors (see VP-3 of Figure 2).

Hebrew Academy of Nassau County: Visibility is limited to the parking lot, with only upper portions of the Project discernible due to intervening commercial buildings. The Project is unlikely to be noticed due to distance (0.21 miles to Project) and minimal visual changes. As mentioned above, the VP-3 photo-simulation (700 feet to Project) demonstrates how viewing distance provides a significant reduction in visibility.

LIRR: Photo-simulations (VP-1 and VP-2) depict potential views from the train: VP-2 shows minimal visual changes from LIRR and its parking lot, while VP-1 illustrates a fleeting view of the Project when the train passes nearby. A majority of the LIRR corridor in the southern extents of the VSA will not discern the Project due to restricted perpendicular viewing angles when the train is mobile (east to west window views).

Lutheran Church of the Epiphany: A small segment of visibility is predicted along a walkway and lawn, but the Project's appearance mirrors existing conditions, and the distance (0.36 miles) further diminishes visibility which is documented in the VP-3 photo-simulation (700 feet to Project).

Hempstead Golf Club: Predicted visibility is limited to a small area near Hole 18 and the tennis courts. Due to the greater viewing distance (0.35 miles) and recreational focus of viewers, the Project is unlikely to be noticed, which is conveyed in the VP-3 photo-simulation that is closer to the Project than the golf club (700 feet to Project).

The visual assessment demonstrates that any visual impacts are generally minimal and localized, with no adverse effects on the visual, cultural, or historic resources inventoried within the VSA. While the Project may result in incremental changes to the local environment, the vast majority of population in the VSA will not be affected by the Project and the changes will not result in any substantial adverse impacts to the current view or character of the area.

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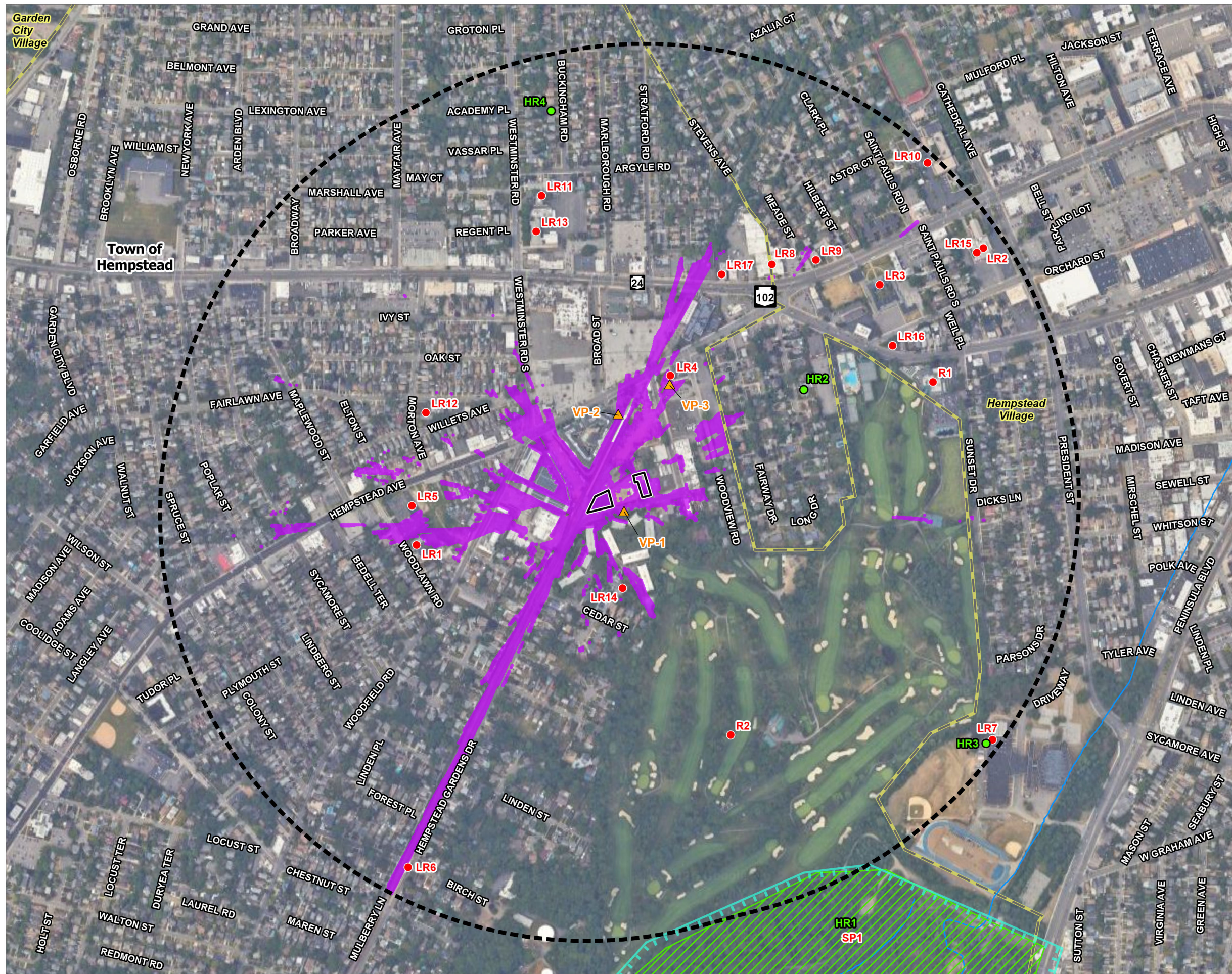
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Coordinate System: NAD 1983 StatePlane New York Long Island FIPS 3104 Feet, Map Rotation: 0  
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HALF MILE STUDY AREA

