

**Community Board 12, Manhattan
Minutes for the Joint Session with the
Housing and Human Services Committee and Health and Environment Committee
January 8, 2015 – Main Meeting Space
530 West 166th Street – 6th Floor
New York, NY 10032**

Housing and Human Services Committee Members Present (6): Chair Richard Lewis, Asst. Chair Yahaira Alonzo, Jay Mazur, Ayisha Ogilvie, Felipe Wityk Sanchez, Alyce Smith.

Housing and Human Services Committee Members Excused Absent (2): Lorena Jimenez-Castro and Christina Burgess.

Health and Environment Committee Members Present (5): Chair Steve Simon, Asst. Chair Edgard Nau, Wanda Garcia, Elizabeth Lehmann, Juan Mejia.

Health and Environment Committee Members Absent:

Community Board Members Present (1): Osi Kaminier

Guest Speakers List (5) : Madeline Kostic (NYC Clean Heat), Posie Constable (Director of NYC Energy Efficiency Corp.), Kit Liang, (Director of Air Engineering for NYC Dept. of Environmental Protection); Christopher A. Carini (Con Edison - Gas Conversion Unit); Derek Greenbaum (VP Marketing Duel Fuel Corporation

Public (36): Steven Schwarzbaum (Duel Fuel Corp.), Carrline Kretz (Con Edison), Angie Gilbride, (Con Edison), August Buffa (NYC DEP), Martin O'Boyle (NYC Clean Heat), and Sara Fisher.

Includes 30 Students from Gregorio Luperón High School for Math & Science [Government class assignment: Jose Acevo, Onenesys Perez, Raylin Taveras, Pulinario Chelson, Urena Dariel, Jordy Miranda, Zisabeth Diaz, Lesly Polanco, Vunior Munoz, Jhonny Ucetu, Anxelo Rosario, Eduardo Polanco, Yilda Moronta, Sthepany Jimenez, Tania Peres, Marlyn Sebastian, Vanenzuela Miguel, Veisy Guzmion, Camilo Carela, Moguel Angel Rivera, Lianca Jimenez, Alburys Ovalles, Jonnifer Gutierrez, Onnil P. Lebron, Vianea Ottenwollder, Juan Monulus, Scarlen Siri, Oscarina Jimenez, Pierre Garcia, and Joan Simon.]

Staff: Paola Garcia.

Welcome, Opening Remarks, and the Agenda. Richard Lewis as Co-Chair called the meeting to order at 7:05pm. Meeting was set to record to a digital audio file (OLYMPUS). Board Members introduced themselves as did members of the public present. A quorum was present during the entire meeting. Topics for tonight's agenda were outlined. Thirty students from Gregorio Luperon High School are present. We are holding a joint session with the Health and Environment Committee on Updates on Fuel Conversions in Community Board 12, M and more important progress made on eliminating the use of #6 Fuel Oil by July 1, 2015.

Source Documents Released at the Meeting.

The following source documents were distributed or made available at the meeting by presenters. All PowerPoint presentations will be made available to both committees as well:

- In –House Spreadsheets Sheet “Properties In Community Board 12, Manhattan Still Using #6 Fuel Oil, December 2014” - Available in the CB12, M Office – Also see Addendum at the end of these minutes.
- NYC DOB Boiler Inspection Notice of Violation <http://www1.nyc.gov/nyc-resources/service/1213/boiler-inspection-notice-of-violation>
- Maps on the Progress of Natural Gas, #2, #4, and #6 Fuel Conversions in Community Board 12, M See <https://www.nycleanheat.org/spot-the-soot>
- Apartment Building Recycling Initiative – See <http://www.nyc.gov/html/nycwasteless/html/recycling/abri.shtml>
- Maps of DSNY e-cycle Centers in Manhattan and WaHI See http://www.dnainfo.com/new-york/20141231/financial-district/new-recycling-rules-ban-throwing-electronics-trash?utm_source=Real+Estate&utm_campaign=cd19b0ac0b-Mailchimp-NYC&utm_medium=email&utm_term=0_0b93efc323-cd19b0ac0b-133040805#
- CON EDISON'S Future Area Growth Plan Through 2019. See <http://www.coned.com/gasconversions/area-growth-through-2019.asp> and also <http://aea.us.org/con-edison-mfeep-fags.html>
- Handouts from NYC Clean Heat – Office Copies Available.
- Handouts from NYCEEC – Office Copies Available.
- Obama's immigration executive order: Here are the details [<http://politics.suntimes.com/article/washington/obamas-immigration-executive-order-here-are-details/thu-11202014-705pm>]

- Whitehouse Fact Sheet: Immigration Accountability Executive Action (Press Releases in English and Spanish - Available in the CB12, M Office)
- Does Immigration Increase Economic Growth? [http://www.manhattan-institute.org/pdf/e21_02.pdf]

Introduction.

