



PERMIT
Under the Environmental Conservation Law (ECL)

IDENTIFICATION INFORMATION

Permit Type: Air State Facility
Permit ID: 2-6204-00139/00005
Effective Date: 09/25/2017 Expiration Date: 09/24/2027

Permit Issued To: FRANKLIN PLAZA APARTMENTS
2085 2ND AVE
NEW YORK, NY 10029

Contact: LILLIAN M BENT
FRANKLIN PLAZA APARTMENTS BOARD PRESIDENT
2085 SECOND AVE
NEW YORK, NY 10029
(212) 369-3303

Facility: FRANKLIN PLAZA APARTMENTS
2085 SECOND AVE
NEW YORK, NY 10029

Contact: LILLIAN M BENT
FRANKLIN PLAZA APARTMENTS
2085 SECOND AVE
NEW YORK, NY 10029
(212) 369-3303

Description:

PERMIT DESCRIPTION
Franklin Plaza Apartments
DEC ID # 2-6204-00139/00004 (ASF)

This is a new Air State Facility (ASF) permit for the existing Title V facility in compliance with 6 NYCRR 201 - Permits and Regulations. The current Title V permit (Renewal #2) for Franklin Plaza Apartments is expiring on 11/15/2017. This facility is downgrading the current Title V permit status to an Air State Facility (ASF) Permit by capping the facility-wide total NOx emissions to 24.9 tons per year, below Title V thresholds of 25 tpy.

Franklin Plaza Apartments is a high-rise housing complex consisting of apartments and residences with a central heating plant to provide heat and hot water to the residential units. Franklin Plaza Apartments in New York City, New York, provides steam heat, and hot water for 1,635 residential apartments in the apartment housing complex. The steam and the hot water is provided using seven (7) boilers primarily burning natural gas (Process GAS) and low-sulfur #2 distillate fuel oil (Process OIL) during gas curtailment periods to provide heat and hot water to the residences in multiple buildings. The emissions are exhausted through two stacks which are identified as Emission Points 00005 & 00006. Emission Sources 00001, 00002, 00003, 00004, 00005 & 00006 were constructed on 4/1/1950 and Emission Source 00007 was constructed on 4/1/1981. Each of these seven

New York State Department of Environmental Conservation
Facility DEC ID: 2620400139



boilers has a heat input of 14.65 MM Btu/hr, and each of these seven (7) boilers incorporate Webster (HDRV5C) burners. The Industrial Classification Code (SIC) for this facility is 6513 - Apartment Building Operators.

The seven low pressure boilers make & model in Emission Unit U-C0001 which supply both hot water and steam for the space heating of the building are as follow:

Emission Sources 00001 & 00003 are Fitzgibbons DS425,

Emission Source 00002 is an Eastmond FST-400,

Emission Source 00004 is a Federal FST-350, and

Emission Sources 00005, 00006 & 00007 are an Easco SMU-500-5015.

These seven boilers provide heat & domestic hot water to residential dwellings. The facility has submitted the fuel consumption for the period of 1/1/2016 thru 12/31/2016 as 92,840 gallons of #6 fuel oil and 75,839,500 cubic feet of natural gas.

The Air State Facility permit contains a complete listing of the applicable federal, state and compliance monitoring requirements for the facility, its emission unit and emission point.

Franklin Plaza Apartments is subject to the provisions of the Air State Facility permits as per 6 NYCRR 201-5, sulfur dioxide as per 6 NYCRR 225-1, fuel composition, sampling, analysis and use - sulfur limitations, which restricts the sulfur content of the #2 distillate fuel oil utilized throughout the facility to 0.0015 % by weight or less. Emission Point C0001 is subject to the smoke emission of 6 NYCRR 227-1.3, the corrective action requirements of 6 NYCRR 227-1.6 and to the particulate emission limit of 0.10 lbs/MM Btus as per 6 NYCRR 227-2(b)(1) for stationary combustion installations. The facility is also subject to 6 NYCRR 227-2.4, reasonably available control technology (RACT) for oxides of nitrogen for small boilers by performing annual tune-ups to each of the boilers and complying with the specified reporting and record keeping requirements.

The facility operates other sources which are considered exempt from permitting in accordance with 6 NYCRR 201-3.2(c), including two (2) horizontal petroleum storage tanks (30,000 gallons each) and six-eight (68) laundry dryers.

By acceptance of this permit, the permittee agrees that the permit is contingent upon strict compliance with the ECL, all applicable regulations, the General Conditions specified and any Special Conditions included as part of this permit.

Permit Administrator: STEPHEN A WATTS
 47-40 21ST ST
 LONG ISLAND CITY, NY 11101-5401

Authorized Signature: _____ Date: ____ / ____ / ____



Notification of Other State Permittee Obligations

Item A: Permittee Accepts Legal Responsibility and Agrees to Indemnification

The permittee expressly agrees to indemnify and hold harmless the Department of Environmental Conservation of the State of New York, its representatives, employees and agents ("DEC") for all claims, suits, actions, and damages, to the extent attributable to the permittee's acts or omissions in connection with the compliance permittee's undertaking of activities in connection with, or operation and maintenance of, the facility or facilities authorized by the permit whether in compliance or not in any compliance with the terms and conditions of the permit. This indemnification does not extend to any claims, suits, actions, or damages to the extent attributable to DEC's own negligent or intentional acts or omissions, or to any claims, suits, or actions naming the DEC and arising under article 78 of the New York Civil Practice Laws and Rules or any citizen suit or civil rights provision under federal or state laws.

Item B: Permittee's Contractors to Comply with Permit

The permittee is responsible for informing its independent contractors, employees, agents and assigns of their responsibility to comply with this permit, including all special conditions while acting as the permittee's agent with respect to the permitted activities, and such persons shall be subject to the same sanctions for violations of the Environmental Conservation Law as those prescribed for the permittee.

Item C: Permittee Responsible for Obtaining Other Required Permits

The permittee is responsible for obtaining any other permits, approvals, lands, easements and rights-of-way that may be required to carry out the activities that are authorized by this permit.

Item D: No Right to Trespass or Interfere with Riparian Rights

This permit does not convey to the permittee any right to trespass upon the lands or interfere with the riparian rights of others in order to perform the permitted work nor does it authorize the impairment of any rights, title, or interest in real or personal property held or vested in a person not a party to the permit.



LIST OF CONDITIONS

DEC GENERAL CONDITIONS

General Provisions

- Facility Inspection by the Department
- Relationship of this Permit to Other Department Orders and Determinations
- Applications for permit renewals, modifications and transfers
- Permit modifications, suspensions or revocations by the Department

Facility Level

- Submission of application for permit modification or renewal -

REGION 2 HEADQUARTERS



DEC GENERAL CONDITIONS
****** General Provisions ******
GENERAL CONDITIONS - Apply to ALL Authorized Permits.

Condition 1: Facility Inspection by the Department
Applicable State Requirement: ECL 19-0305

Item 1.1:

The permitted site or facility, including relevant records, is subject to inspection at reasonable hours and intervals by an authorized representative of the Department of Environmental Conservation (the Department) to determine whether the permittee is complying with this permit and the ECL. Such representative may order the work suspended pursuant to ECL 71-0301 and SAPA 401(3).

Item 1.2:

The permittee shall provide a person to accompany the Department's representative during an inspection to the permit area when requested by the Department.

Item 1.3:

A copy of this permit, including all referenced maps, drawings and special conditions, must be available for inspection by the Department at all times at the project site or facility. Failure to produce a copy of the permit upon request by a Department representative is a violation of this permit.

Condition 2: Relationship of this Permit to Other Department Orders and Determinations
Applicable State Requirement: ECL 3-0301 (2) (m)

Item 2.1:

Unless expressly provided for by the Department, issuance of this permit does not modify, supersede or rescind any order or determination previously issued by the Department or any of the terms, conditions or requirements contained in such order or determination.

