

1.0 INTRODUCTION

This attachment considers the potential impact of the Proposed Action on land use, as well as community plans and character.

2.0 EXISTING CONDITIONS

2.1 Land Uses

The Proposed Action Site (Site) is located in the hamlet of East Shoreham, Town of Brookhaven, Suffolk County, New York. The Site is approximately 46.98 acres, of which approximately 2.29 acres of the property is proposed to be leased to KCE and provide space for KCE's BESS Facility. The Site is cleared and graded. Currently, the 2.29-acre parcel is proposed is currently in use by PSEG as a heavy machinery training facility. The training facility will be relocated immediately to the east, to a 2.21-acre area that contains an unused administrative building. Other uses on the remaining portion of the 46.98-acre LIPA-owned property are industrial in nature and include warehouses, outdoor storage, an electrical substation, power supply support facilities, and low-voltage distribution lines. The property is accessed via North Country Road from the south of Lilco Road, a private drive which runs through the LIPA property.

Land uses adjoining the Site include vacant/natural areas to the west, northwest, northeast, east and southeast; surface waters to the north; and utility uses to the south.¹ Land uses that occur within ½ mile of the Site primarily include utilities; vacant; residential; surface waters; and preserved land, open space, and recreation. A map depicting the Site of KCE NY 31 in relation to nearby existing land uses is provided in **Figure B-1**.

2.2 Community Plans and Character

Regional plans applicable to the site include the Long Island North Shore Heritage Area (LINSHA); this regional plan addresses a large swath of Long Island generally on the North Shore from the Long Island Expressway or State Route 25 (whichever is further south), north to the Connecticut line in Nassau and Suffolk Counties, and east to Orient Point. The goals of the LINSHA are to preserve, protect, and enhance the cultural, historical, and natural resources which define the North Shore of Long Island and to promote responsible economic development of the area compatible within the historical and natural environment.² The Proposed Action Site is also located in Suffolk County, which has a Draft Comprehensive Master Plan. One of the major goals in the Suffolk County Comprehensive Master Plan 2035³ is to promote green and sustainable energy production and conservation, and the report mentions batteries in their "Encouraging Renewable Energy & Greening Public Infrastructure and Facilitate Cooperation with Local Energy Utilities" section of the report.

Of local note is that the Proposed Action Site is discussed in the Town of Brookhaven's Shoreham Hamlet Study March 2004 Update.⁴ The following was stated for the Site in the study: "*We continue to recommend the use of natural gas, when available, or other clean technologies for the generating facilities....Facility noise should be mitigated and a wide wooded buffer should be maintained to visually isolate the industrial property from surrounding areas*". Further, the Town of Brookhaven is a Climate Smart Community with goals to improve energy efficiency, reduce greenhouse gas emissions, and to mitigate and adapt to the negative effects of climate change. The Town of Brookhaven also has environmental control initiatives in

¹ Electric utility infrastructure is present on the southeastern portion of the property adjoining the Proposed Action Site to the south (SCTM 0200-082.00-01.00-005.002). However, a majority of this property contains wooded/natural areas.

² Long Island North Shore Heritage Area Planning Commission. Long Island North Shore Heritage Area Management Plan. December 2006.

³ Suffolk County Division of Planning and Environment Publications. Available from: <https://www.suffolkcountyny.gov/Departments/Economic-Development-and-Planning/Planning-and-Environment/Research-and-Statistics/Publications>. Accessed April 2024.

⁴ Town of Brookhaven's Shoreham Hamlet Study March 2004 Update. Available from: <https://www.brookhavenny.gov/DocumentCenter/View/883/2004-Shoreham-Hamlet-Study-Update-PDF>. Accessed April 2024.

place, including the Long Island Green Homes Program, which aims to help residents conserve energy. The Proposed Action Site is not located within an area listed in an adopted municipal open space or farmland protection plan.

3.0 POTENTIAL IMPACTS OF THE PROPOSED PROJECT

3.1 Land Use

As discussed in the Existing Conditions, the area where the BESS Facility is proposed is currently in use as a training facility and the area where the training facility will be relocated is currently in use as an administrative building. Overall, the Proposed Action Site and the entirety of the LIPA-owned property are industrial in nature and include warehouses, outdoor storage, an electrical substation, power supply support facilities, and low-voltage distribution lines. The Proposed Action Site also contains electrical transmission infrastructure and a long-decommissioned nuclear energy generation facility, which will remain the same with the implementation of the Proposed Action.

Considering the existing electric transmission/utility infrastructure onsite, the presence of utility uses to the south, and vacant/natural areas separating the Site from nearby residences, the Proposed Action will be consistent with the existing land uses in the area.

Considering the above, no significant adverse land use impacts will occur as a result of the Proposed Action.

3.2 Community Plans and Character

As discussed in the Existing Conditions, the goals of the LINSHA are to preserve, protect, and enhance the cultural, historical, and natural resources which define the North Shore of Long Island and to promote responsible economic development of the area compatible within the historical and natural environment. The Proposed Action is consistent with the goals of the LINSHA as the existing Proposed Action Site is cleared and developed for this use and was strategically selected for this type of development based on the surrounding environment.

As discussed in the Existing Conditions, one of the major goals in the Suffolk County Comprehensive Master Plan 2035 is to promote green and sustainable energy production and conservation. Additionally, the Town of Brookhaven's Shoreham Hamlet Study March 2004 Update notes that the Proposed Action Site should be used for the implementation of clean technologies. The Proposed Action is compatible with the above-mentioned plans, as it promotes sustainable energy production, improves energy efficiency, enhances power grid reliability, and supports the productivity of the existing electric infrastructure.

The Proposed Action is consistent with the existing community character of the Site and will not interfere with the natural landscape or character of adjoining/nearby properties. Please refer to Attachment D "Visual Resources" for further detail.

KCE believes that the Proposed Action Site is further ideally suited for development as a BESS Facility due to:

- Large site that can accommodate the BESS Facility with large areas surrounding the Site remaining undisturbed to buffer views of the BESS Facility from public viewpoints and nearby residences;
- Position relative to existing utility infrastructure;
- No critical environmental areas or significant natural communities identified where the BESS Facility will be located;

- Position in proximity to retiring fossil fuel generation facilities and existing electricity loads; and
- Relatively flat topography with slopes less than 10 percent where the BESS Facility will be located.

Considering the above, no significant adverse impacts to community plans or community character will occur as a result of the Proposed Action.