

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

**Project:** Edgemere Commons Development New 13kV Feeder and Conversion and Reinforcement (the “Proposed Action”)

**Date:** October 25, 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 LXXXI 10052.

The Long Island Power Authority (“Authority”) has determined, based on information provided by PSEG Long Island and the Environmental Assessment Form Parts 1, 2 & 3 prepared by PSEG Long Island that the Proposed Action described below will not have a significant adverse impact on the environment and a Draft Environmental Impact Statement will not be prepared.

**Name of Action:** Edgemere Commons Development New 13kV Feeder and Conversion and Reinforcement (the “Proposed Action”)

**Location:** Within the existing Arverne Substation and along Rockaway Beach Boulevard, Beach 52nd Street, Beach 50th Street, Beach Channel Drive, and Far Rockaway Boulevard in the neighborhoods of Edgemere and Far Rockaway, Queens County, New York

**SEQR Status:** Unlisted

**Conditioned Negative Declaration:** No

**Proposed Action Description:**

The Proposed Action includes the installation of two new approximately 0.3-mile 13kV underground (“UG”) feeders and upgrades to overhead distribution circuits that will support load growth within the area, primarily associated with the Edgemere Commons development. Edgemere Commons is a residential development that will consist of 11 buildings (residential housing, retail space, including a fitness center and supermarket), and is anticipated to be under construction throughout the next ten years. The general location of the Proposed Action is depicted on Figure 1.

The new UG feeders will extend from existing switchgears located within the existing LIPA Arverne Substation and will continue UG below Rockaway Beach Boulevard, Beach 52nd Street, Beach 50th Street, and Beach Channel Drive, tapping into the Edgemere Commons development property at various locations along Rockaway Beach Boulevard and Beach 50<sup>th</sup> Street. The UG feeders will be installed in conduit via open trenching, with spare conduits installed. One of the UG feeders will terminate at a new manhole located in Beach 50th Street, and the second UG feeder will connect to an existing pole along Beach 50<sup>th</sup> Street where a new

riser will be installed. Overhead cable will be installed from this riser pole and will extend to the north, connecting into an existing overhead circuit along Beach Channel Drive.

The Proposed Action will also include the installation of six manholes, the replacement of eight existing distribution poles, the installation of a new stub pole, and the replacement/installation of overhead distribution wire, as shown on Figures 2, 2A, 2B and 3. Standard pole-top equipment (cross-arms, transformers, switches and cable connections) will be installed/replaced on these poles.

The new stub pole to be installed along Beach Channel Drive will be a 35-foot wood pole, extending to a height of approximately 29.5 feet above ground level, which is equal to or lower in height than existing poles in the immediate area. Existing poles to be replaced are 40-foot, 45-foot and 50-foot wood poles that currently extend to approximate heights ranging from 34 feet to 43 feet. All replacement poles will be wood, each no more than 10 feet taller in height than the pole being replaced, and will be located within the same general location. No broad-scale clearing of vegetation will be required. Tree trimming and removal of select hazardous trees may be required during construction.

The Proposed Action partially overlaps with a future project related to the Arverne East Development, a mixed-use development that will be constructed approximately 0.3-mile east of the Edgemere Commons development. Detailed scope and engineering has not yet been developed for this future project; however, the project is expected to include the installation of a new UG feeder extending north out of the Arverne Substation, east along Rockaway Beach Boulevard, and south of Beach 38<sup>th</sup> Street, as well as new UG cable extending from an existing circuit along Edgemere Avenue and Beach 32<sup>nd</sup> Street. The new UG feeder is anticipated to be approximately 0.85-mile in length and the UG cable extension is anticipated to be approximately 2,000 feet in length. While specific quantities and types of electrical appurtenances are not yet known, it is anticipated that several pad-mounted switchgears and manholes will be installed with the UG feeder and cable routes.

A portion of the future Arverne East feeder can follow the same path as the UG feeder for the Proposed Action. Therefore, installing spare conduit during the construction of the Proposed Action would avoid undertaking additional future excavation in the same area, would minimize construction impacts (fewer road openings, less traffic disruption, less soil management, etc.), and would also minimize potential exposure to any remaining contamination within the Arverne Substation, a NYSDEC remediation site subject to Site Management Plan (SMP) compliance due to the presence of remaining contamination.