The following information summarizes challenges to improve air quality in our city:

“NYC Heating Oil Regulations

Air pollution is one of the most significant environmental threats facing New York City, contributing to approximately 6 percent of deaths in the city each year. Fine particulate matter (PM 2.5) in New York City-one of the primary pollutants tracked by the U.S. Environmental Protection Agency (EPA)-causes more than 3,000 deaths, 2,000 hospital admissions for lung and heart conditions, and approximately 6,000 emergency department visits for asthma in children and adults annually.

Just 1 percent of all buildings in the city produce 86 percent of the total soot pollution from buildings-more than all the cars and trucks in New York City combined. They do this by burning the dirtiest grades of heating fuel available, known as residual oil, or #6 and #4 heating oil.

In 2010 the NYC City Council passed Local Law 43: to amend the administrative code of the city of New York, in relation to the use of clean heating oil in New York City.

In April of 2011, upon the release of the PlaNYC update, the Bloomberg administration finalized a New York City Department of Environmental Protection (DEP) rule See http://www.nyc.gov/html/dep/pdf/air/heating_oil_rule.pdf

These rules will phase out the use of two highly polluting forms of heating oil-Number 6 oil (# 6) and Number 4 oil (# 4). The regulations were designed to balance near-term pollution reduction with minimizing costs for buildings. Details are below:

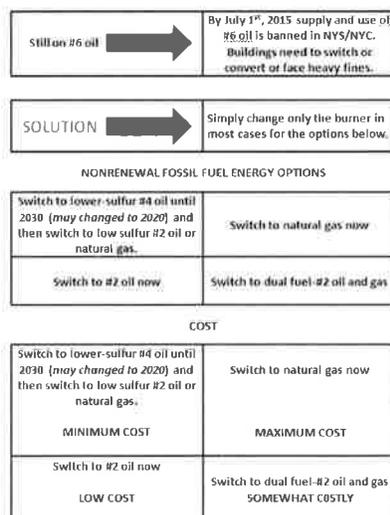
- Effective immediately, no new boiler or burner installations will be permitted to use No. 6 or No. 4 oil, and instead must use one of the cleanest fuels, such as ultra-low sulfur Number 2 oil (No. 2), biodiesel, natural gas, or steam.
- Beginning July 1, 2012, existing buildings that use No. 6 oil must convert to a cleaner fuel (low-sulfur No. 4 oil or cleaner) before their three-year certificate of operation expires. This will result in a full phase out of No. 6 oil by mid-2015.
- By 2030 or upon boiler or burner replacement, whichever is sooner, all buildings must convert to one of the cleanest fuels.
- --- Compliance waivers will be considered through the New York City Department of Environmental Protection.
- Eliminating these "heavy" oils and transitioning to the cleanest fuels will save thousands of lives over the next two decades. “

Source <http://www.nyc.gov/html/gbee/html/codes/heating.shtml>

Other Resources

For details, see DEP's page on Heating Oil. See http://www.nyc.gov/html/dep/html/air/buildings_heating_oil.shtml

The following fuel conversion choices will be discussed in the ensuing presentations.



Presentation by Madeline Kostic - NYC Clean Heat.

As discussed earlier the Bloomberg administration and the NYC Council launched programs in order to make NYC one of the most environmentally sustainable cities in the country. This initiative sends a clear message to other localities in our nation for a cleaner energy policy and to eliminate the burning of high polluting fossil fuels. Ms. Kostic presented an update of the December, 2014 list for in our community board (see addendum at the end of these minutes). There are now some 96 buildings in our community that are still burning #6 fuel oil. Use and the sale of # 6 fuel oil under penalty by law must be discontinued by **July 1st, 2015**.

Natural gas and #2 oil are some of the cleanest options available. In many instances this conversion usually involves the purchase and installation of a new burner for an existing boiler. The entire list of the types of fuels all NYC building are burning may be found at: <https://www.nycleanheat.org/spot-the-soot>. In the space of three years, roughly 300 buildings in our community have converted from No. 6 oil. 96 buildings remain; 14 on them have not gotten in touch with NYC Clean Heat. NYC Clean Heat will provide a list of these buildings for further outreach by our community board.

