

Site Scanner

40.743791, -73.597649

Report ID 47e0544d-af86-443f-8450-11423e3c6775 Created 2026-10-04T01:32:41.670Z

1 FRANCHISE UTILITY

LONG ISLAND POWER AUTHORITY resolved

Determined by point-in-polygon match against a single EIA/HIFLD certified service area boundary.

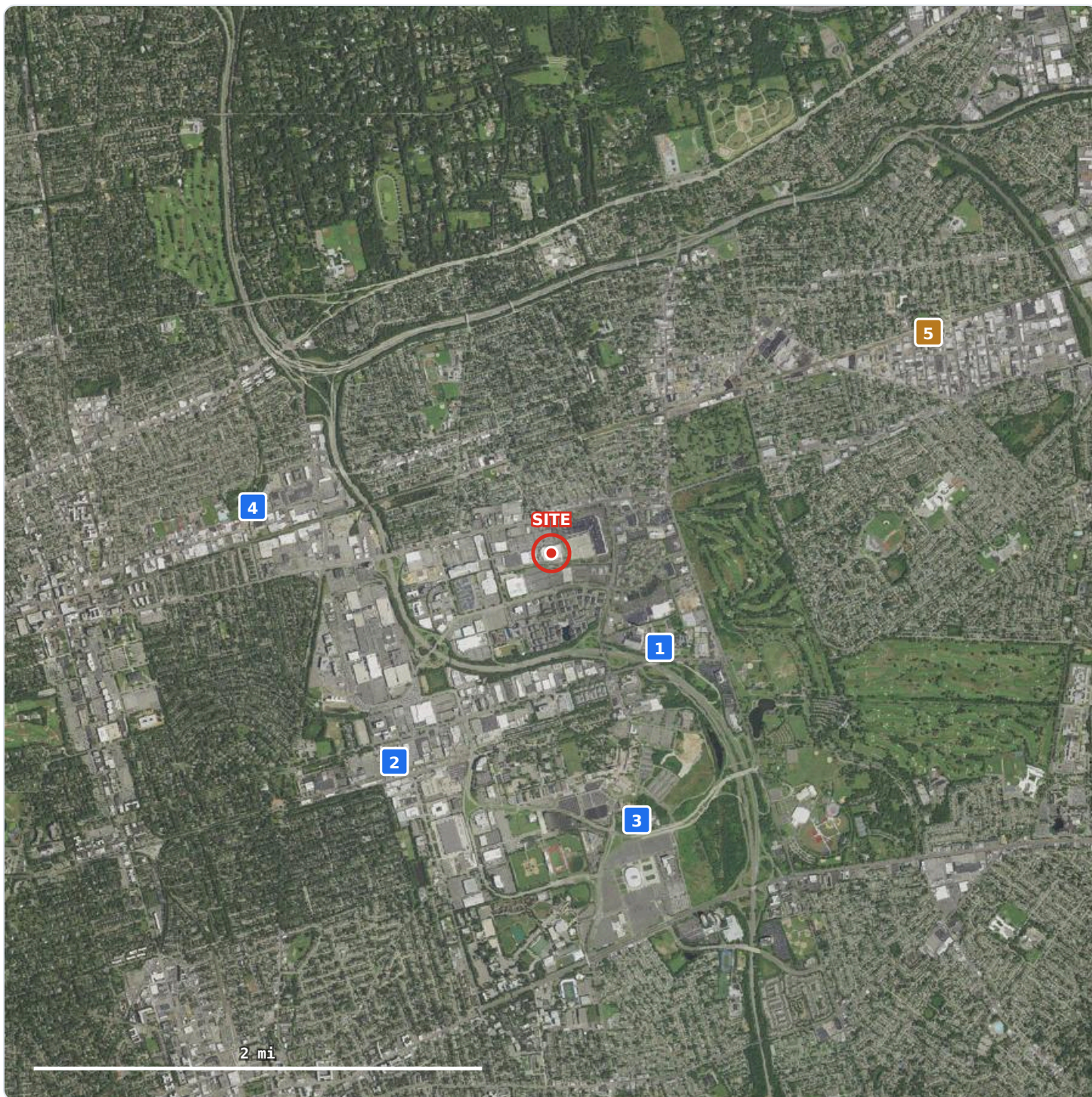
Ownership type	STATE
Regulated	REGULATED
Holding company	LONG ISLAND POWER AUTHORITY
Control area	NYIS
Customers	1,151,521
Data year	2022