Once detailed scope and engineering are available for the Arverne East project, a separate SEQR will be prepared pursuant to 6 NYCRR § 617.3(g)(1), and a cumulative analysis will be conducted. While the Edgemere Commons Development and Arverne East Development are close in proximity and involve similar utility work, these developments are unrelated and independent from each other. Electrical activities needed to support each of these developments are also functionally independent; undertaking activities to support one development does not commit PSEG Long Island or LIPA to undertaking activities in support of the other. Installation of spare conduit for the future Arverne East project will minimize construction-related impacts in this area if the Arverne East project proceeds to construction in its own course, and given its geographic proximity to the Proposed Action, no additional environmental sensitivities are anticipated for Arverne East. Based on anticipated project components, both projects combined are anticipated to require less than 0.5-acre (~24,000 square feet) of disturbance, and would

not exceed any Type I thresholds. Therefore, the Arverne East project is not expected to increase an impact that has not already been evaluated in this SEQRA assessment, and completing a separate environmental review under SEQR for the Arverne East project will be no less protective of the environment than a SEQR review for the Proposed Action inclusive of the spare conduit.

**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’s scope of work in accordance with the requirements of SEQRA, a Short Environmental Assessment Form Parts 1, 2 & 3 (“SEAF”) were prepared. Key findings are outlined below.

- Installation of the new feeders will be entirely UG. A pole line does not exist along the northern side of Beach Channel Drive where the new stub pole will be installed; however, utility poles of comparable size and appearance exist along the southern side of Beach Channel Drive, the eastern side of Beach 51<sup>st</sup> Street and western side of Beach 49<sup>th</sup> Street. The addition of one utility pole in this area will not significantly affect the view shed of this area. All utility pole replacements will occur along existing pole alignments where utility poles of comparable height and appearance already exist. Therefore, the Proposed Action will not result in any significant adverse visual or land use impacts.
- The Proposed Action is not located within a New York State Office of Parks, Recreation and Historic Preservation (“OPRHP”) designated archaeologically sensitive area, nor on or adjacent to any property that is listed on the National Register of Historic Places. Therefore, the Proposed Action will not result in any significant adverse impacts to archaeological and/or historic resources.
- Portions of the Proposed Action include feeder installation are located within 200 feet of Metropolitan Transit Authority (“MTA”) property and will therefore require MTA approval prior to construction. Access and approvals will be obtained from MTA prior to commencement of construction in these areas, and work will be conducted in accordance with any conditions of access/approval.
- The EAF Mapper Summary Report indicated that the Proposed Action is located on or adjoining wetlands or other waterbodies regulated by a federal, state, or local agency. However, upon further review of the New York State Department of Environmental Conservation (“NYSDEC”) Environmental Resource Mapper, the Proposed Action is not located on or adjoining any regulated wetland or waterbody.
- Due to the shallow depth of groundwater in the vicinity of the Proposed Action, dewatering will be required during construction. If extracted groundwater requires discharge to surface waters or the sewer system, the appropriate regulatory permits will be obtained. Alternatively, if there are no discharges to surface waters or sewers, extracted groundwater may be containerized on-site for subsequent off-site transportation and disposal at a PSEG Long Island approved disposal facility.
- As the Proposed Action is located within the New York State coastal zone and within a New York City waterfront revitalization program (“WRP”) area, a New York State

Coastal Assessment Form was completed and submitted to New York State Department of State (“NYSDOS”) on June 5<sup>th</sup>, 2024; and a New York City WRP Consistency Assessment Form was completed and submitted to the New York City Department of City Planning (“DCP”) on June 5<sup>th</sup>, 2024 (*see* Appendix A). Consistency concurrence was received from the DCP. Based on these assessments, the Proposed Action will be consistent with, and will not substantially hinder the achievement of any of the coastal policies set forth in 19 NYCRR Part 600.5 or New York City WRP.