SUBSTATION EXPANSION

SIMULATION LOCATION

HISTORIC RESOURCE

LOCAL RESOURCE

HISTORIC DISTRICT

STATE PARK

STREAM / RIVER

TOWN BOUNDARY

VILLAGE BOUNDARY

POTENTIAL VISIBILITY OF SUBSTATION STRUCTURES

BASE MAP: GOOGLE IMAGERY SERVICE, 6/2023  
DATA SOURCES: TRC, ESRI, NY SHPO, PSEG, NYS GIS GATEWAY, NHD, USGS

N

1:7,200  
1" = 600'

0

300

600

FEET

Nassau

|                                                                                                                                           |                               |
|-------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|
| PSEG - WEST HEMPSTEAD SUBSTATION<br>TOWN OF HEMPSTEAD<br>NASSAU COUNTY, LONG ISLAND, NY                                                   |                               |
| TITLE: PROJECT VIEWSHED ANALYSIS,<br>VIEWPOINTS, AND RESOURCE MAP                                                                         |                               |
| DRAWN BY: M. BILLINGS                                                                                                                     | PROJ. NO.: 708408             |
| CHECKED BY: B. MASTERSON                                                                                                                  | FIGURE 1                      |
| APPROVED BY: S.DEHAINAUT                                                                                                                  |                               |
| DATE: APRIL 2026                                                                                                                          |                               |
| <div><div><div></div><div>TRC</div></div><div>215 GREENFIELD PKWY<br/>STE 102<br/>LIVERPOOL, NY 13088<br/>PHONE: 315.671.1600</div></div> |                               |
| FILE:                                                                                                                                     | WestHempsteadSub_Figures.aprx |