Source: HIFLD/EIA Electric Retail Service Territories (public ArcGIS mirror) · source date 2023-08-01
https://services3.arcgis.com/0YP7N6mAJJCyH6hd/arcgis/rest/services/Electric_Retail_Service_Territories_HIFLD/FeatureServer/0

2 NEAREST HIGH-VOLTAGE INFRASTRUCTURE

#	DISTANCE	VOLTAGE	LINES	NAME	FACILITY TYPE
1	0.64 mi	not recorded	n/r	MITCHELL GARDENS HEMPSTEAD TOWN OF, NY	utility substation
2	1.16 mi	345 kV	3	EAST GARDEN CITY HEMPSTEAD TOWN OF, NY	utility substation
3	1.25 mi	not recorded	n/r	NASSAU ENERGY CORP HEMPSTEAD TOWN OF, NY	utility substation
4	1.35 mi	not recorded	3	CARLE PLACE NORTH HEMPSTEAD TOWN OF, NY	utility substation
5	1.95 mi	not recorded	2	unnamed in source data * NORTH HEMPSTEAD TOWN OF, NY	unidentified terminal facility

n/r = not recorded in source data · search radius 10 miles



1 MITCHELL GARDENS · 0.64 mi · kV n/r

2 EAST GARDEN CITY · 1.16 mi · 345 kV

3 NASSAU ENERGY CORP · 1.25 mi · kV n/r

4 CARLE PLACE · 1.35 mi · kV n/r

5 unnamed record · 1.95 mi · kV n/r

Aerial imagery: USDA NAIP imagery via USGS The National Map — Public domain (USDA/USGS), retrieved 2026-09-27. Marker positions are the source dataset's own coordinates; where records coincide, markers are separated slightly so each stays visible. Distances in the key are measured, not scaled off this drawing. Not a survey.

* **Not necessarily an interconnection point.**

- **unidentified terminal facility** — Unnamed in the source data with 2 transmission line connections. Radial topology of this kind is consistent with a customer-owned on-site substation, a private industrial service, or a small distribution tap. Ownership is not recorded in HIFLD; verify before treating this as a utility asset.

- Distances are straight-line (haversine), **not** engineering route length.
- HIFLD does not record substation ownership. Proximity does not imply availability — a nearby facility may be a customer-owned on-site substation serving an adjacent property.
- 4 of 5 substations listed have no voltage recorded in the source dataset. Absence of a voltage is not evidence of low voltage.
- 1 of 5 carry a placeholder name in the source dataset.

Source: HIFLD Electric Substations (Oregon Explorer / OSU 2022 mirror)

https://services1.arcgis.com/CD5mKowwN6nIaqd8/arcgis/rest/services/project_renewable_us_substations_2022/FeatureServer/10

3 SITE CONTEXT

WATERSHED

Southern Long Island

HUC-8 02030202

Source: USGS Watershed Boundary Dataset (WBD) · retrieved 2026-09-22

<https://hydro.nationalmap.gov/arcgis/rest/services/wbd/MapServer/4>

FEMA FLOOD ZONE

Zone X not in SFHA

AREA OF MINIMAL FLOOD HAZARD

Outside the 0.2% annual chance floodplain (minimal hazard)

FIRM panel 36059C

Parcel centroid only — a single point, not the whole site.

Source: FEMA National Flood Hazard Layer (NFHL) · retrieved 2026-09-22

<https://hazards.fema.gov/arcgis/rest/services/public/NFHL/MapServer/28>

LOCAL MORATORIA

1 instrument recorded for these jurisdictions 1 active or extended

Census places this point in Nassau County · Hempstead town.

12 other instruments recorded within 25 miles (9 active or extended), measured to jurisdiction centroids.

Recorded is not the same as applicable, and the dataset is a lower bound: an absence here is not evidence that no moratorium exists. Detail and scope caveats: Appendix B.

