

BRONX COMMUNITY BOARD NO. 8

**MINUTES OF THE HOUSING COMMITTEE
HEATING FUEL CONVERSION FORUM
FEBRUARY 27, 2012, 2012 AT
MANHATTANVILLE HEALTH CARE CENTER,
311 WEST 231ST STREET**

PRESENT	AFFILIATION
Thomas C. Durham, Committee Chair	CB8
Steven Balicer	CB8
Tony Creaney	CB8
Robert Fanuzzi, Board Chair	CB8
Marvin Goodman	CB8
Maria Khury	CB8
Robert Press	CB8
Sergio Villaverde	CB8
Josiris Urena	rep. NYS Senator G. Rivera
Andrew Sandler	rep. Councilman G. Oliver Koppell
Cameron H. Bard	New York State Energy Research and Development Authority (NYSERDA)
Steve Caputo	Mayor's Office of Long Term Planning and Sustainability
Adele Ugra-Angel	
Joseph Bohm	
Stephen Budihias	Association of Riverdale Co-ops (ARC)
Enzo Caltanissetta	Netherland Gardens
Brian Carey	
Robert Carrano	
Pat Cronin	
Anita Dutt	
Gregoria Feliciano	
Jason Fernandez	
David Gassman	
David Gellman	ARC
Joan Goldman	
Fred Gordon	
Ruth Heller	
Leslie Hogan	
Ramona Howlin	
Howard E. Kamiel	
Joan Kaufman	
Jerry Klein	
Joan Konow	
Miawling Lam	Riverdale Review
B. Mullen	
Catherine C. O'Hara	
Haris Radoncic	
Jason Rochman	
Mike Rossman	
Yasmin Salih	
Elizabeth Thompson	
Robert Vega	
Dennis Waldron	
Adam Wisnieski	Riverdale Press

1. Introductions

- A. Meeting started at 7:32 PM.
- B. Approved the minutes of Housing Committee Meeting, January 23, 2012

2. Chair's report:

- A. The Chairman welcomed all attendees to the Heating Fuel Conversion Forum.
- B. Announcement: The City administration asked all Housing and Public Safety Committee chairpersons to make public safety announcement on the aging carbon monoxide, (Co2) detectors. In the winter it was mandatory by law to install in all residential housing Co2 detectors. These detectors had a five to seven year life span and are now aging out of their service life. Unlike like smoke detectors, they need to be replaced when they start beeping continuously even if you install a new battery. All NYC residents are responsible for maintaining the Co2 Detectors in their home. Landlords are responsible for new replacement detectors for renters.
- C. The Department of Environmental Protection, (DEP) announced a Negative Declaration in regards to Property Water Overflow Amendment (PWOA). This document (attached) will be discussed and explained by a DEP official at the CB8 Environment & Sanitation Committee (E&S) meeting on March 21. I strongly urge all property owners and managers to read this document and attend the E&S meeting at the Kingsbridge Library.
- D. The Public Service Commission (PSC) announced new rules and rights for landlords, developers and their tenants in regards to the installation of non existing electric meters. The document is titled The Sub-Metering Ruling (attached). The Chairman asked if the community would like to discuss this rule it could become a committee agenda item at March meeting.

3. Agenda: Heating Fuel Conversion Forum

- A. Mr. Stephen Caputo, Mayor's Office of Long Term Planning and Sustainability opened the forum explaining the city's administration plans for improving the city's air quality and respiratory health of its residents. Mr. Caputo stated that the largest contribution to NYC air pollution is the type of heating fuel used to heat the estimated 10,000 multi-dwelling residential apartment buildings in the city (all five boroughs). Please use the following links to recount the presentation and contact information provided by Mr. Caputo's presentation: <http://www.nycleanheat.org/>.
- B. Talking points of meeting were:
 - Un-funded Mandate: Most residents in attendance expressed their anger that the city had no financial assistance to accompany the heating fuel conversion mandate making operating the multi dwelling more expensive. This also jeopardizes affordable housing across the board, with no financial help to pay for the expensive cost of converting their present equipment to burn the more expensive fuel.
 - Mr. Caputo stated that the city is now negotiating with the banks to partner in providing low interest loans to help property owners and managers finance the massive cost of the heating fuel conversion.