The 96 buildings represent almost 8 tons of PM2.5 emission per year, which is the equivalent of 10 Empire State Buildings of air pollution. Citywide there have been about 450 conversions from No. 6 and No. 4 oil since the beginning of the program. 73 of them went to the cleanest oil, which equates to a reduction of 23.65 tons of air pollution. So, a huge reduction in air pollution has occurred over the past 3 years. Buildings is burning No. 6 oil, run the risk of heavy fines after receiving a cease and desist order.

NYC Department of Environment Protection (DEP) issues boiler operating certificate. It certifies that the boiler/burner meets the emission and operation standards and is stable. These certificates will be issued every three years. DEP Engineers will go out and do performance testing to insure combustion efficiency.

NYC Department of Buildings (DOB) will issue all necessary work permits related to burner/burner construction and installation as well as insure that all boilers are operating safely.

No. 6 fuel oil is like tar. If after June 30th, 2015 a building is still burning No. 6, they have already received a Notice of Violation signifying that the building has failed the inspection, must correct this situation and fines are pending. The building must comply within a certain amount of time to take proactive steps to change the oil they are burning in order to avoid a 'cease and desist order. With a cease and desist order, a building runs the risk of getting the boiler shutdown. This is a liability to tenants.

The program is about clean air so even using No. 4 oil is discouraged. The preferred alternatives are bio-diesel, No. 2 oil, or natural gas. Ms. Kostic will be submitting this PowerPoint presentation to the board.

Presentation by Posie Constable NYC Energy Efficiency Corp.

NYC passed legislation because they recognize that there is a problem with health and cleanliness with air, and they want to find a solution. The city wants to help buildings get compliant and reduce the emission of soot, approve savings for the building owners, and have cleaner air.

NYC Energy Efficiency Corporation (NYCEEC) is "a non-profit specialty finance company that develops financing solutions to enable projects that save energy or reduce greenhouse gases. NYCEEC's custom-tailored solutions bridge financing gaps for buildings and clean energy project developers." NYCEEC is not an agency or unit of the City of New York, New York State, or any governmental body. NYCEEC has provided loans for energy efficiency, cogeneration, clean heat conversions, renewables and demand response

Not every building owner has the necessary capital to fund access to all types of fuel oil conversions, but that is the task at hand for NYCEEC. This finance company helps landlords finance conversions to natural gas and other fuel conversions. NYCEEC is a free resource for building owners and help them decide which conversions to make and what the process is. This corporation was set-up by the City to independently help buildings finance clean energy projects. It was founded in 2011 by the US Department of Energy and received a federal grant to lend money to eligible buildings in the five boroughs

so they can improve their heating systems. It is not free money. Money is not given away. However, buildings do not have to put any money up front. NYCEEC will absorb the conversion savings from more efficient fuel usage until the project is paid (about 5 years). See <http://nyceec.com/about/team/>

There were questions regarding whether the immediate costs from burner fuel oil conversions and new installations could be passed down to the tenants/renters in rent regulated buildings through a major capital improvement (MCI) despite eventual long term savings to building owners. Communist Board 12, Manhattan passed a resolution in 2013 opposing any MCI's on these fuel conversions despite the fact that they are unfunded NYC mandates. In addition, if an MCI is filed tenants have the right to file an answer opposing the proposed MCI and reviewed the owners paper work and accounting. It usually will take two years for the matter to be settled by the DHCR/Office of Rent Administration. For the small percentage of a rent increase if granted, filing a MCI with all the tenant appeals it may be counterproductive for an owner to spend that much administrative work while accruing energy efficiency savings that will eventually offset initial installation costs. Condos or co-op boards can decide to pass this expense to its unit owners or shareholders without the same protections afforded rent regulated tenants.

It should be noted that changing the type of oil burned or converting from oil to natural gas does not necessarily require a new boiler (a much larger expense) so the cost need not be pass along to residents.

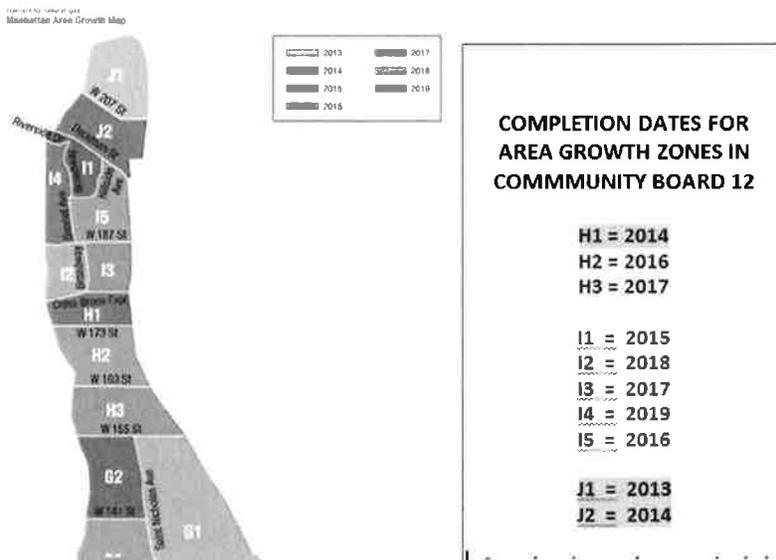
Presentation by Christopher A. Carini - Con Edison Gas Conversion Group.

