

287 Avenue C
New York, New York 10009

Case E-1275
December 29, 2008

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Jaclyn A. Brillig
Public Service Commission
Three Empire State Plaza
Albany, N.Y. 12223-1350

RE: Case 08-E-1275

Dear Ms. Brillig:

This letter is in reference to the above-mentioned case number regarding the plans for electrical sub-metering in Stuyvestant Town and Peter Cooper Village (ST/PCV). We are strongly opposed to any sub-metering for the following rationalization.

We, as rent-stabilized tenants, believe that sub-metering is another way for Tishman Speyer (landlord) to file for an MCI and to double dip by enjoying a tax benefit from NYSERDA, while attempting to pass the cost of this project on to the rent-stabilized tenants. Another MCI will certainly force more rent-stabilized rents to soar and force more rent-stabilized tenants to vacate their apartments making them "rent decontrolled" which is what our landlord wants.

Secondly, Tishman Speyer first filed a letter of petition to PSC on October 27, 2008 days after an initial meeting (on 10/24/08) with members of the ST/PCV Tenants Association and our elected officials. Our elected officials were lead to believe that Tishman Speyer was going to file a petition with PSC at a later date. Tishman Speyer's managing director Chris Shehadeh contrived this we are sure. This is an example of Tishman Speyer's underhandedness.

Thirdly, Tishman Speyer's claims that the apartments in the complex currently consume about 62 million kilowatt-hours of electricity per year and 440 million pounds of steam annually.

1. We would like to see how our consumption of electricity/steam fairs against other large housing complexes throughout the City such as Starett City, Riverton, Parkchester, Stanley Isaac's Housing, Phipps Housing Complexes (in Manhattan & Queens), Kips Bay Houses, etc.
2. We believe that the majority of the kilowatt-hours of electricity used are during the hot summer months when many tenants leave their air conditioners on 24/7. We know of tenants who go on vacation and still leave air conditioners on.
 - Nowadays, air conditioners come with timers that can be set to go on ½ hour before you come home from work.
 - For older model air conditioners, appliance timers are available from local hardware stores.
3. Heat in ST/PCV is very sporadic even with the new heating sensor systems in both complexes. Tenants who complain to the management office are asked if they are rent stabilized or market rate tenants. Why? If you pay rent you are entitled to heat no matter what your rent status is.

4. Tenants need to be trained **not** to leave apartment lights on 24/7 too.
 - Timers are available for purchase at local hardware stores and so are “sensor lights” (on a dusk and off at dawn).
 - Some housing complexes issue tenants “fines” that leave lights on continuously. (It is easy to spot who leaves their lights on continuously.)
5. Tenants need to be trained **not** to leave any electrical items plugged in continuously until they are going to be used.
6. Tenants with dishwashers should be limited to times of the day when they can operate their machines and only run their machines when they have a **full** load of dirty dishes.
 - Many states require “water timers/regulators” on machines. Management can do the same in ST/PCV.

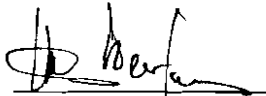
Lastly, if Tishman Speyer is going to complain about electrical consumption, on the properties, then they need to take a look at their own consumption practices. Examples of this are:

- In the management offices located at 317 Avenue C—all lights should be off after working hours. We see lights on throughout the night.
- The porter areas in the buildings—lights should be turned off when the porter is not on duty.
- Electrical rooms in the buildings—lights should be turned off when no one is working in these areas.
- Areas housing the Contractors—lights should be turned off when no one is working in these areas.
- Oval Amenities spaces—all lights should be turned off when each establishment is closed including the decorative outside lights.
- Concierge areas in ST/PCV—here to all lights should be turned off when each establishment is closed including the decorative outside lights.
- Building trash compactors do not need to run for 14 hours per day. They can be run on limited time throughout each day.
- Laundry rooms can be run on a limited basis. Not from 7 AM to 10 PM at night.
- The holiday tree lights in ST/PCV should be off during the daylight hours. These lights on are 24/7. Why? Management can purchase outdoor timers for these lights.

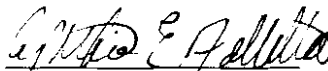
We reiterate—we are strongly opposed to any electrical sub-metering in Stuyvestant Town and Peter Cooper Village.

We thank you for your time and consideration in this matter.

Sincerely,



Martin L. Charles
Tenant Apt. 3-D



Cynthia E. Falletta
Tenant Apt. M-H