

V. EIS Summary Chapters

The EIS contains several chapters that summarize the conclusions of the technical assessments and permit the decision-maker to examine the trade-offs between project objectives and identified impacts. These chapters are not required for an EAS, but the lead agency may choose in some instances to include them in the documentation to support the determination of significance. Conversely, if one of the chapters is not appropriate to the proposed action and its analysis in the EIS, then it need not be included.

100. Executive Summary

The executive summary is extremely important and is required in all EISs. It should describe in summary form the proposed action, its positive or adverse significant environmental impacts, required mitigation, alternatives considered, and important trade-offs identified in the other summary chapters. The executive summary should be as short as possible and contain only the information necessary to allow the reader to understand the conclusions of the EIS.

200. Mitigation Measures

Where significant adverse impacts are identified, mitigation to reduce or eliminate the impact to the fullest extent practicable is developed and evaluated. This work, undertaken in conjunction with the technical area impact analyses described in sections 3A through 3T, above, can be presented in a separate chapter along with a summary of the impacts to be mitigated. In the DEIS, options for mitigation must be recommended and assessed. A range of feasible mitigation can be presented for public review and discussion. In the FEIS, the mitigation to be used must be selected and its method of implementation described. Certain mitigation measures that require implementation by or approval from a City agency other than the lead agency should be considered feasible by that agency prior to their selection by the lead agency. In the absence of a written commitment from that agency, the CEQR determination must disclose that there might be an unmitigated significant impact if the mitigation could not be implemented.

300. Unavoidable Adverse Impacts

When significant adverse impacts are unavoidable if the project is implemented regardless of the mitigation employed (or mitigation may be impossible), they are summarized and presented in a separate chapter of the EIS.

400. Growth-Inducing Aspects of the Proposed Action

SEQRA specifies that the assessment of impacts focus on the growth-inducing aspects of a proposed action. These generally refer to "secondary" impacts of a proposed action that trigger further development. Proposals that add substantial new land use, new residents, or new employment could induce additional development of a similar kind or of support uses (e.g., stores to serve new residential uses). Actions that introduce or greatly expand infrastructure capacity (e.g., sewers, central water supply) might also induce growth. This could be an issue only in limited areas of Staten Island and perhaps Queens, since in most areas of New York City infrastructure is already in place and its improvement or expansion is usually proposed only to serve existing or expected (in the future without the action) users.

500. Irreversible and Irretrievable Commitments of Resources

This section summarizes the proposed action and its impacts in terms of the loss of environmental resources, both in the immediate future and in the long term. Resources include man-made and natural resources; examples of losses are removal of vegetation without replacement, use of fossil fuels and materials for construction, etc. The extent to which the proposed action forecloses future options or involves trade-offs between short-term environmental gains and long-term losses should also be addressed. In considering the trade-offs of the project, it is also possible to compare short-term losses with long-term benefits.

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