- Bronx Community Board 8 Impact: Of the 12 community boards in the Bronx, CB8 is the fourth WORST in number of buildings burning the soon-to-be banned #6 heating fuel.
- The city, gathering information from ConEd, is aware that the utility does not have enough piping in our community to provide all of the buildings that want to convert to gas at the present time. However, ConEd did identify over 200 buildings close enough to gas pipe where they could be hooked up for FREE! The Housing Chairman asked Mr. Caputo to clarify the statement “FREE”! Mr. Caputo stated that ConEd said buildings within 100ft. of the gas line will not be charged by ConEd for bringing in the new gas line. The chairman challenged the statement and found it very misleading because of his 30 years experience in the housing industry and knows that every buildings existing gas pipe line coming in from the street is undersized to supply gas to the existing stoves, laundry rooms and now a massive heating plant. The owners will have to hire their own plumbers once the pipe enters the building property lines. (This issue will be discussed in detail at a meeting with ConEd in attendance.)

C. Mr. Cameron H. Bard, New York State Energy Research and Development Authority (NYSERDA) - presentation was about the many state funded financial programs and non-profit partnerships designed to assist in converting to “green” affordably. The programs and contact information presented by NYSERDA can be reached by following this link: <http://www.nysERDA.ny.gov/en/Programs/Green-Jobs-Green-New-York/~media/Files/EERP/Multifamily%20Homes/mpp-ov-brochure.ashx>

- Mr. Bard said that there are many programs and opportunities that buildings can explore to gain funding from NYSERDA other than through the heating fuel conversion. He gave examples such as, efficient lighting, insulation, better windows, etc.
- All buildings that apply for NYSERDA assistance would have to undergo an energy audit by a certified authorized engineer in partnership with NYSERDA. This is required because NYSERDA programs assist differently due to the percentage of energy saved. With all buildings being unique, property owners and building managers should find out which programs best assist their building needs.

D. Mr. Robert Carrano, Co-op Board President of 3875 Waldo Avenue. Mr. Carrano’s building did a dual fuel conversion: from the cheapest #6 oil to gas and #2 oil; the only heating fuels that will be legal in NYC by the year 2030. Burning strictly gas from August 2011, Mr. Carrano informed the community that even though this was an expense conversion the cost was effective. He stated that natural gas is 40% cheaper than the present price of #6 heating oil and his building had started their conversion program before the mandate because heating the building was leading them towards bankruptcy. Mr. Carrano put together two documents to help property owners and managers through the conversion process. These documents will be attached to these minutes. (*Chairman note: Mr. Carrano’s building is a two pipe steam system.*) Most will find both documents very helpful.

- The first document is “Converting from Oil to Gas Heat”. It describes the initial steps one should take and have in place in starting the heating fuel conversion.
- The second document is titled the “Sequence of Events”. This document describes the actual mechanical & labor sequences in the order in which they will take place and by whom.

4. Adjourn - Chairman thanked the following for their hard work and contributions to making the Heating Fuel Conversion Forum a great success:

Manhattanville Health Care Center for hosting the forum.

Housing Committee Members: Phil Friedman, CB8
Tony Creaney, CB8
Steve Balicer, CB8
Georgia Santiago, CB8
Colleen Hanley, CB8
Julie Reyes, CB8
Andrew Sandler, rep Councilman Koppell
Tony Edwards, rep. Councilman Rodriguez
Josie Urena, rep. NYS Senator G. Rivera
Kristin Hart, FIPNA

Community Board 8 Staff: Nicole Stent, District Manager
Patricia Manning
Diane Bay

Special Acknowledgement: John Doyle, rep. NYS Senator Klein

Meeting adjourned at 9:10PM

Next Housing meeting is scheduled for Monday, March 26, 2012.

Submitted by,

Thomas C. Durham
Chairman
Housing Committee