Condition 3: Applications for permit renewals, modifications and transfers
Applicable State Requirement: 6 NYCRR 621.11

Item 3.1:

The permittee must submit a separate written application to the Department for renewal, modification or transfer of this permit. Such application must include any forms or supplemental information the Department requires. Any renewal, modification or transfer granted by the Department must be in writing.

Item 3.2:

The permittee must submit a renewal application at least 180 days before the expiration of permits for Title V and State Facility Permits.

Item 3.3

Permits are transferrable with the approval of the department unless specifically prohibited by the statute, regulation or another permit condition. Applications for permit transfer should be submitted prior to actual transfer of ownership.



Condition 4: Permit modifications, suspensions or revocations by the Department
Applicable State Requirement: 6 NYCRR 621.13

Item 4.1:

The Department reserves the right to exercise all available authority to modify, suspend, or revoke this permit in accordance with 6NYCRR Part 621. The grounds for modification, suspension or revocation include:

- a) materially false or inaccurate statements in the permit application or supporting papers;
- b) failure by the permittee to comply with any terms or conditions of the permit;
- c) exceeding the scope of the project as described in the permit application;
- d) newly discovered material information or a material change in environmental conditions, relevant technology or applicable law or regulations since the issuance of the existing permit;
- e) noncompliance with previously issued permit conditions, orders of the commissioner, any provisions of the Environmental Conservation Law or regulations of the Department related to the permitted activity.

****** Facility Level ******

Condition 5: Submission of application for permit modification or renewal - REGION 2 HEADQUARTERS
Applicable State Requirement: 6 NYCRR 621.6 (a)

Item 5.1:

Submission of applications for permit modification or renewal are to be submitted to:
NYSDEC Regional Permit Administrator
Region 2 Headquarters
Division of Environmental Permits
1 Hunters Point Plaza, 4740 21st Street
Long Island City, NY 11101-5407
(718) 482-4997

New York State Department of Environmental Conservation

Permit ID: 2-6204-00139/00005

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Permit Under the Environmental Conservation Law (ECL)

**ARTICLE 19: AIR POLLUTION CONTROL - AIR STATE FACILITY
PERMIT**

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Permit Issued To: FRANKLIN PLAZA APARTMENTS
2085 2ND AVE
NEW YORK, NY 10029

Facility: FRANKLIN PLAZA APARTMENTS
2085 SECOND AVE
NEW YORK, NY 10029

Authorized Activity By Standard Industrial Classification Code:
6513 - APARTMENT BUILDING OPERATORS

Permit Effective Date: 09/25/2017

Permit Expiration Date: 09/24/2027



LIST OF CONDITIONS

FEDERALLY ENFORCEABLE CONDITIONS

Facility Level

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- 2 6 NYCRR 215.2: Open Fires - Prohibitions
- 3 6 NYCRR 200.7: Maintenance of Equipment
- 4 6 NYCRR 201-1.7: Recycling and Salvage
- 5 6 NYCRR 201-1.8: Prohibition of Reintroduction of Collected Contaminants to the air
- 6 6 NYCRR 201-3.2 (a): Exempt Sources - Proof of Eligibility
- 7 6 NYCRR 201-3.3 (a): Trivial Sources - Proof of Eligibility
- 8 6 NYCRR 202-1.1: Required Emissions Tests
- 9 40 CFR Part 68: Accidental release provisions.
- 10 40CFR 82, Subpart F: Recycling and Emissions Reduction
- 11 6 NYCRR 201-7.1: Facility Permissible Emissions
- *12 6 NYCRR 201-7.1: Capping Monitoring Condition
- 13 6 NYCRR 211.1: Air pollution prohibited
- 14 6 NYCRR 225-1.2 (f): Compliance Demonstration
- 15 6 NYCRR 225-1.2 (g): Compliance Demonstration
- 16 6 NYCRR 225-1.2 (h): Compliance Demonstration
- 17 6 NYCRR 225-1.6 (c): Compliance Demonstration
- 18 6 NYCRR 227-1.3: Compliance Demonstration
- 19 6 NYCRR 227-1.3 (a): Compliance Demonstration
- 20 6 NYCRR 227-1.6 (c): Compliance Demonstration
- 21 6 NYCRR 227-2.4 (d): Compliance Demonstration
- 22 6 NYCRR 227.2 (b) (1): Compliance Demonstration

STATE ONLY ENFORCEABLE CONDITIONS

Facility Level

- 23 ECL 19-0301: Contaminant List
- 24 6 NYCRR 201-1.4: Malfunctions and start-up/shutdown activities
- 25 6 NYCRR Subpart 201-5: Emission Unit Definition
- 26 6 NYCRR 201-5.1 (a) (1): General Conditions - Synthetic Minor Facilities Obtaining State Facility Permits
- 27 6 NYCRR 201-5.2 (c): Renewal deadlines for state facility permits
- 28 6 NYCRR 201-5.3 (c): Compliance Demonstration
- 29 6 NYCRR 211.2: Visible Emissions Limited

Emission Unit Level

- 30 6 NYCRR Subpart 201-5: Emission Point Definition By Emission Unit
- 31 6 NYCRR Subpart 201-5: Process Definition By Emission Unit

NOTE: * preceding the condition number indicates capping.



FEDERALLY ENFORCEABLE CONDITIONS

****** Facility Level ******

NOTIFICATION OF GENERAL PERMITTEE OBLIGATIONS

This section contains terms and conditions which are federally enforceable. Permittees may also have other obligations under regulations of general applicability

Item A: Sealing - 6 NYCRR 200.5

The Commissioner may seal an air contamination source to prevent its operation if compliance with 6 NYCRR Chapter III is not met within the time provided by an order of the Commissioner issued in the case of the violation.

Sealing means labeling or tagging a source to notify any person that operation of the source is prohibited, and also includes physical means of preventing the operation of an air contamination source without resulting in destruction of any equipment associated with such source, and includes, but is not limited to, bolting, chaining or wiring shut control panels, apertures or conduits associated with such source.

No person shall operate any air contamination source sealed by the Commissioner in accordance with this section unless a modification has been made which enables such source to comply with all requirements applicable to such modification.

Unless authorized by the Commissioner, no person shall remove or alter any seal affixed to any contamination source in accordance with this section.

Item B: Acceptable Ambient Air Quality - 6 NYCRR 200.6

Notwithstanding the provisions of 6 NYCRR Chapter III, Subchapter A, no person shall allow or permit any air contamination source to emit air contaminants in quantities which alone or in combination with emissions from other air contamination sources would contravene any applicable ambient air quality standard and/or cause air pollution. In such cases where contravention occurs or may occur, the Commissioner shall specify the degree and/or method of emission control required.

Item C: Maintenance of Equipment - 6 NYCRR 200.7

Any person who owns or operates an air contamination source which is equipped with an emission control device shall operate such device and keep it in a satisfactory state of maintenance and repair in accordance with ordinary and necessary practices, standards and procedures, inclusive of manufacturer's specifications,



required to operate such device effectively.

Item D: Unpermitted Emission Sources - 6 NYCRR 201-1.2

If an existing emission source was subject to the permitting requirements of 6 NYCRR Part 201 at the time of construction or modification, and the owner and/or operator failed to apply for a permit for such emission source then the following provisions apply:

(a) The owner and/or operator must apply for a permit for such emission source or register the facility in accordance with the provisions of Part 201.

(b) The emission source or facility is subject to all regulations that were applicable to it at the time of construction or modification and any subsequent requirements applicable to existing sources or facilities.

Item E: Recycling and Salvage - 6 NYCRR 201-1.7

Where practical, any person who owns or operates an air contamination source shall recycle or salvage air contaminants collected in an air cleaning device according to the requirements of 6 NYCRR.

Item F: Prohibition of Reintroduction of Collected Contaminants to the Air - 6 NYCRR 201-1.8

No person shall unnecessarily remove, handle, or cause to be handled, collected air contaminants from an air cleaning device for recycling, salvage or disposal in a manner that would reintroduce them to the outdoor atmosphere.

