

Appendix A:

Analysis Framework

A.1 CEQR TECHNICAL GUIDE AND NEPA ANALYSES

Table A-1
Western Rail Yard Infrastructure Project EIS
CEQR Technical Guide

CEQR Technical Area	CEQR Analysis Issues	Western Rail Yard Infrastructure Project EIS Chapter Location
Land Use, Zoning, and Public Policy		
Land Use	Effect of a project on land uses and development trends	5. Land Use, Land Planning, and Property
Zoning and Public Policy	Project consistency with local zoning regulations and relevant public policies	5. Land Use, Land Planning, and Property
Waterfront Revitalization Program	Project consistency with NYC Waterfront Revitalization Program policies	16. Coastal Zone Consistency
Socioeconomic Conditions		
Direct Residential Displacement	Effect of a project on socioeconomic character of an area due to direct displacement of residents	17. Socioeconomics
Direct Business Displacement	Effect of a project on socioeconomic character of an area or business conditions due to direct displacement of employees/businesses	17. Socioeconomics
Indirect Residential Displacement	Effect of a project on housing trends/rents that may result in displacement of a vulnerable population	20. Indirect and Cumulative Impacts (Socioeconomics section)
Indirect Business Displacement	Effect of a project on business conditions or trends that may make it difficult for certain businesses to remain in an area (including effects of introducing new retail concentration)	20. Indirect and Cumulative Impacts (Socioeconomics section)
Adverse Effects on Specific Industries	Effect of a project on viability of a specific industry	17. Socioeconomics
Community Facilities and Services	Effect of a project on public facilities and delivery of services (schools, child care, libraries, police/fire services, health care facilities) due to direct displacement of facilities or introduction of significant new demand	17. Socioeconomics Nearly all impacts are construction period impacts. There would be no generation of new demand once the project is completed. No construction impacts to schools, child care, libraries, or health care facilities.

Table A-1 (cont'd)
Western Rail Yard Infrastructure Project EIS
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CEQR Technical Area	CEQR Analysis Issues	Western Rail Yard Infrastructure Project EIS Chapter Location
Open Space		
Indirect Effects	Effect of a project on open space due to demand by a new residential or worker population	There would be no new residential or worker demand from the Project once completed.
Direct Effects	Effect of a project due to temporary or permanent closure of open space resources; effects on usefulness of resources due to increased noise, air pollution, or shadows	10. Open Space and Recreational Parks and Recreation Areas
Shadows	Effect of project-generated shadows on open space resources, natural areas, or sunlight-sensitive historic resources	Not Applicable
Historic and Cultural Resources		
Architectural Resources	Effect of a project on designated, eligible, or potential architectural resources due to changes in historic setting or construction-related disturbances	9. Cultural Resources
Archaeological Resources	Potential for a project to affect archaeological resources due to ground disturbance	9. Cultural Resources
Urban Design and Visual Resources	Effect of a project on visual character of an area and pedestrian experience due to changes to streetscape or building form; potential for a project to obstruct publically accessible views of visual resources	11. Aesthetics and Visual Quality
Natural Resources	Potential project-related disturbances to aquatic resources, floodplains, wetlands, wildlife, and terrestrial ecological communities	14. Soils and Geology 15. Water and Natural Resources
Hazardous Materials	Potential for a project to increase exposure of workers or the public to contaminants, e.g., asbestos, VOCs, PCBs	12. Contaminated Materials 14. Soils and Geology
Water and Sewer Infrastructure	Effect of a project on water supply system and wastewater conveyance and treatment infrastructure due to increased water demand, wastewater generation, or changes to stormwater management	13. Utilities and Energy (construction impacts related to relocation of facilities; no new users, water demand or wastewater generation during operation) 14. Soils and Geology (address disposal of any contaminated stormwater or dewatering water encountered during construction) 15. Water and Natural Resources (addresses changes to stormwater management)
Solid Waste and Sanitation Services	Effect of a project on solid waste management system due to increased waste generation and demand for collection and transportation services	13. Utilities and Energy
Energy	Effect of a project on energy generation and delivery system due to increased demand	13. Utilities and Energy

