

ESTABLISHING THE ANALYSIS FRAMEWORK

CHAPTER 2

CEQR requires all city agencies to determine whether discretionary actions they directly approve, fund, or undertake may significantly and adversely affect the environment. An action (or set of actions) is the vehicle that, if approved by the involved agency, would allow a project to proceed. Establishing the appropriate framework for analysis of the project allows the lead agency to make reasonable conclusions with regard to the project's likely effects. To determine the framework, this chapter should be used in conjunction with the Environmental Assessment Statement (EAS) forms (either the [Short EAS Form](#) or [Full EAS Form](#)), which contain a series of questions that serve to define the project and provide to the lead agency the detail needed to assess it. As described in the SEQR regulations, actions requiring environmental review are considered either to be Unlisted or Type I. If the action is Unlisted, use of the Short EAS Form is generally appropriate. If the action is considered to be Type I, use of the Full EAS Form is required. The information below may be used to define the project's characteristics for analysis and guide completion of either EAS form.

A. DEFINING THE ACTION FOR THE ENVIRONMENTAL ANALYSIS

100. CATEGORIES OF ACTIONS

There are two broad categories of actions—localized actions, which include site-specific actions and actions that apply to small areas, and generic actions that apply to entire neighborhoods or citywide. A Reasonable Worst Case Development Scenario (RWCDS) of the project is often defined for analysis. The methods for establishing the RWCDS depend on the type of action(s) being reviewed. Further information on establishing a RWCDS is explained throughout this chapter.

110. LOCALIZED ACTIONS

111. Site-Specific Actions

Site-specific projects are those proposed for a specific location, where approvals specific to the site are required to allow a particular project to proceed. Examples of site-specific projects include, among others, a proposed building that requires height and setback waivers, a change to the city map for a specific location (*e.g.*, the mapping of a street), a special permit for a public parking garage, approval of a solid waste transfer station, funding for a new cultural facility, the construction of police stations or firehouses, or the granting of a revocable consent. The physical characteristics of site-specific projects are usually well-defined, and the proposed project is itself generally considered to be the RWCDS, since in most cases no other potential development scenarios exist or any additional scenarios are extremely limited in nature. This is explained further in Section 211, below.

112. Actions that Apply to Small Areas

Projects that require a rezoning or other changes in generic city controls for the area in which the site is located are not considered site-specific. A change in regulatory controls applying to a small area may allow a range of development scenarios to occur.



ulative impacts of the project. Short-term impacts are those that happen for a short duration (generally due to construction) as a result of the project; long-term impacts are similar to indirect impacts—effects on the character of the community over the long-run, for example. Cumulative impacts are two or more individual effects on the environment that, when taken together, are significant or that compound or increase other environmental effects. Generally, they are the long-term impacts of either an individual action or a group of actions.