Item G: Proof of Eligibility for Sources Defined as Exempt Activities - 6 NYCRR 201-3.2 (a)

The owner and/or operator of an emission source or unit that is eligible to be exempt, may be required to certify that it operates within the specific criteria described in 6 NYCRR Subpart 201-3. The owner or operator of any such emission source must maintain all required records on-site for a period of five years and make them available to representatives of the Department upon request. Department representatives must be granted access to any facility which contains emission sources or units subject to 6 NYCRR Subpart 201-3, during normal operating hours, for the purpose of determining compliance with this and any other state and federal air pollution control requirements, regulations, or law.

Item H: Proof of Eligibility for Sources Defined as Trivial



Activities - 6 NYCRR 201-3.3 (a)

The owner and/or operator of an emission source or unit that is listed as being trivial in 6 NYCRR Part 201 may be required to certify that it operates within the specific criteria described in 6 NYCRR Subpart 201-3. The owner or operator of any such emission source must maintain all required records on-site for a period of five years and make them available to representatives of the Department upon request. Department representatives must be granted access to any facility which contains emission sources or units subject to 6 NYCRR Subpart 201-3, during normal operating hours, for the purpose of determining compliance with this and any other state and federal air pollution control requirements, regulations, or law.

Item I: Required Emission Tests - 6 NYCRR 202-1.1

An acceptable report of measured emissions shall be submitted, as may be required by the Commissioner, to ascertain compliance or noncompliance with any air pollution code, rule, or regulation. Failure to submit a report acceptable to the Commissioner within the time stated shall be sufficient reason for the Commissioner to suspend or deny an operating permit. Notification and acceptable procedures are specified in 6 NYCRR Subpart 202-1.

Item J: Open Fires Prohibitions - 6 NYCRR 215.2

Except as allowed by section 215.3 of 6 NYCRR Part 215, no person shall burn, cause, suffer, allow or permit the burning of any materials in an open fire.

Item K: Permit Exclusion - ECL 19-0305

The issuance of this permit by the Department and the receipt thereof by the Applicant does not and shall not be construed as barring, diminishing, adjudicating or in any way affecting any legal, administrative or equitable rights or claims, actions, suits, causes of action or demands whatsoever that the Department may have against the Applicant for violations based on facts and circumstances alleged to have occurred or existed prior to the effective date of this permit, including, but not limited to, any enforcement action authorized pursuant to the provisions of applicable federal law, the Environmental Conservation Law of the State of New York (ECL) and Chapter III of the Official Compilation of the Codes, Rules and Regulations of the State of New York (NYCRR). The issuance of this permit also shall not in any way affect pending or future enforcement actions under the Clean Air Act brought by the United States or any person.

Item L: Federally Enforceable Requirements - 40 CFR 70.6 (b)



All terms and conditions in this permit required by the Act or any applicable requirement, including any provisions designed to limit a facility's potential to emit, are enforceable by the Administrator and citizens under the Act. The Department has, in this permit, specifically designated any terms and conditions that are not required under the Act or under any of its applicable requirements as being enforceable under only state regulations.

FEDERAL APPLICABLE REQUIREMENTS
The following conditions are federally enforceable.

Condition 1: Acceptable Ambient Air Quality
Effective between the dates of 09/25/2017 and 09/24/2027

Applicable Federal Requirement:6 NYCRR 200.6

Item 1.1:

Notwithstanding the provisions of 6 NYCRR Chapter III, Subchapter A, no person shall allow or permit any air contamination source to emit air contaminants in quantities which alone or in combination with emissions from other air contamination sources would contravene any applicable ambient air quality standard and/or cause air pollution. In such cases where contravention occurs or may occur, the Commissioner shall specify the degree and/or method of emission control required.

Condition 2: Open Fires - Prohibitions
Effective between the dates of 09/25/2017 and 09/24/2027

Applicable Federal Requirement:6 NYCRR 215.2

Item 2.1:

Except as allowed by Title 6 NYCRR Section 215.3, no person shall burn, cause, suffer, allow or permit the burning of any materials in an open fire.

Item 2.2

Per Section 215.3, burning in an open fire, provided it is not contrary to other law or regulation, will be allowed as follows:

- (a) On-site burning in any town with a total population less than 20,000 of downed limbs and branches (including branches with attached leaves or needles) less than six inches in diameter and eight feet in length between May 15th and the following March 15th. For the purposes of this subdivision, the total population of a town shall include the population of any village or portion thereof located within the town. However, this subdivision shall not be construed to allow burning within any village.
- (b) Barbecue grills, maple sugar arches and similar outdoor cooking devices when actually used for cooking or processing food.
- (c) Small fires used for cooking and camp fires provided that only charcoal or untreated wood is used as fuel and the fire is not left unattended until extinguished.
- (d) On-site burning of agricultural wastes as part of a valid agricultural operation on contiguous



agricultural lands larger than five acres actively devoted to agricultural or horticultural use, provided such waste is actually grown or generated on those lands and such waste is capable of being fully burned within a 24-hour period.

- (e) The use of liquid petroleum fueled smudge pots to prevent frost damage to crops.
- (f) Ceremonial or celebratory bonfires where not otherwise prohibited by law, provided that only untreated wood or other agricultural products are used as fuel and the fire is not left unattended until extinguished.
- (g) Small fires that are used to dispose of a flag or religious item, and small fires or other smoke producing process where not otherwise prohibited by law that are used in connection with a religious ceremony.
- (h) Burning on an emergency basis of explosive or other dangerous or contraband materials by police or other public safety organization.
- (i) Prescribed burns performed according to Part 194 of this Title.
- (j) Fire training, including firefighting, fire rescue, and fire/arson investigation training, performed under applicable rules and guidelines of the New York State Department of State's Office of Fire Prevention and Control. For fire training performed on acquired structures, the structures must be emptied and stripped of any material that is toxic, hazardous or likely to emit toxic smoke (such as asbestos, asphalt shingles and vinyl siding or other vinyl products) prior to burning and must be at least 300 feet from other occupied structures. No more than one structure per lot or within a 300 foot radius (whichever is bigger) may be burned in a training exercise.
- (k) Individual open fires as approved by the Director of the Division of Air Resources as may be required in response to an outbreak of a plant or animal disease upon request by the commissioner of the Department of Agriculture and Markets, or for the destruction of invasive plant and insect species.
- (l) Individual open fires that are otherwise authorized under the environmental conservation law, or by rule or regulation of the Department.

Condition 3: Maintenance of Equipment
Effective between the dates of 09/25/2017 and 09/24/2027

Applicable Federal Requirement:6 NYCRR 200.7

Item 3.1:

Any person who owns or operates an air contamination source which is equipped with an emission control device shall operate such device and keep it in a satisfactory state of maintenance and repair in accordance with ordinary and necessary practices, standards and procedures, inclusive of manufacturer's specifications, required to operate such device effectively.

Condition 4: Recycling and Salvage
Effective between the dates of 09/25/2017 and 09/24/2027

Applicable Federal Requirement:6 NYCRR 201-1.7

Item 4.1:

Where practical, the owner or operator of an air contamination source shall recycle or salvage air contaminants collected in an air cleaning device according to the requirements of the ECL.

Condition 5: Prohibition of Reintroduction of Collected Contaminants to the air
Effective between the dates of 09/25/2017 and 09/24/2027



Applicable Federal Requirement:6 NYCRR 201-1.8

Item 5.1:

No person shall unnecessarily remove, handle or cause to be handled, collected air contaminants from an air cleaning device for recycling, salvage or disposal in a manner that would reintroduce them to the outdoor atmosphere.

Condition 6: Exempt Sources - Proof of Eligibility
Effective between the dates of 09/25/2017 and 09/24/2027

Applicable Federal Requirement:6 NYCRR 201-3.2 (a)

Item 6.1:

The owner or operator of an emission source or activity that is listed as being exempt may be required to certify that it is operated within the specific criteria described in this Subpart. The owner or operator of any such emission source or activity must maintain all records necessary for demonstrating compliance with this Subpart on-site for a period of five years, and make them available to representatives of the department upon request.