Con Edison's. Gas Conversion Group has been in business since 2012, and they handle the whole gas conversion process. It's a One-stop solution for all residential gas conversions projects. It is all electronically so they can better serve their customers.

They are bringing gas into areas where high cost was prevalent. See Con Edison's Future Area Growth Plans through 2019 below. By 2019, our entire community board will have access to natural gas pipe.

CON EDISON'S Future Area Growth Plan Through 2019

These Area Growth maps are preliminary and are subject to change. Detailed information about specific zones, including boundaries, timelines and associated company activity, will be provided approximately one year in advance for planning purposes. These Area Growth zones are approximate and should not be relied upon other than as a general guide as to the areas in which Con Edison plans to be and when. This does not serve as a guarantee of service nor as a guarantee that there will not be any capital connection costs. The cost if any to connect will be provided in a service determination issued by Con Edison upon application by an interested applicant. Customers must adhere to the relevant timelines to participate in an Area Growth Zone. Con Edison is not responsible for the cost of boilers or purchase of alternative fuels.



<http://www.coned.com/gasconversions/area-growth-through-2019.asp>

The following information that will be needed from anyone who wants access to gas conversion: customer email address, area growth acknowledgement letter which states you want to be included in the engineering analysis for area growth, and a signed contact with plumber or licensed contract.

Key components: capital construction cost and an internal conversion cost analysis is needed. Converting to natural gas is not cheap. There could be barriers, so building owners should check for asbestos abatement, chimney lines, venting, or street problems - all which could prevent a building from coming on to gas. This is important because Con Edison doesn't want buildings to tie up existing capacity. Con Edison holds on to the gas delivery until the case is cancelled or completed. Although conversion may not be cheap, the savings for going from oil to gas is the most viable cost-effective option.

Do you need to have a contract with Con Ed for delivery? Yes, you need to be on **firm** gas for 5 years. It ensures that you are only burning natural gas. Con Ed needs to have a revenue screen to pay for the infrastructure.

If you want to go on **dual system**, there is a cost. This involves the use of **interruptible** or mixed fuel services. It is possible to install a dual fuel system so long as you agree to purchase natural gas from Con Edison for 5 years and then **stop using dual or interruptible fuel on the 6th year**.

Community Board member Elizabeth Lehman asked about whether a high pressure gas line will be available to areas where Isabella Geriatric Center is located, where it has been prohibitive because of the cost. Years ago they were told it was about 6 to 8 million dollars. So with this new program it will be available at no cost as of 2016 (See Area Growth Zone 15 in the chart above). Those reinforcements Con Ed. will be making with the area growth zones will bring good news. However, there could be an internal conversion costs which could make the conversion prohibitive. That is why it is important for each individual building owner to make an assessment. The most viable option means making a switch by assessing the building's internal conversion cost.

Presentation by Kit Liang NYC Dept. of Environmental Protection.

Since July 1, 2012, NYC Dept. of Environmental Protection (DEP) has not renewed 3 year permits for No. 6 oil. So by July 2015 every building that produces heat and hot water will not be allowed to use No. 6 oil because they will not have a permit or the permit will be expired. Buildings must plan to convert to natural gas or No. 2, No. 4 or No. 4 equivalent, which means using the No. 6 tank but burning No. 4 or below. By January 2030 every boiler will be using No. 2 or natural gas. However if the revision of air code gets finalized the 2030 deadline could be moved to 2020. It is an aggressive goal, but must be done. Every facility needs to plan to convert to cleaner gas by July 1, 2015.

The application process has been revised to take into account these deadlines. For instance, if a new permit comes in because the boiler is old, etc. the application is reviewed and if it gets approved the building will get 6 months to do the work to replace the burner. Twelve months are typically given to new buildings. Enforcement is very aggressive. The supervisor for Manhattan goes around and checks for expired permits, DEP also checks their database and issue Notice of Violations (NOV) to facilities with fines. When DEP started the process, they had over 1000 NOV's. Every facility needs to get an Operating Certificate for the boiler.