VP-1 - Hempstead Gardens Drive

Existing Conditions

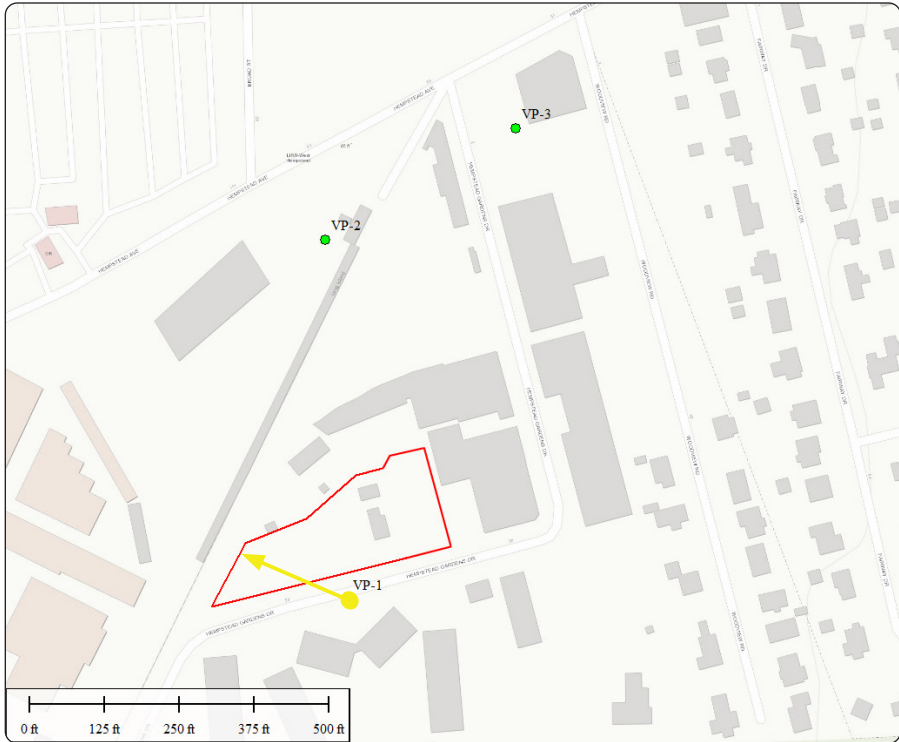


NW

Viewpoint Location Aerial Map



Viewpoint Location Topographic Map



Viewpoint Location Details

|                       |                           |
|-----------------------|---------------------------|
| Viewpoint Coordinates | 40.70103285, -73.64124369 |
| Township              | West Hempstead            |
| Distance to Project   | 70 Feet                   |
| Direction of View     | Northwest                 |
| Lens Focal Length     | 50 mm                     |
| Date/Time of Photo    | 1/14/2026 10:58           |











