

State Environmental Quality Review  
**NEGATIVE DECLARATION**  
Notice of Determination of Non-Significance

**Project:** 275 Belpark Avenue Property Acquisition (the “Proposed Action”)

**Date:** May 22, 2024

This notice is issued in accordance with Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law and its implementing regulations at 6 NYCRR Part 617 and 21 NYCRR Part 617 and 21 NYCRR LXXXI 10052.

The Long Island Power Authority (“Authority”) has determined based on information provided by PSEG Long Island and the Environmental Assessment (“EA”) that the Proposed Action described below will not have a significant adverse impact on the environment and the preparation of a Draft Environmental Impact Statement will not be required.

**Name of Action:** 275 Belpark Avenue Property Acquisition (the “Proposed Action”)

**Location:** 275 Belpark Avenue, Hamlet of Elmont, Town of Hempstead, Nassau County, New York – Nassau County Land & Tax Map Section 32; Block 440; Lot 523 (the “Property”)

**SEQR Status:** Unlisted

**Conditioned Negative Declaration:** No

**Proposed Action Description:**

The Proposed Action involves the acquisition of 275 Belpark Avenue (the “Property”), identified as Nassau County Land & Tax Map Section 32; Block 440; Lot 523, encompassing a total area of approximately 0.27 acre for the potential future expansion of the existing LIPA Elmont Substation. Property acquisition will not require any land disturbance, however future construction will require an undetermined area of disturbance. Substation expansion design has not been completed, and as a result a separate SEQRA review will be conducted once any substation expansion design is complete. Pursuant to 6 NYCRR 617.3(g)(1), completing a separate environmental review under SEQRA for the substation expansion once it is designed is no less protective of the environment. Figures 1 through 3 depict the location of the Property.

**Reasons Supporting this Determination:**

The Proposed Action is an “Unlisted” Action as defined in SEQRA. An Environmental Assessment (“EA”) was completed by PSEG Long Island. The EA analyzed the potential environmental impacts of the Proposed Action. Based on a review of the Proposed Action in

accordance with the requirements of SEQRA, a Short Environmental Assessment Form Parts 1, 2 & 3 (“SEAF”) was prepared. Key findings are outlined below.

- Based on a review of the New York State Department of Environmental Conservation (NYSDEC) Environmental Resource Mapper, a National Wetlands Inventory (NWI) riverine wetland (a NYSDEC protected stream) is located in the western portion of the Property. As the Property acquisition will not involve any development activities, the Proposed Action will not have the potential for significant adverse impacts to this wetland.
- The EAF Mapper indicated that the site of the Proposed Action or an adjoining property may have been the subject of remediation for hazardous waste. Based on a review of the NYSDEC DECinfo Locator mapper, the closest hazardous waste remediation site (Elmont – 546 Hempstead Turnpike-aka-Elmont Welding site; Site Code E130150, State Environmental Restoration Program) is located approximately 1,100 feet northeast of the Property and does not adjoin the Property. The Elmont Welding Site is a former welding shop and auto repair facility where impacts to soil (primarily polycyclic aromatic hydrocarbons [PAHs], cadmium, and lead) have been identified. As the Property acquisition will not involve any development activities and given the distance of this site from the Property, the Proposed Action will not have the potential for significant adverse impacts to human health or the remediation of this site.

As the Property acquisition will not involve any land development activities, there will be no change to the predominant character of the existing landscape, nor will there be any adverse visual impacts. Additionally, there is no potential for significant adverse impacts on energy use, flora or fauna or human health. Based on the SEAF and PSEG Long Island’s recommendation according to the standards as set forth in SEQRA, the Proposed Action will not result in any significant adverse environmental impacts and a Draft Environmental Impact Statement will not be prepared.

**For Further Information:**

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Dated: May 22, 2024