Source: Moratorium Data 2026 (Bommarito) — local moratorium inventory · current through 2026-09-23

<https://github.com/mjbommar/moratorium-data-2026>

4 DATA COMPLETENESS

5 of 6 expected fields resolved

Resolved: location, franchiseUtility, nearestSubstation, watershed, floodZone

Missing / unresolved

- **substationVoltage** — nearest substation has no voltage recorded in HIFLD (~23% of records lack it)

1 of 5 nearby substations are unnamed in the source data.

5 WHAT THIS REPORT DOES NOT TELL YOU

- Available load capacity at any substation. No utility publishes this for large loads; this report is a screening aid, not a system impact study.
- Interconnection cost or timeline for a specific project.
- Zoning approval likelihood.
- Interconnection queue data is appended to the bottom of this report when a substation listed above is an exact name and county match against the queue dataset. Visit the [Queue Wire](#) for further research.
- Whether a local moratorium covers this site. Instruments recorded for the jurisdictions containing the point are listed in Appendix B, but their scope is set by their own text, which this report does not read.
- Transmission line proximity — substations only.
- Whether a substation is physically accessible, expandable, or has available bay positions.

This report is built to **rule out sites with no nearby transmission infrastructure**. A site with nothing in range is a defensible elimination. The reverse does not hold: proximity to the facilities listed above is not access to power, and nothing here establishes that a connection is available, affordable or achievable on any schedule.

6 SOURCES AND DATA VINTAGE

SUBSTATIONS

HIFLD Electric Substations (Oregon Explorer / OSU 2022 mirror)

https://services1.arcgis.com/CD5mKowwN6nIaqd8/arcgis/rest/services/project_renewable_us_substations_2022/FeatureServer/10

Publisher vintage 2022-06-03 · ingested 2026-08-30 · 78,373 records · None (Public Use) — HIFLD Open

FRANCHISE TERRITORIES

HIFLD/EIA Electric Retail Service Territories (public ArcGIS mirror)

https://services3.arcgis.com/0YP7N6mAJJCyH6hd/arcgis/rest/services/Electric_Retail_Service_Territories_HIFLD/FeatureServer/0

Publisher vintage 2023-08-01 · ingested 2026-08-30 · 2,845 records · HIFLD Open / EIA-861 derived (public-use US Government data)

WATERSHED

USGS Watershed Boundary Dataset (WBD)

<https://hydro.nationalmap.gov/arcgis/rest/services/wbd/MapServer/4>

Retrieved 2026-09-22 · Public domain (USGS/USDA-NRCS)

FLOOD HAZARD

FEMA National Flood Hazard Layer (NFHL)

<https://hazards.fema.gov/arcgis/rest/services/public/NFHL/MapServer/28>

Retrieved 2026-09-22 · Public domain (FEMA)

LOCAL MORATORIA

Moratorium Data 2026 (Bommarito) — local moratorium inventory

<https://github.com/mjbommar/moratorium-data-2026>

Publisher vintage 2026-09-23 (commit dbaab04d84f8) · ingested 2026-10-04 · 1,291 records · CC-BY-4.0 (data) — attribution: Bommarito, Michael J. (2026), Moratorium Nation

JURISDICTIONS

US Census Bureau Geocoding Services — geographies by coordinates

<https://geocoding.geo.census.gov/geocoder/geographies/coordinates>

Retrieved 2026-10-04 · Public domain (US Government work)

Screening aid, not an engineering study. This report helps prioritize sites before committing to engineering due diligence. It is not a system impact study and carries no warranty. Underlying public datasets are published on their own schedules and may have changed since the retrieval dates shown above. Every figure in this report is reproducible from the cited sources; nothing is estimated, modelled, or generated.

B APPENDIX — LOCAL MORATORIA

Local moratorium instruments — temporary pauses on accepting or approving certain development, most often data centers — as recorded in a third-party research dataset. Rows are reproduced as published; this report does not read the instruments themselves. This dataset tracks moratoria only — not project proposals, planning-commission reviews, or permanent zoning rules — so active local debate over a specific project will not appear here.

A recorded instrument is not a determination that this site is covered. Which applications, zoning districts and sectors an instrument reaches — and whether a county instrument applies inside incorporated municipalities — is set by its text. Confirm with the jurisdiction before relying on any row.