Condition 7: Trivial Sources - Proof of Eligibility
Effective between the dates of 09/25/2017 and 09/24/2027

Applicable Federal Requirement:6 NYCRR 201-3.3 (a)

Item 7.1:

The owner or operator of an emission source or activity that is listed as being trivial in this Section may be required to certify that it is operated within the specific criteria described in this Subpart. The owner or operator of any such emission source or activity must maintain all required records on-site for a period of five years and make them available to representatives of the department upon request.

Condition 8: Required Emissions Tests
Effective between the dates of 09/25/2017 and 09/24/2027

Applicable Federal Requirement:6 NYCRR 202-1.1

Item 8.1:

For the purpose of ascertaining compliance or non-compliance with any air pollution control code, rule or regulation, the commissioner may require the person who owns such air contamination source to submit an acceptable report of measured emissions within a stated time.

Condition 9: Accidental release provisions.
Effective between the dates of 09/25/2017 and 09/24/2027

Applicable Federal Requirement:40 CFR Part 68

Item 9.1:

If a chemical is listed in Tables 1,2,3 or 4 of 40 CFR §68.130 is present in a process in quantities



6 NYCRR Subpart 201-6

Item 12.2:

Operation of this facility shall take place in accordance with the approved criteria, emission limits, terms, conditions and standards in this permit.

Item 12.3:

The owner or operator of the permitted facility must maintain all required records on-site for a period of five years and make them available to representatives of the Department upon request. Department representatives must be granted access to any facility regulated by this Subpart, during normal operating hours, for the purpose of determining compliance with this and any other state and federal air pollution control requirements, regulations or law.

Item 12.4:

On an annual basis, unless otherwise specified below, beginning one year after the granting of an emissions cap, the responsible official shall provide a certification to the Department that the facility has operated all emission units within the limits imposed by the emission cap. This certification shall include a brief summary of the emissions subject to the cap for that time period and a comparison to the threshold levels that would require compliance with an applicable requirement.

Item 12.5:

The emission of pollutants that exceed the applicability thresholds for an applicable requirement, for which the facility has obtained an emissions cap, constitutes a violation of Part 201 and of the Act.

Item 12.6:

The Compliance Demonstration activity will be performed for the Facility.

Regulated Contaminant(s):

CAS No: 0NY210-00-0 OXIDES OF NITROGEN

Item 12.7:

Compliance Demonstration shall include the following monitoring:

Capping: Yes

Monitoring Type: MONITORING OF PROCESS OR CONTROL
DEVICE PARAMETERS AS SURROGATE

Monitoring Description:

The facility is capping out of Title V permit and is capping the NOx emissions to 24.9 tpy for an Air State Facility permit.

Franklin Plaza Apartments will track the monthly natural gas and low sulfur #2 distillate fuel oil usage to calculate the facility-wide emissions of NOx on a 12-month rolling basis. The facility will ensure that the NOx emission rate at the facility is limited below the major source threshold of 25 tpy. On an annual basis, the facility will submit a certification to the NYSDEC showing the facility has met the emission cap.

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The facility-wide NO_x (oxides of nitrogen) emissions on a 12-month rolling basis are capped at 24.9 tons per year on a rolling 12-month basis. The NO_x emissions from all exempt sources (such as water heaters and boilers < 1.0 MM Btu/hr) are required to be included in the annual capping certification calculations.

The owner or operator shall maintain a record of the quantity of each fuel fired in all emission sources at the facility. That includes all seven (7) boilers in Emission Unit U-C0001 (Emission Sources 00001, 00002, 00003, 00004, 00005, 00006 & 00007), and all exempt emergency engine generators (if any) at the facility. Also, the owner or operator shall calculate the annual NO_x emissions (based on the fuel quantity) using the following approved NYSDEC emission factors and formula:

$G(100) + D(0.02) + E(0.44) < 49,800$ lbs/yr of Oxides of Nitrogen emissions.

Where:

G = 12-month rolling total of natural gas fired in the boilers in Emission Unit U-C0001 (Emission Sources 00001, 00002, 00003, 00004, 00005, 00006 & 00007) in MMSCF/yr

D = 12-month rolling total of low sulfur distillate fuel oil fired in the boilers in Emission Unit U-C0001 (Emission Sources 00001, 00002, 00003, 00004, 00005, 00006 & 00007) in gals/yr

E = 12-month rolling total of low sulfur distillate oil oil fired in all the diesel engine generators in gals/yr

The low sulfur #2 distillate fuel oil allowed at the facility is the ULSD (ultra low sulfur distillate oil #2), which contains 15 ppm or 0.0015 % maximum sulfur by weight).

Parameter Monitored: OXIDES OF NITROGEN

Upper Permit Limit: 24.9 tons per year

Monitoring Frequency: MONTHLY

Averaging Method: 12-MONTH TOTAL, ROLLED MONTHLY

Reporting Requirements: ANNUALLY (CALENDAR)

Reports due 30 days after the reporting period.

The initial report is due 10/30/2017.

Subsequent reports are due every 12 calendar month(s).

New York State Department of Environmental Conservation

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Condition 13: Air pollution prohibited
Effective between the dates of 09/25/2017 and 09/24/2027

Applicable Federal Requirement:6 NYCRR 211.1

Item 13.1:

No person shall cause or allow emissions of air contaminants to the outdoor atmosphere of such quantity, characteristic or duration which are injurious to human, plant or animal life or to property, or which unreasonably interfere with the comfortable enjoyment of life or property. Notwithstanding the existence of specific air quality standards or emission limits, this prohibition applies, but is not limited to, any particulate, fume, gas, mist, odor, smoke, vapor, pollen, toxic or deleterious emission, either alone or in combination with others.

Condition 14: Compliance Demonstration
Effective between the dates of 09/25/2017 and 09/24/2027

Applicable Federal Requirement:6 NYCRR 225-1.2 (f)

Item 14.1:

The Compliance Demonstration activity will be performed for the Facility.

Item 14.2:

Compliance Demonstration shall include the following monitoring:

Monitoring Type: WORK PRACTICE INVOLVING SPECIFIC OPERATIONS

Monitoring Description:

Owners and/or operators of commercial, industrial, or residential emission sources that fire number two heating oil on or after July 1, 2012 are limited to the purchase of number two heating oil with 0.0015 percent sulfur by weight or less. Compliance with this limit will be based on vendor certifications.

Data collected pursuant to this Subpart must be tabulated and summarized in a form acceptable to the Department, and must be retained for at least five years. The owner of a Title V facility must furnish to the Department such records and summaries, on a semiannual calendar basis, within 30 days after the end of the semiannual period. All other facility owners or distributors must submit these records and summaries upon request of the Department.

Work Practice Type: PARAMETER OF PROCESS MATERIAL

Process Material: NUMBER 2 HEATING OIL

Parameter Monitored: SULFUR CONTENT

Upper Permit Limit: 0.0015 percent by weight

Monitoring Frequency: PER DELIVERY

Averaging Method: MAXIMUM - NOT TO BE EXCEEDED AT ANY

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TIME (INSTANTANEOUS/DISCRETE OR GRAB)
Reporting Requirements: AS REQUIRED - SEE MONITORING DESCRIPTION

Condition 15: Compliance Demonstration
Effective between the dates of 09/25/2017 and 09/24/2027

Applicable Federal Requirement:6 NYCRR 225-1.2 (g)

Item 15.1:

The Compliance Demonstration activity will be performed for the Facility.

Regulated Contaminant(s):

CAS No: 007446-09-5 SULFUR DIOXIDE

Item 15.2:

Compliance Demonstration shall include the following monitoring:

Monitoring Type: WORK PRACTICE INVOLVING SPECIFIC OPERATIONS

Monitoring Description:

Owners and/or operators of a stationary combustion installation that fires distillate oil other than number two heating oil are limited to the purchase of distillate oil with 0.0015 percent sulfur by weight or less on or after July 1, 2014. Compliance with this limit will be based on vendor certifications.