Table A-1 (cont'd)
Western Rail Yard Infrastructure Project EIS
CEQR Technical Guide

CEQR Technical Area	CEQR Analysis Issues	Western Rail Yard Infrastructure Project EIS Chapter Location
Transportation		
Traffic	Effect of project-generated vehicle trips and roadway changes on roadway capacity and congestion	6. Transportation
Pedestrians	Effect of project-generated pedestrian trips and roadway changes on capacity of pedestrian elements (sidewalks and crosswalks)	6. Transportation
Parking	Effect of project-generated parking demand on off-site parking capacity	6. Transportation
Transit	Effect of a project on mass transit capacity and service (subway, bus, rail)	6. Transportation
Air Quality		
Stationary Source	Effect of project-related emissions from stationary sources, e.g., boiler stacks	7. Air Quality, Greenhouse Gas Emissions, and Resilience
Mobile Source	Effect of emissions from project-generated vehicular traffic	7. Air Quality, Greenhouse Gas Emissions, and Resilience
Greenhouse Gas Emissions and Climate Change	Project-generated GHG emissions and consistency with GHG reduction policies; resilience of a project to sea level rise and climate change	7. Air Quality, Greenhouse Gas Emissions, and Resilience
Noise		
Stationary Source	Effect of project-generated noise from stationary sources, e.g., mechanical equipment or manufacturing operations	8. Noise and Vibration
Mobile Source	Effect of project-generated noise from autos, aircraft, or trains	8. Noise and Vibration
Public Health	Cumulative effects of a project on public health due to effects on air quality, water quality, hazardous materials, or noise	18. Public Health
Neighborhood Character	Cumulative effects of a project on the context and feel of a neighborhood due to effects on land use, socioeconomic conditions, open space, historic and cultural resources, urban design and visual resources, shadows, transportation, and noise	No dedicated chapter in this EIS; see discussions weaving in aspects of neighborhood character included in: 5. Land Use, Land Planning, and Property 11: Aesthetics and Visual Quality 17. Socioeconomics 20. Indirect and Cumulative Impacts
Construction		
Construction Means and Methods	Project construction schedule, phasing, methods, equipment, etc.	3. Alternatives
Construction Impact Assessment	Effects of project-related construction activities in each technical area (e.g., hazardous materials, air quality, noise)	Various: construction-related assessments provided in each technical resource category chapter

Table A-1 (cont'd)
Western Rail Yard Infrastructure Project EIS
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CEQR Technical Area	CEQR Analysis Issues	Western Rail Yard Infrastructure Project EIS Chapter Location
Alternatives		
Project Alternatives	Summary of project alternatives considered, e.g., alternatives that reduce or eliminate environmental impacts	3. Alternatives
Alternatives Impact Assessment	Effects of project alternatives in each technical area	Various: assessments of all project alternatives provided in each technical resource category chapter
Mitigation Measures	Summary of mitigation measures to be implemented with a project	22. Mitigation Measures and Project Commitments Various: project mitigation measures provided in each technical area chapter where relevant
Unavoidable Adverse Impacts	Summary of a project's unmitigated significant adverse environmental impacts	Various: adverse environmental effects presented in each technical area chapter where relevant
Growth-Inducing Aspects of the Proposed Project	Potential for a project to result in secondary impacts (i.e., effects of induced development or growth)	20. Indirect, Cumulative, and Other Impacts
Irreversible and Irretrievable Commitments of Resources	Effects of a project's use of man-made and natural resources	22. Mitigation Measures and Project Commitments (subsection on Irreversible and Irretrievable Commitments of Resources) Various: assessments of all project alternatives provided in each technical resource category chapter

