

4.0.1 INTRODUCTION

Chapters 4.1 through 4.15 assess the potential impacts of the Preferred Alternative by comparing it to the effects of the No Action Alternative. For analytical purposes, these chapters use an estimated build year of 2015, since the Preferred Alternative is expected to be completed and fully operational by that time. This chapter provides an overview of the analytical framework used to guide the EA technical analyses presented in subsequent chapters.

4.0.2 FRAMEWORK FOR ENVIRONMENTAL ASSESSMENT

SCOPE OF ENVIRONMENTAL ANALYSIS

This EA examines the potential environmental impacts of the Project and evaluates project alternatives in accordance with NEPA (42 U.S.C. 4321 et seq.) and the applicable NEPA regulations (40 C.F.R. Parts 1500-1508; 64 FR 28545 and 23 C.F.R. Part 771). The EA also applies methodologies and generally follows the guidelines set forth in the *City Environmental Quality Review (CEQR) Technical Manual*, issued by the City of New York in 2001, where appropriate. Although the *CEQR Technical Manual*, which was designed to be used in the preparation of CEQR documents, is not expressly applicable to environmental reviews conducted pursuant to NEPA or SEQRA, it is generally considered to contain the most appropriate technical analysis methods and guidelines for environmental impact assessment for projects in the City. The *CEQR Technical Manual* includes, among other things, certain screening methodologies and criteria which are used in this EA to identify *de minimis* impacts not requiring further analysis.

For each technical analysis in the EA, the assessment includes a description of existing conditions, an assessment of conditions for the No Action Alternative, and an assessment of conditions for the Preferred Alternative. For most technical areas, identification and evaluation of the potential impacts of the Preferred Alternative are based on a comparison between conditions in the No Action Alternative and conditions in the Preferred Alternative. Where significant adverse environmental impacts are identified, potential mitigation measures are proposed and analyzed.

As described in Chapter 3, “Project Alternatives,” an FEIS was issued in 2006 pursuant to SEQRA for the Farley/Moynihan Project.¹ The 2006 FEIS included detailed analyses of 15 technical areas, including: land use, zoning and public policy; socioeconomic conditions; community facilities; and open space. The analyses in this EA are based in part on the 2006 FEIS analyses and reflect the refined design for Moynihan Station, changes to the Project, and changes to background and future conditions since the 2006 FEIS.

¹ The 2006 FEIS is incorporated by reference and is available at http://www.nylovesbiz.com/pdf/MoynihanStation/FEIS_default.asp.

DEFINITION OF STUDY AREAS

The Project involves two sites: the Farley Complex (the “Project site”) and the Development Transfer Site. For each technical area examined in the EA, an appropriate study area or multiple study areas are defined for the specific analysis. A study area is the geographic area likely to be affected by the Preferred Alternative for a given environmental area of analysis. Appropriate study areas differ depending on the type of impact being analyzed. The methods and study areas for addressing impacts are discussed in the individual technical analysis chapters. *