VP-2 - 130 West Apartments Parking Lot off Hempstead Ave

Existing Conditions

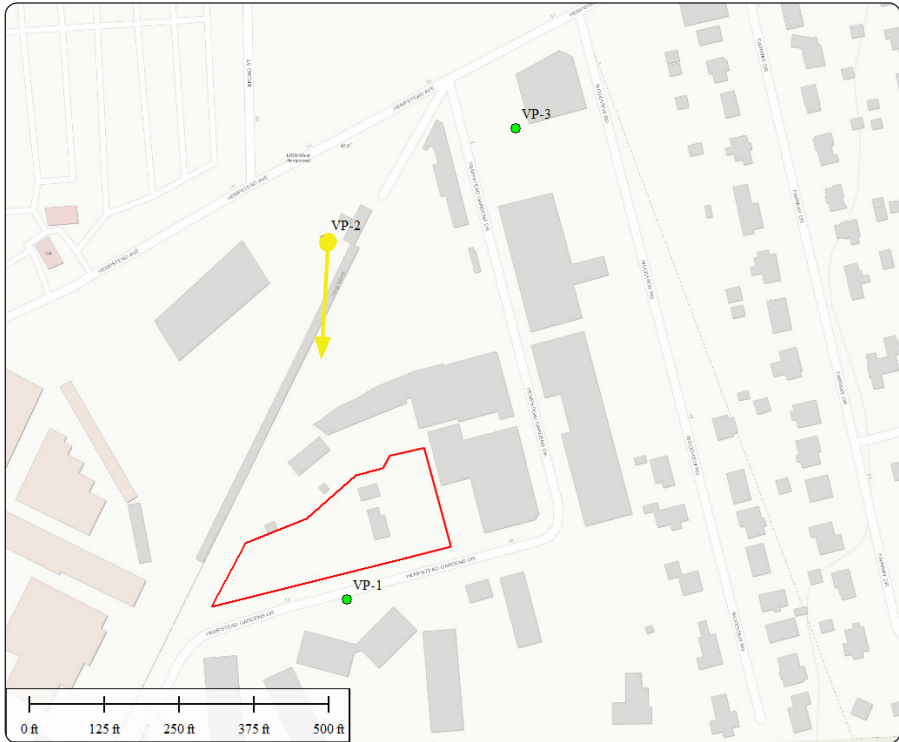


S

Viewpoint Location Aerial Map



Viewpoint Location Topographic Map



Viewpoint Location Details

|                       |                           |
|-----------------------|---------------------------|
| Viewpoint Coordinates | 40.70267819, -73.64136655 |
| Township              | West Hempstead            |
| Distance to Project   | 480 Feet                  |
| Direction of View     | South                     |
| Lens Focal Length     | 50 mm                     |
| Date/Time of Photo    | 1/14/2026 11:32           |











VP-3 - Global School of Health off Hempstead Gardens Drive

Existing Conditions

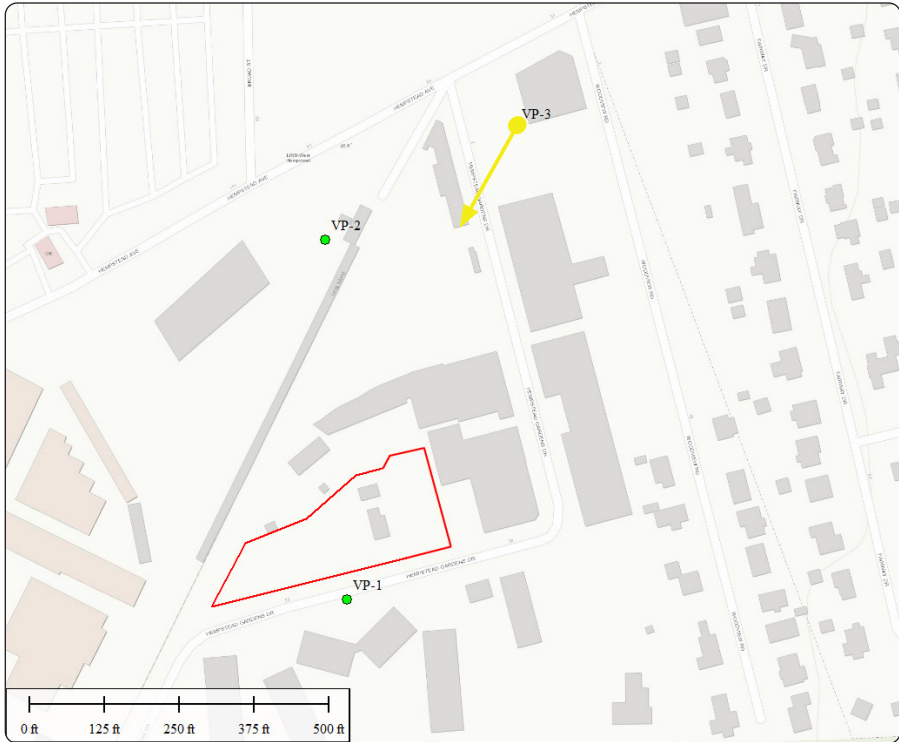


SW

Viewpoint Location Aerial Map



Viewpoint Location Topographic Map



Viewpoint Location Details

|                       |                           |
|-----------------------|---------------------------|
| Viewpoint Coordinates | 40.70318157, -73.64021532 |
| Township              | West Hempstead            |
| Distance to Project   | 760 Feet                  |
| Direction of View     | Southwest                 |
| Lens Focal Length     | 50 mm                     |
| Date/Time of Photo    | 1/14/2026 11:22           |