Table A-2
Western Rail Yard Infrastructure Project EIS
NEPA Analyses

NEPA Resource Category	Analysis Issues	Western Rail Yard Infrastructure Project EIS Chapter Location
Elderly and Persons with Disabilities <i>(Not a CEQR Analysis Area)</i>	Examine potential for a project to displace any facilities serving elderly and/or disabled populations, introduce any new populations of elderly or disabled persons, or interfere with the movement of these user groups in the area.	17. Socioeconomics (sections on the Elderly and Persons with Disabilities) The sections in this chapter evaluate potential effects of the No Action Alternative and the Preferred Alternative on the elderly and persons with disabilities.
Environmental Justice <i>(Not a CEQR Analysis Area)</i>	Examine potential for a project to result in disproportionately high and adverse effects on minority populations and/or low-income populations (collectively, environmental justice populations), and if any are identified, describes measures that would avoid, minimize, or mitigate such impacts.	19. Environmental Justice Chapter identifies any minority and/or low-income populations (collectively, environmental justice populations) in the Study area, analyzes if these populations would experience disproportionately high and adverse effects from the No Action Alternative and the Preferred Alternative, and describes measures that would avoid, minimize, or mitigate such impacts. Draws from analyses performed for other EIS chapter impact analyses described in Chapters 5-18.
Safety and Security <i>(Not a CEQR Analysis Area)</i>	Describes relevant safety and security regulations and codes, and the measures that the Project Sponsor will implement as part of project design and/or during construction and operation to ensure safety of workers and the site once complete. Does not include analysis of safety measures addressed in other resource area chapters (e.g., Contaminated Materials handling measures, etc.)	3. Alternatives Chapter includes description of the safety and security-related requirements, policies, procedures, protocols, applicable to the site and the construction and operation of the new infrastructure. Also describes safety and security elements that would be considered in the design of the Preferred Alternative.

Table A-2 (cont'd)
Western Rail Yard Infrastructure Project EIS
NEPA Analyses

NEPA Resource Category	Analysis Issues	Western Rail Yard Infrastructure Project EIS Chapter Location
<p>Indirect and Cumulative Impacts <i>(Not a CEQR Analysis Area)</i> <i>CEQR analyses typically include assessment of cumulative effects through the anticipated operational year of an action by including background growth and other known development projects as part of the No Action condition assessment.</i></p>	<p>Analysis examines the potential for a project to result in Indirect or Cumulative impacts. Indirect effects are those that are “caused by an action and are later in time or farther removed in distance, but are still reasonably foreseeable” (40 CFR § 1508.8). Cumulative impacts result from the incremental consequences of an action when added to other past and reasonably foreseeable future actions (40 CFR § 1508.7). The direct effects of an individual action may be negligible, but may contribute to a measurable environmental impact when considered cumulatively with other past and/or future projects.</p>	<p>20. Indirect, Cumulative, and Other Impacts Chapter evaluates the potential indirect effects and cumulative impacts of the construction and operation of the Preferred Alternative.</p>
<p>Section 4(f) Evaluation <i>(Not a CEQR Analysis Area)</i></p>	<p>Analysis evaluates the Preferred Alternative’s potential impacts to resources protected under Section 4(f) of the USDOT Act, as codified at 23 USC 138 and 49 USC 303, and the implementing regulations at 23 CFR 774. Section 4(f) is a Federal law that protects properties defined in 23 CFR 774.17 as “publicly owned land of a public park, recreation area, or wildlife and waterfowl refuge of national, state, or local significance, or land of an historic site of national, state, or local significance” that may be affected by transportation projects approved or funded by the USDOT and its operating administrations, including FRA.</p>	<p>21. Section 4(f) Evaluation Chapter analyzes whether either the No Action Alternative and/or the Preferred Alternative would result in a proposed “use” of properties protected under Section 4(f) of the USDOT Act of 1966.</p>

Note: NEPA-Specific Analyses (Provided for informational purposes – not required under CEQR)

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