- Portions of the Proposed Action will be completed within the 100-year floodplain. The Proposed Action will not result in an increase in impervious area. All areas of disturbance will be restored (with seed/sod, concrete, or asphalt, as found prior to construction) upon completion of construction. Therefore, the Proposed Action will not result in significant adverse impacts to flood levels, flood risk, or the flow of floodwaters on the Proposed Action site or within the project vicinity.
- Two State-listed threatened animal species (Common Tern and Least Tern) and one State-listed endangered and federal-listed threatened species (Piping Plover) were identified in the vicinity of the Proposed Action. Common Terns inhabit sand and shell beaches, grassy uplands, and rocky inland shores<sup>1</sup>. Least Terns inhabit the open sand areas of beaches, sand flats, barrier islands and dredges<sup>2</sup>. Piping Plovers inhabit areas between the primary dune and high tide line on sparsely-vegetated beaches and sandflats<sup>3</sup>. The Proposed Action will occur entirely within the existing Substation or within/along paved areas located inland from the shore. The breeding and foraging habitat for Piping Plover, Least Tern and Common Tern is not present along, or within the immediate vicinity of the Proposed Action and, therefore, no significant adverse impacts to these species are expected.
- The Proposed Action is located within the Arverne Substation property, which is a NYSDEC Voluntary Cleanup Program (“VCP”) site (LILCO – Edgemere Substation [Site Codes: V00147/241024]). Soil contamination resulting from former gas manufacturing operations and historic fill has been identified at this property, and soil remedial excavation activities have been completed. Ground intrusive activities at this site are currently managed under a National Grid Site Management Plan (“SMP”). Soil excavation will be necessary within this property.

The Proposed Action also adjoins two NYSDEC Brownfield Cleanup Program (“BCP”) sites (Former Peninsula Hospital Site [Site Codes: C241200/C241201/C241202] and 51-17 Rockaway Beach Boulevard [Site Code: C241271]). The Former Peninsula Hospital Site is an approximately 9-acre parcel where impacts to soil, groundwater, and soil vapor have been identified. Remedial activities have been completed at this property, and remaining contamination is currently being managed under a SMP. The 51-17 Rockaway Beach Boulevard site is an approximately 0.41-acre vacant parcel. Limited information is available on the environmental conditions at this site; the property appears to have been recently accepted into the BCP program. No soil excavation activities will occur within either property.

Groundwater is anticipated to be encountered at depths of less than 10 feet in the vicinity of these three properties (based on information provided in the Edgemere

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<sup>1</sup> <https://guides.nynhp.org/common-tern/>

<sup>2</sup> <https://guides.nynhp.org/least-tern/>

<sup>3</sup> <https://guides.nynhp.org/piping-plover/>

Substation and Peninsula Hospital Site SMP) and is therefore anticipated to require dewatering during project excavation activities. Groundwater sampling will be completed to acquire the necessary NYSDEC and/or NYCDEP permits associated with dewatering, and these permits will be obtained prior to dewatering activities. Long Island's contractor will be required to submit an acceptable Health and Safety Plan (HASP) to PSEG Long Island prior to project construction activities, and work activities within the Arverne Substation will be conducted in accordance with the existing SMP. Proper health and safety protocols will be implemented during soil excavation and dewatering activities and coordination with appropriate regulatory agencies will be conducted, as required. If necessary, excavation and dewatering activities will be halted if any unanticipated contamination is identified until proper testing is completed, as warranted. As such, significant adverse impacts to human health are not anticipated during construction or operation of the Proposed Action, nor will there be significant adverse impacts to the remediation of these sites.

No potential for a significant adverse impact on the environment, flora, fauna, community character, or human health has been identified as a result of the Proposed Action. 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 need not be prepared.

**For Further Information:**

Contact Person: Erin Gorman, Manager Environmental Projects and Permitting  
PSEG Long Island

Address: 175 East Old Country Road, Hicksville, NY 11801

Telephone Number: (800) 490-0025

E-mail: PSEGLongIslandSEQR@pseg.com

/s/ Billy Raley  
Billy Raley, Senior Vice President of Transmission and Distribution,  
Long Island Power Authority

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