Data collected pursuant to this Subpart must be tabulated and summarized in a form acceptable to the Department, and must be retained for at least five years. The facility owners or distributors must submit these records and summaries upon request of the Department or regulatory agency.

The #2 fuel oil allowed at this facility is the ULSD (ultra low sulfur distillate oil #2), which contains 15 ppm or 0.0015 5 maximum sulfur by weight).

Work Practice Type: PARAMETER OF PROCESS MATERIAL

Process Material: DISTILLATES - NUMBER 1 AND NUMBER 2 OIL

Parameter Monitored: SULFUR CONTENT

Upper Permit Limit: 0.0015 percent by weight

Monitoring Frequency: PER DELIVERY

Averaging Method: MAXIMUM - NOT TO BE EXCEEDED AT ANY TIME (INSTANTANEOUS/DISCRETE OR GRAB)

Reporting Requirements: UPON REQUEST BY REGULATORY AGENCY

Condition 16: Compliance Demonstration
Effective between the dates of 09/25/2017 and 09/24/2027

Applicable Federal Requirement:6 NYCRR 225-1.2 (h)

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Permit ID: 2-6204-00139/00005

Facility DEC ID: 2620400139



Item 16.1:

The Compliance Demonstration activity will be performed for the Facility.

Regulated Contaminant(s):

CAS No: 007446-09-5 SULFUR DIOXIDE

Item 16.2:

Compliance Demonstration shall include the following monitoring:

Monitoring Type: WORK PRACTICE INVOLVING SPECIFIC OPERATIONS

Monitoring Description:

Owners and/or operators of a stationary combustion installations that fire distillate oil are limited to the firing of distillate oil with 0.0015 percent sulfur by weight or less on or after July 1, 2016. Compliance with this limit will be based on vendor certifications.

Data collected pursuant to this Subpart must be tabulated and summarized in a form acceptable to the Department, and must be retained for at least five years. The facility owners or distributors must submit these records and summaries upon request of the Department or the regulatory agency.

The #2 fuel oil allowed at this facility is the ULSD (ultra low sulfur distillate oil #2), which contains 15 ppm or 0.0015 percent maximum sulfur by weight).

Work Practice Type: PARAMETER OF PROCESS MATERIAL

Process Material: DISTILLATES - NUMBER 1 AND NUMBER 2 OIL

Parameter Monitored: SULFUR CONTENT

Upper Permit Limit: 0.0015 percent by weight

Monitoring Frequency: PER DELIVERY

Averaging Method: MAXIMUM - NOT TO BE EXCEEDED AT ANY TIME (INSTANTANEOUS/DISCRETE OR GRAB)

Reporting Requirements: UPON REQUEST BY REGULATORY AGENCY

Condition 17: Compliance Demonstration

Effective between the dates of 09/25/2017 and 09/24/2027

Applicable Federal Requirement: 6 NYCRR 225-1.6 (c)

Item 17.1:

The Compliance Demonstration activity will be performed for the Facility.

Regulated Contaminant(s):

CAS No: 007446-09-5 SULFUR DIOXIDE

Item 17.2:

Compliance Demonstration shall include the following monitoring:

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Facility DEC ID: 2620400139



Monitoring Type: RECORD KEEPING/MAINTENANCE PROCEDURES

Monitoring Description:

Records of fuel supplier certification and quantity of oil delivered shall be maintained for a minimum of 5 years. Each certification will contain the supplier's name, date of shipment, quantity shipped, sulfur content, and the method used to determine the sulfur content. Such certification will be made available to the NYSDEC upon request. A written report will be submitted when the sulfur-in-fuel limitation is exceeded and will be due 30 days after the end of the quarterly period in which the exceedance occurred.

Data collected pursuant to this Subpart must be tabulated and summarized in a form acceptable to the department, and must be retained for at least five years. Facility owners or distributors must submit these records and summaries upon request of the department.

The #2 fuel oil allowed at the facility is the ULSD (ultra low sulfur distillate oil #2), which contains 15 ppm or 0.0015 % maximum sulfur by weight).

Monitoring Frequency: PER DELIVERY

Reporting Requirements: UPON REQUEST BY REGULATORY AGENCY

Condition 18: Compliance Demonstration

Effective between the dates of 09/25/2017 and 09/24/2027

Applicable Federal Requirement:6 NYCRR 227-1.3

Item 18.1:

The Compliance Demonstration activity will be performed for the facility:

The Compliance Demonstration applies to:

Emission Unit: U-C0001 Process: OIL	Emission Point: 00006 Emission Source: 00001
Emission Unit: U-C0001 Process: OIL	Emission Point: 00006 Emission Source: 00002
Emission Unit: U-C0001 Process: OIL	Emission Point: 00006 Emission Source: 00003
Emission Unit: U-C0001 Process: OIL	Emission Point: 00005 Emission Source: 00004
Emission Unit: U-C0001 Process: OIL	Emission Point: 00005 Emission Source: 00005
Emission Unit: U-C0001 Process: OIL	Emission Point: 00005 Emission Source: 00006



Emission Unit: U-C0001 Emission Point: 00005
Process: OIL Emission Source: 00007

Regulated Contaminant(s):
CAS No: 0NY075-00-0 PARTICULATES

Item 18.2:

Compliance Demonstration shall include the following monitoring:

Monitoring Type: RECORD KEEPING/MAINTENANCE PROCEDURES

Monitoring Description:

The facility is required to perform Method 9 annually during # 2 distillate fuel oil firing when requested by the regulatory agency. The reporting requirements will be upon request by regulatory agency too.

Operators of oil-fired boilers which are not exempt from permitting and where a continuous opacity monitor is not utilized for measuring smoke emissions, shall be required to perform the following:

- 1) Observe the stack for each boiler which is operating on oil once per day for visible emissions. This observation(s) must be conducted during daylight hours except during adverse weather conditions (fog, rain, or snow).
- 2) The results of each observation must be recorded in a bound logbook or other format acceptable to the Department. The following data must be recorded for each stack:
 - date and time of day
 - observer's name
 - identity of emission point
 - weather condition
 - was a plume observed?

Inclement weather conditions shall be recorded for those days when observations are prohibited. This logbook must be retained at the facility for five (5) years after the date of the last entry.

- 3) If the operator observes any visible emissions (other than steam - see below) two consecutive days firing oil (the firing of other fuels in between days of firing oil does not count as an interruption in the consecutive days of firing oil), then a Method 9 analysis (based upon a 6-minute mean) of the affected emission point(s) must be conducted within two (2) business days of such occurrence. The results of the Method 9 analysis must be recorded in the logbook. The operator must contact the Regional Air



Pollution Control Engineer within one (1) business day of performing the Method 9 analysis if the opacity standard is contravened. Upon notification, any corrective actions or future compliance schedules shall be presented to the Department for acceptance.

**** NOTE **** Steam plumes generally form after leaving the top of the stack (this is known as a detached plume). The distance between the stack and the beginning of the detached plume may vary, however, there is (normally) a distinctive distance between the plume and stack. Steam plumes are white in color and have a billowy consistency. Steam plumes dissipate within a short distance of the stack (the colder the air the longer the steam plume will last) and leave no dispersion trail downwind of the stack.