A handout highlighting the guidelines on the specifics of conversion and deadlines, and how to apply was given out. See the DEP website you can find the permits and deadlines and other key information

http://www.nyc.gov/html/dep/html/air/air_code_related_forms.shtml

Presentation by Derek Greenbaum – Vice President of Sales - Duel Fuel Corporation

Duel Fuel Corporation is a contracting company that works with management companies, owners, coops, to help them convert to natural gas. They are located at 3605 Sedgwick Avenue, Bronx, NY 10463

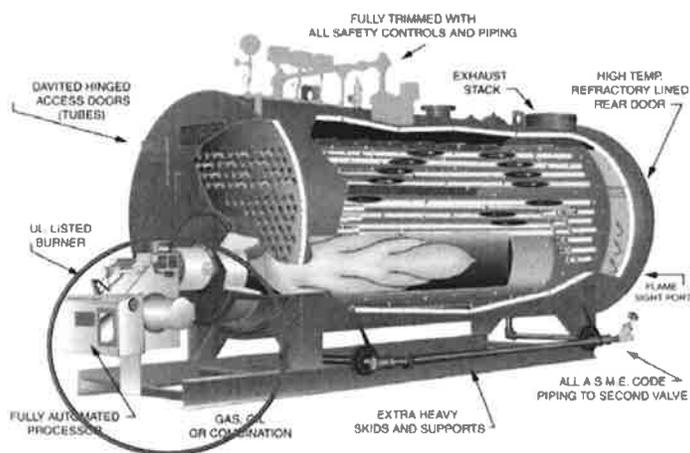
Phone: (347) 669-2427 Email: <http://www.dualfuelcorp.com/>

Fuel Conversion is long term detailed process. Duel Fuel Corp (DFC) aggregates many different agencies and staff for this process. Mr. Greenbaum showed the many steps in this project management presentation. It takes anywhere from 9 months to a year to complete. There is the option to upgrade to No. 2 oil, but there are tremendous benefits to convert to firm natural gas. DFC helps install more efficient boilers, burners and do retro-fit them from oil to gas. DFC is now working with several building's still burning #6 fuel oil. So that's good news.

In the last couple of months, natural gas prices have declined by about 40%. So it is getting cheaper to burn natural gas. Historically, natural gas has been cheaper, more efficient, and better for the life of the system too. The extraction, transportation and delivery of natural gas have implications, but there is a significant difference from the actual emissions *in situ*. Burning about 2 million gallons of heavy oil and switching that amount to natural gas will eliminate about 65 thousand pounds of sulfur out of the air per year. That's about 20 thousand pounds of particular matter out of the air. It is significant. And that is why the initiative is so strong.

Cost of the projects range from \$30,000 and up. Depends on the size of the building. A small building is about \$30,000, a building of 1000+ apartments will be upwards of a couple of million dollars. Buildings recuperate the money for the investment from anywhere between 2 to 5 years. Duel Fuel Corp works with Con Edison to help all the customers around the city, help buildings figure out the costs and figure out if it is worth to convert to natural gas. They work with area growth zones, and even those out of the zones.

There are two basic costs: First there is the cost from Con Edison that is typically no or reduced cost as they develop the infrastructure for gas distribution. Next is the cost to retro fit or install the necessary equipment inside the building to get it running on natural gas. The building needs to access this cost. Duel Fuel Corp will make this estimation at no cost; and based on how much the building will be saving per year, Duel Fuel will give a pay-back period. Note the burner below that could be replaced in a fuel conversion scenario.



NYS/NYC E-Cycling.

As of January 1st, certain types of electronic products cannot be disposed as waste in the regular garbage. The Department of Sanitation (DSNY) will not pick them up and will be summonses issued. A major issue of concern for tenants in our community board is the fact that there are only two drop off centers available to service WaHi: Staples at 4320 Broadway (184th Street) and, Goodwill Thrift Shop at 512 181st street. The needs of seniors, disabled persons, and wheelchair bound individuals and others with special needs that are not being address by the current e-cycling policies of DSNY. We need to change this.

There are two training sessions to help tenants January 12 and February 14th. Board member Osi Kaminer signed up for a training session in early December, but as of the date of this meeting she had not heard back from the DSNY. In fact, the website was not even working for several days so sign up for training sessions had to be done telephonically. Drop off locations for the entire NYC are on the website of the Department of Sanitation.

