

Requirements for replacement Farmingdale distribution substation location

The replacement property location should be located along Route 110 from Conklin Street to Farmingdale State University. The existing overhead transmission lines run north to south along Route 110. The potential optimal location for the replacement substation would be any corner property located at the intersection at Conklin Street and Route 110. This would keep the additional cost at ratepayer parity relative to the existing Farmingdale substation location. Details of the substitute property requirements are listed below:

- Total area/site requirements - The minimum required parcel site is a 2.5-acre plot with a minimum side dimension of 200'. The shape is preferred to be square to rectangular.
- The site would need to be accessible for utility and construction grade vehicles to accommodate equipment and material deliveries.
- The location would need to have the proper land use/zoning for an electrical substation and with appropriate land use in the surrounding area.
- The location would need to have community support for an electrical substation and associated transmission infrastructure.
- The location must not result in the removal of any existing recreational components or places of natural beauty that contribute to the well-being and enjoyment that are vital to the hosting community. Examples are, but not limited to: community parks, walking trails, or scenic vistas. The proposed location must not have a negative impact on the community. If so, this could lead to significant backlash and potentially causing reputational harm to PSEG Long Island and LIPA.
- The location of the substation cannot be located in the FAA flight zone due to LIPA structures that need to be constructed.
- The property should not be in or near a storm water recharge basin, landfill or any land feature that could introduce water, or other contaminants (Pollution or explosive gases) into the substation. It should not be located in a flood zone, wetland, wetland adjacent area, or landfill.
- Any substitute site shall factor in the total relocation costs inclusive of design, installation and incremental costs associated with existing site and line deviation utilizing the following locational deviation assessments:
 - Transmission locational deviation assessment - The site would need to be in close proximity to the existing site and on the existing transmission line route. Any deviation from the existing substation site and the transmission line location would be assessed approximately \$8.0M per mile OHT cost or \$15M+ UGT cost adder to the substitute parcel for extending the transmission system to maintain ratepayer cost parity with existing Farmingdale site location.
 - Distribution locational deviation assessment - The site would need to be located as close as possible from the existing LIPA parcel along Route 110 and Conklin Street. Any deviation from the existing site will be assessed a \$5.0M cost per mile per distribution circuit for the added cost to supply the load center to maintain ratepayer cost parity with existing site.
 - A full geotechnical analysis would be needed to assess any property
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