Jurisdictions containing this point

Hempstead, NY active

Matched to the Census geography **Hempstead town**, which contains this point · sectors: battery storage · adopted 2025-03 · current end *not recorded* · ID ny-hempstead-2025

STATUS AS RECORDED

Active as of 2026-09-23. Chapter 101B's prior term (extended to August 25, 2026 by L.L. No. 9-2026) had lapsed, but on September 9, 2026 the Town Board unanimously adopted Local Law No. 75-2026 (Resolution No. 801-2026), amending Section 101-B-3 to reimpose a one-year moratorium on BESS facility approvals.

LEGAL BASIS AS RECORDED

Town Code Chapter 101B; most recent extension Local Law No. 75-2026 (Resolution No. 801-2026), adopted 2026-09-09

Within 25 miles

JURISDICTION	TYPE	STATUS	SECTORS	ADOPTED	ENDS	CENTROID
North Hempstead, NY	Town	extended	battery storage	2024-12-03	<i>n/r</i>	3.9 mi
Oyster Bay, NY	Town	extended	battery storage	2024-04	<i>n/r</i>	5.4 mi
Glen Cove, NY	City	extended	battery storage	2025-05-13	<i>n/r</i>	8.5 mi
Huntington, NY	Town	active	battery storage	2026-06	<i>n/r</i>	12.4 mi
Babylon, NY	Town	extended	battery storage	2024-06-05	<i>n/r</i>	14.6 mi
Mamaroneck Village, NY	Village	expired	battery storage	2024-10-31	<i>n/r</i>	15.8 mi
Harrison, NY	Town	expired	battery storage	<i>n/r</i>	<i>n/r</i>	16.7 mi
Port Chester, NY	Village	expired	battery storage	2023-10	<i>n/r</i>	18.2 mi
Islip, NY	Town	active	data centers	2026-08-11	<i>n/r</i>	20.3 mi

JURISDICTION	TYPE	STATUS	SECTORS	ADOPTED	ENDS	CENTROID
Islip, NY	Town	extended	battery storage	2024-03-19	n/r	20.3 mi
Yonkers, NY	City	active	battery storage	2024-07-16	n/r	20.4 mi
Smithtown, NY	Town	extended	battery storage	2024-09-20	n/r	22.2 mi

Distance is to the jurisdiction's centroid, not its boundary — a large county can begin much closer than the figure shown.

State-level actions — NY

ACTION	STATUS	MECHANISM	PROVISIONS AS RECORDED
Executive Order No. 62 (2026)	enacted in force	statewide moratorium	Binding state-agency permitting restriction for data centers that consume or can consume 50 MW or more: DEC must hold incomplete discretionary permits, approvals, licenses, and similar permissions while DPS completes a statewide Generic Environmental Impact Statement; it does not override local permitting or zoning. https://www.governor.ny.gov/executive-order/no-62-establishing-temporary-moratorium-data-centers-new-york-while-state-develops
S6486D / A7389C (2021-2022, enacted)	enacted	statewide moratorium	Enacted a two-year moratorium on DEC permits for certain fossil-fueled proof-of-work cryptocurrency mining operations and required a generic environmental impact statement.

11 state-policy actions tracked for NY in total; only those the publisher records as enacted or in force are listed. Where the publisher's legal-effect field reads “unknown”, the current effect of an enacted measure has not been checked by the publisher, and it is omitted here rather than guessed. 150 local instruments recorded statewide.

Source: Moratorium Data 2026 (Bommarito) — local moratorium inventory · current through 2026-09-23 · commit dbaab04d84f8 · 1,291 instruments · CC-BY-4.0 (data) — attribution: Bommarito, Michael J. (2026), Moratorium Nation
https://github.com/mjbommar/moratorium-data-2026

- Each instrument is tied to a Census county, county subdivision or incorporated place only when the Census places the publisher's own centroid inside a geography of the same name and kind. 70 of 1,291 rows could not be tied this way and do not appear in this appendix.
- The publisher compiles the dataset from municipal records and news coverage with AI-assisted research and documents its known gaps in the repository.