A general mailing from the Department of Sanitation back in early December listed the various retail drop off locations, such as any Goodwill Thrift Shop, Staples, Best Buy, etc. But people are not prepared for this. It was short notice. And it has also been difficult for apartment building owners, managers and superintendents. There are programs for building owners where the city will come and take the electronics from the basement, but the burden is placed on the apartment building owners to sign up, to collect the items, hold on to them, and place storage bins in the basement with locks for this

program. There info is given a little known brochure: “Free Electronics Recycling Program for NYC Apartment Buildings” <http://www.nyc.gov/html/nycwasteless/downloads/pdf/materials/e-cycleNYC-brochure.pdf>. Also see e-cycleNYC to see what electronics are accepted and the claims how the work http://www.nyc.gov/html/nycwasteless/html/stuff/harmful_hh_prod_electronicsprogram.shtml

Someone from the Dept. of Sanitation needs to do an in depth and hands on presentation about these e-cycling programs to the community board. Buildings owners need to know what kind of assistance is out there for them. Meanwhile, electronic garbage has been piling up in basements across our community. It was decided to invite a representative from DSNY who is responsible for the E-Cycling/E-Waste Program and hold another joint meeting with the Health and Environment Committee in February 5th.

There was no representative from the **Northern Manhattan Coalition for Immigrant Rights**(NMCIR) works with over 6,000 families a year on issues such as immigration, citizenship, deportation and voter participation focusing on keeping families together, facilitating integration and building community power to discuss the President’s New Immigration Relief efforts. In addition, there was not enough preparation done due to the chair’s recent illness for a presentation of our vacant lot study at this time and so it was moved to table these items until February 5th HHS Committee meeting

Moved to adjourn was approved and the meeting ended at 8:30pm.

Respectfully submitted by Yahaira Alonzo – Asst. Chair
Edited by Richard Lewis – Chair HHS Committee
January 8th, 2015

