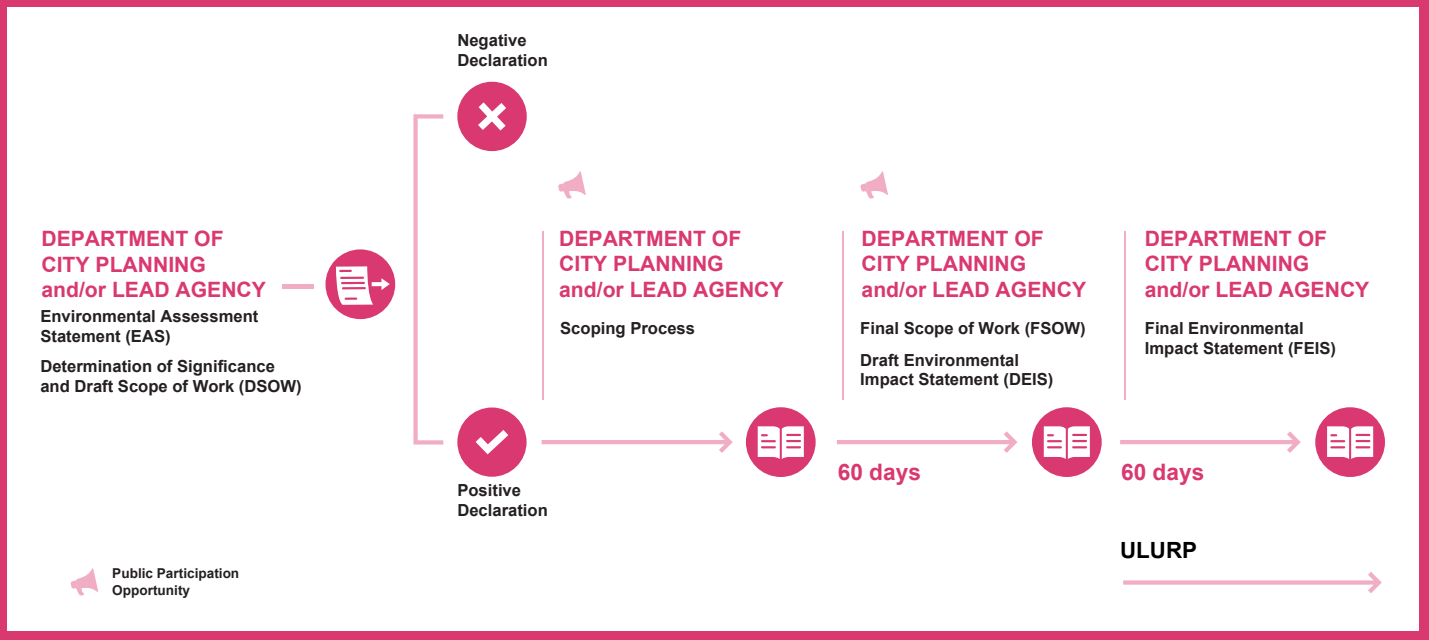


City Environmental Quality Review (CEQR)

Most New York City development conforms to regulations in the Zoning Resolution and can be constructed “as-of-right,” that is, without any additional zoning approval by the City or public review. For projects that seek to develop in ways not permitted under zoning, additional City approvals are required. Typically, such projects are subject to the **City Environmental Quality Review (CEQR)** process to determine whether the project or zoning change will have significant adverse impacts on the environment. CEQR takes into account a project’s potential impacts on 19 environmental categories, including transportation, socioeconomic conditions, community facilities such as schools and hospitals, air quality, noise, open space, and neighborhood character.

The CEQR Process



If a project is subject to CEQR, the first step is the completion of an Environmental Assessment Statement (EAS) to determine whether the project will result in any significant environmental impacts. The EAS can result in one of three “declarations”:

- A **Negative Declaration** means that the project will have no significant environmental impacts. The project can proceed to the land use review process (ULURP).
- A **Conditional Negative Declaration** means that the project may have significant environmental impacts, but those impacts can be avoided or eliminated with modifications to the project. A Draft Environmental Impact Statement (DEIS) must be completed. A Conditional Negative Declaration is not common.
- A **Positive Declaration** means that the project will have significant environmental impacts. A DEIS must be completed.

If a project is given a positive declaration, the lead agency in charge of the application, usually the Department of City Planning, must hold a public scoping hearing and accept written public comments to solicit feedback on the project. As a result, the lead agency may adjust the scope of the project to mitigate environmental impacts or address public concerns. A Final Scope of Work (FSOW) must be prepared within 60 days of the public scoping hearing to reflect changes that may have been made to the project. At the same time, the lead agency releases a Draft Environmental Impact Statement (DEIS), a comprehensive analysis of a project's environmental impacts. The lead agency then has 60 days to prepare a Final Environmental Impact Statement (FEIS) that must address all public comments and justify why the project should or should not proceed given public feedback and environmental impacts.

Most discretionary land use applications are also subject to the City's Uniform Land Use Review Procedure (ULURP), which can begin as soon as the FSOW and DEIS are completed.

The full rules for the CEQR process are outlined in the [CEQR Technical Manual](#), and a list of current CEQR projects can be found at <https://a002-ceqraccess.nyc.gov/ceqr/>.