Monitoring Frequency: AS REQUIRED - SEE PERMIT MONITORING DESCRIPTION

Reporting Requirements: UPON REQUEST BY REGULATORY AGENCY

Condition 19: Compliance Demonstration
Effective between the dates of 09/25/2017 and 09/24/2027

Applicable Federal Requirement:6 NYCRR 227-1.3 (a)

Item 19.1:

The Compliance Demonstration activity will be performed for the facility:
 The Compliance Demonstration applies to:

Emission Unit: U-C0001 Process: GAS	Emission Point: 00006 Emission Source: 00001
Emission Unit: U-C0001 Process: GAS	Emission Point: 00006 Emission Source: 00002
Emission Unit: U-C0001 Process: GAS	Emission Point: 00006 Emission Source: 00003
Emission Unit: U-C0001 Process: GAS	Emission Point: 00005 Emission Source: 00004
Emission Unit: U-C0001 Process: GAS	Emission Point: 00005 Emission Source: 00005
Emission Unit: U-C0001 Process: GAS	Emission Point: 00005 Emission Source: 00006
Emission Unit: U-C0001 Process: GAS	Emission Point: 00005 Emission Source: 00007
Emission Unit: U-C0001	Emission Point: 00006



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Process: OIL	Emission Source: 00001
Emission Unit: U-C0001	Emission Point: 00006
Process: OIL	Emission Source: 00002
Emission Unit: U-C0001	Emission Point: 00006
Process: OIL	Emission Source: 00003
Emission Unit: U-C0001	Emission Point: 00005
Process: OIL	Emission Source: 00004
Emission Unit: U-C0001	Emission Point: 00005
Process: OIL	Emission Source: 00005
Emission Unit: U-C0001	Emission Point: 00005
Process: OIL	Emission Source: 00006
Emission Unit: U-C0001	Emission Point: 00005
Process: OIL	Emission Source: 00007

Regulated Contaminant(s):
CAS No: 0NY075-00-0 PARTICULATES

Item 19.2:

Compliance Demonstration shall include the following monitoring:

Monitoring Type: MONITORING OF PROCESS OR CONTROL
DEVICE PARAMETERS AS SURROGATE

Monitoring Description:

No owner or operator of a combustion installation shall operate the installation in such a way to emit greater than 20 percent opacity except for one six minute period per hour, not to exceed 27 percent, based upon the six minute average in reference test Method 9 in Appendix A of 40 CFR 60.

Parameter Monitored: OPACITY
Upper Permit Limit: 20 percent
Reference Test Method: METHOD 9
Monitoring Frequency: AS REQUIRED - SEE PERMIT MONITORING
DESCRIPTION
Averaging Method: 6-MINUTE AVERAGE (METHOD 9)
Reporting Requirements: UPON REQUEST BY REGULATORY AGENCY

Condition 20: Compliance Demonstration
Effective between the dates of 09/25/2017 and 09/24/2027

Applicable Federal Requirement:6 NYCRR 227-1.6 (c)

Item 20.1:

The Compliance Demonstration activity will be performed for the Facility.

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Permit ID: 2-6204-00139/00005

Facility DEC ID: 2620400139



Regulated Contaminant(s):
CAS No: 007446-09-5 SULFUR DIOXIDE

Item 20.2:

Compliance Demonstration shall include the following monitoring:

Monitoring Type: RECORD KEEPING/MAINTENANCE PROCEDURES

Monitoring Description:

Records of fuel supplier certification and quantity of oil delivered shall be maintained for a minimum of 5 years. Each certification will contain the supplier's name, date of shipment, quantity shipped, sulfur content, and the method used to determine the sulfur content. Such certification will be made available to the NYSDEC upon request. A written report will be submitted when the sulfur-in-fuel limitation is exceeded and will be due 30 days after the end of the quarterly period in which the exceedance occurred.

Data collected pursuant to this Subpart must be tabulated and summarized in a form acceptable to the department, and must be retained for at least five years. Facility owners or distributors must submit these records and summaries upon request of the department.

The #2 fuel oil allowed at the facility is the ULSD (ultra low sulfur distillate oil #2), which contains 15 ppm or 0.0015 % maximum sulfur by weight).

Monitoring Frequency: PER DELIVERY

Reporting Requirements: UPON REQUEST BY REGULATORY AGENCY

Condition 21: Compliance Demonstration
Effective between the dates of 09/25/2017 and 09/24/2027

Applicable Federal Requirement:6 NYCRR 227-2.4 (d)

Item 21.1:

The Compliance Demonstration activity will be performed for the facility:

The Compliance Demonstration applies to:

Emission Unit: U-C0001 Process: GAS	Emission Point: 00006 Emission Source: 00001
Emission Unit: U-C0001 Process: GAS	Emission Point: 00006 Emission Source: 00002
Emission Unit: U-C0001 Process: GAS	Emission Point: 00006 Emission Source: 00003
Emission Unit: U-C0001 Process: GAS	Emission Point: 00005 Emission Source: 00004

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Emission Unit: U-C0001 Emission Point: 00005
Process: GAS Emission Source: 00005

Emission Unit: U-C0001 Emission Point: 00005
Process: GAS Emission Source: 00006

Emission Unit: U-C0001 Emission Point: 00005
Process: GAS Emission Source: 00007

Emission Unit: U-C0001 Emission Point: 00006
Process: OIL Emission Source: 00001

Emission Unit: U-C0001 Emission Point: 00006
Process: OIL Emission Source: 00002

Emission Unit: U-C0001 Emission Point: 00006
Process: OIL Emission Source: 00003

Emission Unit: U-C0001 Emission Point: 00005
Process: OIL Emission Source: 00004

Emission Unit: U-C0001 Emission Point: 00005
Process: OIL Emission Source: 00005

Emission Unit: U-C0001 Emission Point: 00005
Process: OIL Emission Source: 00006

Emission Unit: U-C0001 Emission Point: 00005
Process: OIL Emission Source: 00007

Regulated Contaminant(s):
CAS No: 0NY210-00-0 OXIDES OF NITROGEN

Item 21.2:

Compliance Demonstration shall include the following monitoring:

Monitoring Type: RECORD KEEPING/MAINTENANCE PROCEDURES

Monitoring Description:

The owner or operator of a small boiler, small combustion turbine, or small internal combustion engine must perform an annual tune-up of their equipment. This tune-up should be performed in advance with the requirements of the DAR-5 guidance document. Records of each tune-up must be kept on-site for a minimum of five years.

A small boiler is defined as: A boiler with a maximum heat input capacity equal to or greater than one million Btu per hour and equal to or less than 25 million Btu per hour.

Monitoring Frequency: ANNUALLY



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Reporting Requirements: ANNUALLY (CALENDAR)
Reports due 30 days after the reporting period.
The initial report is due 10/30/2017.
Subsequent reports are due every 12 calendar month(s).

Condition 22: Compliance Demonstration
Effective between the dates of 09/25/2017 and 09/24/2027

Applicable Federal Requirement:6 NYCRR 227.2 (b) (1)

Item 22.1:

The Compliance Demonstration activity will be performed for the facility:
The Compliance Demonstration applies to:

Emission Unit: U-C0001 Process: OIL	Emission Point: 00006 Emission Source: 00001
Emission Unit: U-C0001 Process: OIL	Emission Point: 00006 Emission Source: 00002
Emission Unit: U-C0001 Process: OIL	Emission Point: 00006 Emission Source: 00003
Emission Unit: U-C0001 Process: OIL	Emission Point: 00005 Emission Source: 00004
Emission Unit: U-C0001 Process: OIL	Emission Point: 00005 Emission Source: 00005
Emission Unit: U-C0001 Process: OIL	Emission Point: 00005 Emission Source: 00006
Emission Unit: U-C0001 Process: OIL	Emission Point: 00005 Emission Source: 00007

Regulated Contaminant(s):
CAS No: 0NY075-00-0 PARTICULATES

Item 22.2:

Compliance Demonstration shall include the following monitoring:

Monitoring Type: INTERMITTENT EMISSION TESTING

Monitoring Description:

The two hour average emission of particulates from this stationary combustion installation shall not exceed 0.10 pounds per million Btu of heat input.

At the monitoring frequency stated below the facility shall perform the following:

- 1) Submit to the Department an acceptable protocol for the testing of particulate emissions in a manner that will

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determine compliance with the limit cited in this condition.

2) Perform a stack test, based upon the approved test protocol, to determine compliance with the particulate emission limit cited in this condition.

3) Submit an acceptable stack test report that outlines the results obtained from the testing done to meet the requirement of #2 above.

4) Facility shall keep records of all testing done at this stationary combustion installation for a period of 10 years.

The Particulate stack testing for this facility will be required "Upon Request by Regulatory Agency."