ADDENDUM

PROPERTIES IN COMMUNITY BOARD 12, MANHATTAN STILL USING #6 FUEL OIL - DECEMBER 2014

Borough, Building Block & Lot	Building Number & Street Address	Utility	# of Floors	# of Res. Units	Total Units	DEP Boiler Application #	DEP Boiler Application Status	Boiler Model	Burner Model	Primary Fuel	Total Gallons (High)	Building Type
3 10-2220-0023	584 ACADEMY STREET	Con Edison	5	37	39	CA090480R	EXPIRED	BURNHAM SPENCER 3-100-5I	ICI DE 42 P	#6	41063	Walk-Up Apartments
4 10214690076	2545 AMSTERDAM AVENUE	Con Edison	8	0	1	CB032907L	<1 Year	ROCKMILLS MP-200 (EXSTG)	ICI DEG-84 (NEW)	#6	121545	Educational Structures
5 10215600083	2540 AMSTERDAM AVENUE	Con Edison	5	0	1	CA055683J	EXPIRED	IRON FIREMAN AGO 6-15 RK	ICI DEG-84 (NEW)	#6	303041	Educational Structures
6 10215600083	2540 AMSTERDAM AVENUE	Con Edison	5	0	1	CB605805P	<1 Year	ROCKMILLS MP-350 (EXSTG)	ICI DEG-145P (NEW)	#6	210897	Educational Structures
7 10217500032	96 ARDEN STREET	Con Edison	6	60	60	CA349788N	<1 Year	FEDERAL FST 1.25	ICI DEG 54 P	#6	57487	Elevator Apartments
8 10215400021	320 AUDUBON AVENUE	Con Edison	6	36	39	CA240065H	EXPIRED	ROCKMILLS R-85	ICI AMBE	#6	37960	Elevator Apartments
9 10211320010	219 AUDUBON AVENUE	Con Edison	6	42	43	CA188283J	EXPIRED	FEDERAL FMB 1822	I.C.I. MEG63 (S)	#6	75044	Elevator Apartments
10 10218000067	56 BENNETT AVENUE	Con Edison	6	75	75	CA336389N	EXPIRED	ROCKMILLS MP 175	ICI MMIG 64 P	#6	59860	Elevator Apartments
11 10218001150	121 BENNETT AVENUE	Con Edison	6	82	82	CA227381X	<1 Year	ROCKMILLS MP4-162	ICI DEG 83 P	#6	56064	Elevator Apartments
12 10217101130	20 BOGARDUS PLACE	Con Edison	6	49	49	CA285784X	EXPIRED	ROCKMILLS MP80	I.C.I. DEG 42P	#6	60241	Elevator Apartments
13 1021370141	3915 BROADWAY	Con Edison	6	114	129	CA307390H	EXPIRED	ROCKMILLS MP-250	ICI DEG 54P	#6	40000	Condominiums
14 1021667501	4260 BROADWAY	Con Edison	6	54	55	CA054079M	EXPIRED	FEDERAL FST 90	HEV-E-OIL DEG-105 P	#6	108040	Elevator Apartments
15 10218400038	4300 BROADWAY	Con Edison	6	146	160	CA483787K	EXPIRED	FEDERAL FST 300	HEV-MEG 42 P	#6	41062	Elevator Apartments
16 10223800023	4671 BROADWAY	Con Edison	5	68	69	CA170780Z	EXPIRED	FEDERAL FST 150	HEV-E-OIL DEG-145S	#6	139612	Walk-Up Apartments
17 10217500010	4862 BROADWAY	Con Edison	5	49	49	CA269982R	EXPIRED	FEDERAL FST 100 (NEW)	ICI DEG63P	#6	54896	Walk-Up Apartments
18 10217900070	100 CABBINI BOULEVARD	Con Edison	6	61	62	CB079605N	<1 Year	ROCKMILLS MP-100	INDUSTRIAL COMBUSTION DEG-42P (NEW)	#6	29675	Elevator Apartments
19 10217900274	220 CABBINI BOULEVARD	Con Edison	6	43	43	CA377788H	EXPIRED	FEDERAL FST-90	I.C.I. DEG 42-P	#6	44968	Elevator Apartments
20 10217902659	240 CABBINI BOULEVARD	Con Edison	6	112	112	CA140696Z	<1 Year	FEDERAL FST-250	HEV DEF 42(P)	#6	32850	Elevator Apartments
21 10217904489	360 CABBINI BOULEVARD	Con Edison	6	72	72	CA282987M	<1 Year	ROCKMILLS MP-4-133	HEV DEG 105-P (I.C.I.)	#6	98550	Elevator Apartments
22 10228900031	100 COOPER STREET	Con Edison	6	48	48	CA090579R	<1 Year	FEDERAL FST 80	ICI DE 54 P	#6	45990	Elevator Apartments
23 10224200026	19 DONGAN PLACE	Con Edison	6	42	42	CA156881J	EXPIRED	FEDERAL FST 80	ICI DEG 42P	#6	35040	Elevator Apartments
24 10217500113	200 DYCKMAN STREET	Con Edison	6	72	84	CA348790H	<1 Year	FEDERAL FST 150 (NEW)	ICI MEG-34P	#6	25039	Elevator Apartments
25 10217500053	200 DYCKMAN STREET	Con Edison	6	48	48	CA488069Y	<1 Year	FEDERAL FST-90 (NEW)	ICI MEG 34P	#6	55125	Elevator Apartments
26 10217500053	200 DYCKMAN STREET	Con Edison	6	72	84	CA488069Y	<1 Year	FEDERAL FST-150 (NEW)	ICI MEG 34 P	#6	55125	Elevator Apartments
27 10210900041	545 EDGEOMB AVENUE	Con Edison	6	48	48	CB034206I	EXPIRED	FEDERAL FST-90 (NEW)	ICI DEG-42P (NEW)	#6	45442	Elevator Apartments
