



Chairman: Brandon Ganaishlal - District Manager: William Rivera

Land & Zoning, Economic Development & Planning Committee Meeting Summary

June 5, 2023

Board Members Present: Mitchell Halpern, Kevin Kiernan, Andrea McLeod, Twywana Bush, Lena Johnson, Chandra Moore, Juan Torres, Victor Cordero

I. Introduction

- A. Committee Description:** The Land & Zoning, Economic Development & Planning Committee represents the community's interests with regard to the use of land, zoning, landmark, building, etc. and acts as a liaison between community members and Department of City Planning, Department of Buildings & the New York City Economic Development Corporation.

II. Speakers

A. Con Ed Energy Efficiency Presentation

What are Non-Pipeline Alternatives?

Non-Pipeline Alternatives (NPAs), are activities or investments that delay, reduce, or avoid the need to build or upgrade costly traditional natural gas infrastructure.

Why is Con Edison doing these projects?

Con Edison is incentivizing these projects to reduce the strain on our gas system and in doing so, maintain reliable gas service during peak periods of energy use without building costly new infrastructure.

How and why did we pick this location?

The Soundview location was selected because Con Edison believes that implementing this portfolio of projects would generate net benefits for customers.

How much peak load relief is needed?

Soundview NPA portfolio of projects need to reduce at least 1,136 Dth/dy of peak gas demand.

When is the load relief needed by?

All eligible measures under the Soundview NPA must be installed and operational, and, thereafter, inspected, all on or prior to November 1, 2024.

How long will the project last?

NPA project measures encompass Electrification as well as Gas Energy Efficiency. For typical residential or small business customers, installation may last a couple of days.

More complex projects may take longer depending on size and scope.

What are the NPA Incentives and Incentive Caps?

Please refer to our specific NPA landing pages for a detailed illustration of our segment specific bonus “Adder” NPA incentive. As an example, NPA provides an additional \$16,000 for Residential Clean Heat Whole Building decommissioning projects on top of what the core program offers for that category of work. Following all Clean Heat rules and project caps, NPA adder incentives may cover up to 100% of project cost.

What measures does NPA incentivize?

For the Multifamily Gas Energy Efficiency program, NPA incentivizes: Steam Traps, Pipe Insulation and Building Envelope measures. For NYS Clean Heat Program, NPA incentivizes: Residential Air Source Heat Pump (Category 2b), Multifamily Air Source Heat Pump (Category 2c), Small and Medium Business Air Source Heat Pump (Category 2d), Residential Ground Source Heat Pump (Category 3) and Custom Space Heating Applications (Category 4).

How will this affect my electric bill?

If you use a heat pump to warm your home or facility this winter, you may notice higher than usual energy costs. The money you would have spent on oil or gas has now shifted to your electric bill. That said, there are a few options that may allow you to save money while getting the most out of your heat pump...

How is this related to Local and State climate goals?

Non-Pipeline Alternatives directly promote and aid in achieving local and statewide climate goals. Under Local Law 97 law, most buildings over 25,000 square feet will be required to meet new energy efficiency and greenhouse gas emissions limits by 2024, with stricter limits coming into effect in 2030. The goal is to reduce the emissions produced by the city’s largest buildings, 40 percent by 2030 and 80 percent by 2050. Further, the goal of the Climate Leadership and Community Protection Act (CLCPA) is to eliminate 100% of the climate pollution caused by humans, calling for an 85% reduction in greenhouse gas emissions by 2050, with an interim target of 40% by 2030 from 1990 levels.

Who can perform the work and how do I get in contact with them?

In order to be eligible for NPA incentives, applicable measures must be installed by a Con Edison approved Participating Contractor. Refer to www.conEd.com and either browse to the specific market segment landing page (Residential, Multifamily “Low-Moderate Income” or “Market Rate”, Small-Medium Business) or to the specific NPA landing page for a link to the approved Participating Contractor directory list.

B. City of Yes for Carbon Neutrality

Zoning for a more equitable and sustainable city

NYC plans to modernize and update our city’s zoning regulations to support small businesses, create affordable housing, and promote sustainability – part of Mayor Eric Adams’ vision for a more inclusive, equitable “City of Yes.”

Why Carbon?

We are in a climate emergency, caused by greenhouse gas emissions.

- Carbon dioxide (CO₂) is the primary greenhouse gas (GHG) emitted through human activities - 80% of US GHG emissions in 2019.
- CO₂ is largely produced through the burning of fossil fuels
- Paris Agreement aims to limit global warming to 2°C and avoid greater climate damage by curbing GHG

What do we mean by a "carbon-neutral city"?

It's a city where we've...

1. Reduced our energy needs (retrofit buildings to be efficient)
2. Cleaned the grid (decarbonize the source of electricity)
3. Electrified buildings + vehicles (all remaining energy needs are powered by the clean electric grid)

Where do we need to go? How can zoning help?

Meeting the challenge of our climate crisis is a massive undertaking. We've worked with our partner agencies, as well as dozens of non-profit and private-sector groups, to understand what they're working on – and how zoning can help support their efforts.

Summary of proposal

Energy: 1. Rooftop solar: removing zoning impediments. 2. Solar parking canopies: remove zoning impediments to allow. 3. Solar: ensure standalone generation is allowed 4. On-shore wind: add a new tool for the CPC to consider future applications 5. Energy storage (ESS): add new rules to allow gridsupporting ESS in a wide range of zoning districts.

Buildings:

6. Electrification retrofits: expand rooftop and yard allowances to accommodate increased need for outdoor electrified equipment like heat pumps 7. Building exterior retrofits: fix rules to ensure that the widest range of exterior retrofits are allowed. 8. Fix Zone Green: update and improve this floor area exemption to ensure it continues to promote betterthan-code performance.

Transportation:

9. Vehicle charging: expand allowance to all Commercial Districts 10. Charge-sharing: allow a % of residential spaces to be shared w/ the public 11. Parking flex: streamline car-sharing, car rental, and commercial parking rules 12. Automated parking: expand rules to encourage more automated facilities 13. Bike parking: add rules for storage and charging.

Waste & Water:

14. Porous paving: clarify language to ensure permeable paving is allowed. 15. Street Trees: update rules to accommodate new raingarden prototypes 16. Organics: add new use regulations clarifying when composting and recycling are allowed. 17. Rooftop greenhouses: simplify the process to allow them as-of-right.

<https://www.nyc.gov/site/planning/plans/city-of-yes/city-of-yes-overview.page>

Meeting Adjourned: 7:30pm

OFFICE INFO

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