Parameter Monitored: PARTICULATES

Upper Permit Limit: 0.10 pounds per million Btus

Reference Test Method: EPA RM 5

Monitoring Frequency: AS REQUIRED - SEE PERMIT MONITORING DESCRIPTION

Averaging Method: AVERAGING METHOD - SEE MONITORING DESCRIPTION

Reporting Requirements: UPON REQUEST BY REGULATORY AGENCY



STATE ONLY ENFORCEABLE CONDITIONS
****** Facility Level ******

NOTIFICATION OF GENERAL PERMITTEE OBLIGATIONS
This section contains terms and conditions which are not federally enforceable. Permittees may also have other obligations under regulations of general applicability

Item A: Emergency Defense - 6 NYCRR 201-1.5

An emergency, as defined by subpart 201-2, constitutes an affirmative defense to penalties sought in an enforcement action brought by the Department for noncompliance with emissions limitations or permit conditions for all facilities in New York State.

(a) The affirmative defense of emergency shall be demonstrated through properly signed, contemporaneous operating logs, or other relevant evidence that:

(1) An emergency occurred and that the facility owner or operator can identify the cause(s) of the emergency;

(2) The equipment at the permitted facility causing the emergency was at the time being properly operated and maintained;

(3) During the period of the emergency the facility owner or operator took all reasonable steps to minimize levels of emissions that exceeded the emission standards, or other requirements in the permit; and

(4) The facility owner or operator notified the Department within two working days after the event occurred. This notice must contain a description of the emergency, any steps taken to mitigate emissions, and corrective actions taken.

(b) In any enforcement proceeding, the facility owner or operator seeking to establish the occurrence of an emergency has the burden of proof.

(c) This provision is in addition to any emergency or upset provision contained in any applicable requirement.

Item B: Public Access to Recordkeeping for Facilities With State Facility Permits - 6 NYCRR 201-1.10 (a)

Where facility owners and/or operators keep records pursuant to compliance with the requirements of 6 NYCRR Subpart 201-5.4, and/or the emission capping requirements of 6 NYCRR Subpart 201-7, the Department will make such records available to the public upon request in accordance with 6 NYCRR Part 616 - Public Access to Records.



Facility owners and/or operators must submit the records required to comply with the request within sixty working days of written notification by the Department.

Item C: General Provisions for State Enforceable Permit Terms and Condition - 6 NYCRR Part 201-5

Any person who owns and/or operates stationary sources shall operate and maintain all emission units and any required emission control devices in compliance with all applicable Parts of this Chapter and existing laws, and shall operate the facility in accordance with all criteria, emission limits, terms, conditions, and standards in this permit. Failure of such person to properly operate and maintain the effectiveness of such emission units and emission control devices may be sufficient reason for the Department to revoke or deny a permit.

The owner or operator of the permitted facility must maintain all required records on-site for a period of five years and make them available to representatives of the Department upon request. Department representatives must be granted access to any facility regulated by this Subpart, during normal operating hours, for the purpose of determining compliance with this and any other state and federal air pollution control requirements, regulations or law.

STATE ONLY APPLICABLE REQUIREMENTS

The following conditions are state only enforceable.

Condition 23: Contaminant List
Effective between the dates of 09/25/2017 and 09/24/2027

Applicable State Requirement:ECL 19-0301

Item 23.1:

Emissions of the following contaminants are subject to contaminant specific requirements in this permit(emission limits, control requirements or compliance monitoring conditions).

CAS No: 007446-09-5
Name: SULFUR DIOXIDE

CAS No: 0NY075-00-0
Name: PARTICULATES

CAS No: 0NY210-00-0
Name: OXIDES OF NITROGEN

Condition 24: Malfunctions and start-up/shutdown activities



Effective between the dates of 09/25/2017 and 09/24/2027

Applicable State Requirement:6 NYCRR 201-1.4

Item 24.1:

(a) The facility owner or operator shall take all necessary and appropriate actions to prevent the emission of air pollutants that result in contravention of any applicable emission standard during periods of start-up, shutdown, or malfunction.

(b) The facility owner or operator shall compile and maintain records of all equipment malfunctions, maintenance, or start-up/shutdown activities when they can be expected to result in an exceedance of any applicable emission standard, and shall submit a report of such activities to the department when requested to do so, or when so required by a condition of a permit issued for the corresponding air contamination source. Such reports shall state whether any violations occurred and, if so, whether they were unavoidable, include the time, frequency and duration of the maintenance and/or start-up/shutdown activities, and an estimate of the emission rates of any air contaminants released. Such records shall be maintained for a period of at least five years and made available for review to department representatives upon request. Facility owners or operators subject to continuous stack monitoring and quarterly reporting requirements need not submit additional reports for equipment maintenance or start-up/shutdown activities for the facility to the department.

(c) In the event that emissions of air contaminants in excess of any emission standard in this Subchapter occur due to a malfunction, the facility owner or operator shall compile and maintain records of the malfunction and notify the department as soon as possible during normal working hours, but not later than two working days after becoming aware that the malfunction occurred. When requested by the department, the facility owner or operator shall submit a written report to the department describing the malfunction, the corrective action taken, identification of air contaminants, and an estimate of the emission rates.

(d) The department may also require the owner or operator to include, in reports described under Subdivisions (b) and (c) of this Section, an estimate of the maximum ground level concentration of each air contaminant emitted and the effect of such emissions.

(e) A violation of any applicable emission standard resulting from start-up, shutdown, or malfunction conditions at a permitted or registered facility may not be subject to an enforcement action by the department and/or penalty if the department determines, in its sole discretion, that such a violation was unavoidable. The actions and recordkeeping and reporting requirements listed above must be adhered to in such circumstances.

Condition 25: Emission Unit Definition

Effective between the dates of 09/25/2017 and 09/24/2027

Applicable State Requirement:6 NYCRR Subpart 201-5

Item 25.1:

The facility is authorized to perform regulated processes under this permit for:

Emission Unit: U-C0001

Emission Unit Description:

Emission Unit U-C0001 consists of seven (7) low pressure

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steam boilers/burners (Emission Sources 00001, 00002, 00003, 00004, 00005, 00006 & 00007, each rated at 14.65 MM Btu/hr of heat input, which supply low pressure steam for heating and domestic hot water for the residential units. The seven boilers primarily fire natural gas (Process GAS), but can switch to low-sulfur #2 distillate fuel oil (Process OIL) in times of gas curtailment, and provide heat & domestic hot water.

The emissions are exhausted through two stacks which are identified as Emission Points 00005 & 00006. The emissions from Boilers 4, 5, 6 & 7 exhaust through Emission Point 00005, and the emissions from Boilers 1, 2 & 3 exhaust through Emission Point 00006. Emission Sources 00001, 00002, 00003, 00004, 00005 & 00006 were constructed on 4/1/1950 and Emission Source 00007 was constructed on 4/1/1981. Each of these seven boilers has a heat input of 14.65 MM Btu/hr, and each of these seven (7) boilers incorporate Webster (HDRV5C) burners. The seven boilers supply both steam for the space heating of the building and hot water to residential dwellings, they supply a maximum heat input capacity of 102.55 MMBTU/hr.

The emissions from Boilers 4, 5, 6 & 7 exhaust through Emission Point 00005 at Building #5 (2081 Second Avenue), and the emissions from Boilers 1, 2 & 3 exhaust through Emission Point 00006 at Building #6 (2086 Second Avenue).

The seven low pressure steam boilers make & model in Emission Unit U-C0001 which supply both hot water and steam for the space heating of the building are as follow:

Emission Sources 00001 & 00003 are Fitzgibbons DS425,

Emission Source 00002 is an Eastmond FST-400,

Emission Source 00004 is a Federal FST-350, and

Emission Sources 00005, 00006 & 00007 are an Easco SMU-500-5015.