28 10217004050	10 FAIRVIEW AVENUE	Con Edison	5	62	62	CA014980U	EXPIRED	FEDERAL FST 1.25	ICI DE 54-P	#6	29675	Elevator Apartments
29 10216100033	124 FORT GEORGE AVENUE	Con Edison	6	41	41	CA053982Y	<1 Year	FEDERAL FST100	ICI DEG 63P	#6	29200	Walk-Up Apartments
30 10213600145	65 FORT WASHINGTON AVENUE	Con Edison	6	115	119	CA175689K	EXPIRED	ROCKMILLS MP-200	ICI DEG 42P	#6	54896	Walk-Up Apartments
31 10213701517	400 FORT WASHINGTON AVENUE	Con Edison	10	39	41	CA184280U	EXPIRED	ROCKMILLS #MP100	ICI DEG 84-S	#6	44713	Elevator Apartments
32 10217600005	427 FORT WASHINGTON AVENUE	Con Edison	6	53	56	CA104776K	EXPIRED	ROCKMILLS MP 100	RAY-AEOR 144-125	#6	165021	Elevator Apartments
33 10217700150	454 FORT WASHINGTON AVENUE	Con Edison	6	34	42	CA281781Y	EXPIRED	ROCKMILLS MP-4-122	I.C.I. DEG 42 P	#6	45552	Elevator Apartments
34 1021760104	461 FORT WASHINGTON AVENUE	Con Edison	6	62	62	CA102881N	EXPIRED	FEDERAL FST 125	INDUSTRIAL COMBUSTION - DEG 42 P	#6	39602	Elevator Apartments
35 10217700100	567 FORT WASHINGTON AVENUE	Con Edison	6	54	54	CA031478H	<1 Year	FEDERAL FST 125	INDUSTRIAL COMBUSTION DE-54	#6	59787	Elevator Apartments
36 10217900221	70 HAVEN AVENUE	Con Edison	5	29	29	CA333388H	EXPIRED	FEDERAL FST 125	HEV MEG 54 P	#6	49275	Elevator Apartments
37 10219900214	138 HAVEN AVENUE	Con Edison	5	25	25	CA021073K	EXPIRED	FEDERAL FST - 125 (NEW)	IRON FIREMAN A 06-6 3	#6	107310	Elevator Apartments
38 1021990295	150 HAVEN AVENUE	Con Edison	5	25	25	CA363770X	<1 Year	FITZGIBBONS SM-151	HEV-E-OIL AMBE	#6	40880	Walk-Up Apartments
39 1021990295	11 HILLSIDE AVENUE	Con Edison	6	90	90	CB050808R	<1 Year	ROCKMILLS MP 150	ICI DEG-54P (NEW)	#6	37668	Walk-Up Apartments
40 10217001005	25 HILLSIDE AVENUE	Con Edison	6	142	142	CA312083Y	EXPIRED	ROCKMILLS MP 200	ICI MEG 63 P	#6	5352	Elevator Apartments
41 10217001112	2 MAGANV PLACE	Con Edison	5	60	60	CA368173Z	EXPIRED	FEDERAL #FST-125	IRON FIREMAN AOG-9 8	#6	81760	Elevator Apartments
42 10218000078	98 PARK TERRACE EAST	Con Edison	6	49	49	CA187685L	<1 Year	FEDERAL #FST-125	INDUS COMBU #DEG-54-P	#6	54203	Walk-Up Apartments
43 10212430309	90 PINEHURST AVENUE	Con Edison	6	48	51	CA395472Y	EXPIRED	ROCKMILLS MP 90	HEV-E-OIL AMBESY	#6	29200	Elevator Apartments
44 10217001016	92 PINEHURST AVENUE	Con Edison	6	0	79	CA266482R	EXPIRED	FEDERAL FST 125	ICI DEG 42	#6	24728	Elevator Apartments
45 10217975002	106 PINEHURST AVENUE	Con Edison	6	96	96	CA083087P	EXPIRED	ROCKMILLS MP-175	INDUSTRIAL COMBUSTION DEG 54 P	#6	57487	Condominiums
46 10217901185	165 PINEHURST AVENUE	Con Edison	6	48	48	CA432866H	EXPIRED	ROCKMILLS # MP80	IRON FIREMAN AOG-9 8	#6	65700	Elevator Apartments
47 10217901959	22 POST AVENUE	Con Edison	5	25	25	CA278272R	EXPIRED	BURNHAM SPENCER 3-100-5I	RAY # AEOR 144-80	#6	53910	Elevator Apartments
48 10222000041	30 POST AVENUE	Con Edison	5	25	25	CA090680U	EXPIRED	SPENCER 3-125-50	HEV-E-OIL DE-42-P	#6	41062	Walk-Up Apartments
49 10222000037	801 RIVERSIDE DRIVE	Con Edison	6	48	48	CA091780N	EXPIRED	ROCKMILLS MP 125	HEV-E DE 54 P	#6	49275	Walk-Up Apartments
50 10212475001	845 RIVERSIDE DRIVE	Con Edison	6	53	53	CB170901M	EXPIRED	ROCKMILLS MP 4-122	INDUSTRIAL COMB DEG-54 P	#6	37668	Condominiums
51 10213500017	853 RIVERSIDE DRIVE	Con Edison	6	54	54	CA083887N	EXPIRED	ROCKMILLS MP4-133	ICI DEG 54 P	#6	60152	Elevator Apartments
52 10213500011	894 RIVERSIDE DRIVE	Con Edison	6	54	54	CA056788K	EXPIRED	ROCKMILLS MP4-133	ICI-DEG 54P	#6	49932	Elevator Apartments
53 10218600111	1380 RIVERSIDE DRIVE	Con Edison	6	138	138	CA144448R	EXPIRED	FEDERAL FMA 1518	HEV-E DEG 54 P	#6	49275	Elevator Apartments
54 10217900005		Con Edison	19	138	138	CA143565M	EXPIRED	FEDERAL FMA 1518	PETRO WDE4H	#6	113734	Elevator Apartments