Building(s): BLDG 6



BLDG. 5
BLDGS. 5,6

Condition 26: General Conditions - Synthetic Minor Facilities Obtaining State Facility Permits
Effective between the dates of 09/25/2017 and 09/24/2027

Applicable State Requirement:6 NYCRR 201-5.1 (a) (1)

Item 26.1:

Operation of this facility shall take place in accordance with the approved criteria, emission limits, terms, conditions and standards in this permit.

Item 26.2:

The owner or operator of the permitted facility must maintain all required records on-site for a period of five years and make them available to representatives of the Department upon request. Department representatives must be granted access to any facility regulated by this Subpart, during normal operating hours, for the purpose of determining compliance with this and any other state and federal air pollution control requirements, regulations or law.

Item 26.3:

On an annual basis, beginning one year after the granting of an emissions cap, the responsible official shall provide a certification to the Department that the facility has operated all emission units within the limits imposed by the emission cap. This certification shall include a brief summary of the emissions subject to the cap for that time period and a comparison to those threshold levels that would require the submission of an application for a Title V facility permit, or compliance with an applicable requirement.

Item 26.4:

The emission of pollutants in exceedance of the applicability thresholds for obtaining a Title V facility permit or other applicable requirements constitutes a violation of Part 201 and of the Act.

Condition 27: Renewal deadlines for state facility permits
Effective between the dates of 09/25/2017 and 09/24/2027

Applicable State Requirement:6 NYCRR 201-5.2 (c)

Item 27.1:

The owner or operator of a facility having an issued state facility permit shall submit a complete application at least 180 days, but not more than eighteen months, prior to the date of permit expiration for permit renewal purposes.

Condition 28: Compliance Demonstration
Effective between the dates of 09/25/2017 and 09/24/2027

Applicable State Requirement:6 NYCRR 201-5.3 (c)

Item 28.1:

The Compliance Demonstration activity will be performed for the Facility.

Item 28.2:

New York State Department of Environmental Conservation

Permit ID: 2-6204-00139/00005

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Compliance Demonstration shall include the following monitoring:

Monitoring Type: RECORD KEEPING/MAINTENANCE PROCEDURES

Monitoring Description:

Any reports or submissions required by this permit shall be submitted to the Regional Air Pollution Control Engineer (RAPCE) at the following address:

Division of Air Resources
NYS Dept. of Environmental Conservation
Region 2
47-40 21st St.
Long Island City, NY 11101

Reporting Requirements: ANNUALLY (CALENDAR)

Reports due 30 days after the reporting period.

The initial report is due 10/30/2017.

Subsequent reports are due every 12 calendar month(s).

Condition 29: Visible Emissions Limited
Effective between the dates of 09/25/2017 and 09/24/2027

Applicable State Requirement:6 NYCRR 211.2

Item 29.1:

Except as permitted by a specific part of this Subchapter and for open fires for which a restricted burning permit has been issued, no person shall cause or allow any air contamination source to emit any material having an opacity equal to or greater than 20 percent (six minute average) except for one continuous six-minute period per hour of not more than 57 percent opacity.

****** Emission Unit Level ******

Condition 30: Emission Point Definition By Emission Unit
Effective between the dates of 09/25/2017 and 09/24/2027

Applicable State Requirement:6 NYCRR Subpart 201-5

Item 30.1:

The following emission points are included in this permit for the cited Emission Unit:

Emission Unit: U-C0001

Emission Point: 00005

Height (ft.): 225	Length (in.): 94	Width (in.): 94
NYTMN (km.): 4516.141	NYTME (km.): 589.229	Building: BLDG. 5

Emission Point: 00006

Height (ft.): 230	Diameter (in.): 48	
NYTMN (km.): 4516.141	NYTME (km.): 589.229	Building: BLDG 6

New York State Department of Environmental Conservation

Permit ID: 2-6204-00139/00005

Facility DEC ID: 2620400139



Condition 31: Process Definition By Emission Unit
Effective between the dates of 09/25/2017 and 09/24/2027

Applicable State Requirement:6 NYCRR Subpart 201-5

Item 31.1:

This permit authorizes the following regulated processes for the cited Emission Unit:

Emission Unit: U-C0001

Process: GAS

Source Classification Code: 1-02-006-02

Process Description:

Process GAS is the firing of natural gas primarily in the seven (7) low pressure steam boilers/burners (Emission Sources 00001, 00002, 00003, 00004, 00005, 00006 & 00007) in Emission Unit U-C0001. Each boiler is rated at 14.65 MM Btu/hr with a total maximum heat input capacity of 102.55 MM Btu/hr for Emission Unit U-C0001. The seven (7) boilers will primarily fire natural gas with low-sulfur #2 distillate fuel oil firing (Process OIL) capability in case of natural gas curtailment. All seven boilers incorporate Webster HDRV5C burners rated at 14.65 MM Btu/hr. The emissions are exhausted through two stacks which are identified as Emission Points 00005 & 00006. Each of these seven boilers has a heat input of 14.65 MM Btu/hr, and each of these seven (7) boilers incorporate Webster (HDRV5C) burners. The seven boilers supply both steam/heat for the space heating of the building and domestic hot water to residential dwellings.

The emissions from Boilers 4, 5, 6 & 7 exhaust through Emission Point 00005 at Building #5 (2081 Second Avenue), and the emissions from Boilers 1, 2 & 3 exhaust through Emission Point 00006 at Building #6 (2086 Second Avenue).

Emission Source/Control: 00001 - Combustion
Design Capacity: 14.65 million Btu per hour

Emission Source/Control: 00002 - Combustion
Design Capacity: 14.65 million Btu per hour

Emission Source/Control: 00003 - Combustion
Design Capacity: 14.65 million Btu per hour

Emission Source/Control: 00004 - Combustion
Design Capacity: 14.65 million Btu per hour

Emission Source/Control: 00005 - Combustion
Design Capacity: 14.65 million Btu per hour

Emission Source/Control: 00006 - Combustion
Design Capacity: 14.65 million Btu per hour



Emission Source/Control: 00007 - Combustion
Design Capacity: 14.65 million Btu per hour

Item 31.2:

This permit authorizes the following regulated processes for the cited Emission Unit:

Emission Unit: U-C0001
Process: OIL Source Classification Code: 1-02-005-02
Process Description:

Process OIL is the firing of low-sulfur #2 distillate fuel oil in the seven (7) low pressure steam boilers/burners (Emission Sources 00001, 00002, 00003, 00004, 00005, 00006 & 00007) in Emission Unit U-C0001. Each boiler is rated at 14.65 MM Btu/hr with a total maximum heat input capacity of 102.55 MM Btu/hr for Emission Unit U-C0001. The seven (7) boilers will primarily fire natural gas with low-sulfur #2 distillate fuel oil firing (Process OIL) capability in case of natural gas curtailment. All seven boilers incorporate Webster HDRV5C burners rated at 14.65 MM Btu/hr. The emissions are exhausted through two stacks which are identified as Emission Points 00005 & 00006. Each of these seven boilers has a heat input of 14.65 MM Btu/hr, and each of these seven (7) boilers incorporate Webster (HDRV5C) burners. The seven boilers supply both steam/heat for the space heating of the building and domestic hot water to residential dwellings.

The emissions from Boilers 4, 5, 6 & 7 exhaust through Emission Point 00005 at Building #5 (2081 Second Avenue), and the emissions from Boilers 1, 2 & 3 exhaust through Emission Point 00006 at Building #6 (2086 Second Avenue).

Emission Source/Control: 00001 - Combustion
Design Capacity: 14.65 million Btu per hour

Emission Source/Control: 00002 - Combustion
Design Capacity: 14.65 million Btu per hour

Emission Source/Control: 00003 - Combustion
Design Capacity: 14.65 million Btu per hour

Emission Source/Control: 00004 - Combustion
Design Capacity: 14.65 million Btu per hour

Emission Source/Control: 00005 - Combustion
Design Capacity: 14.65 million Btu per hour

Emission Source/Control: 00006 - Combustion
Design Capacity: 14.65 million Btu per hour

Emission Source/Control: 00007 - Combustion



Design Capacity: 14.65 million Btu per hour