



PERMIT
Under the Environmental Conservation Law (ECL)

IDENTIFICATION INFORMATION

Permit Type: Air State Facility
Permit ID: 3-3924-00219/00003
Mod 0 Effective Date: 04/20/2015 Expiration Date: 04/19/2025
Mod 1 Effective Date: 05/23/2016 Expiration Date: 04/19/2025

Permit Issued To: GLORIOUS SUN BLUE HILL PLAZA LLC
505 PARK AVE
STE 505
NEW YORK, NY 10022

Contact: TIMOTHY JONES
GLORIOUS SUN ROBERT MARTIN LLC
100 CLEARBROOK RD
ELMSFORD, NY 10523
(914) 592-4800

Facility: GLORIOUS SUN ROBERT MARTIN
1 BLUE HILL PLAZA #1553
PEARL RIVER, NY 10965

Description:

The facility is a 1.1 million square foot office complex that consists of three dual fuel-fired boilers (two 71 mmBtu/hr units and one 19.6 mmBtu/hr unit) exhausted through a single stack, and eight diesel generators (six units sized at 1749 kW and two units sized at 2104 kW), each with a separate stack. The boilers fire natural gas as primary fuel and No. 2 oil as backup. The generators are enrolled in a demand response program.

Facility-wide NO_x emissions are capped at 22 tpy to remain below the major source threshold. As a minor source, the facility is not subject to the Title V permitting requirements of 6 NYCRR Part 201-6. The facility must monitor boiler fuel use and generator operating hours on a monthly basis to verify compliance with the NO_x cap. The facility will submit an annual capping certification along with supporting data for the boiler fuel and generator operating hours. Records must be maintained on-site.

The facility is subject to the sulfur-in-fuel requirements of 6 NYCRR Part 225 and the combustion source opacity limit in 6 NYCRR Part 227-1. Federal regulations applicable to the facility's boilers and generators include 40 CFR Part 63 Subpart JJJJJ and 40 CFR Part 60 Subpart IIII, respectively. The Standard Industrial Classification representative of this facility is 6512 - Non-residential Building Operators.

New York State Department of Environmental Conservation
Facility DEC ID: 3392400219



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: GEORGE A SWEIKERT
 NYSDEC - REGION 3
 21 S PUTT CORNERS RD
 NEW PALTZ, NY 12561-1696

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
 - 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 3 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 expiration of permits for Title V Facility Permits, or at least 30 days before expiration of permits for 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 1-1: Applications for permit renewals, modifications and transfers
Applicable State Requirement: 6 NYCRR 621.11

Item 1-1.1:

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

Item 1-1.3:

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 3 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 3 Headquarters
Division of Environmental Permits
21 South Putt Corners Road
New Paltz, NY 12561-1696
(845) 256-3054

New York State Department of Environmental Conservation

Permit ID: 3-3924-00219/00003

Facility DEC ID: 3392400219



Permit Under the Environmental Conservation Law (ECL)

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

IDENTIFICATION INFORMATION

Permit Issued To: GLORIOUS SUN BLUE HILL PLAZA LLC
505 PARK AVE
STE 505
NEW YORK, NY 10022

Facility: GLORIOUS SUN ROBERT MARTIN
1 BLUE HILL PLAZA #1553
PEARL RIVER, NY 10965

Authorized Activity By Standard Industrial Classification Code:
6512 - NONRESIDENTIAL BUILDING OPERATORS

Mod 0 Permit Effective Date: 04/20/2015

Permit Expiration Date: 04/19/2025

Mod 1 Permit Effective Date: 05/23/2016

Permit Expiration Date: 04/19/2025



LIST OF CONDITIONS

FEDERALLY ENFORCEABLE CONDITIONS

Facility Level

- 1 40CFR 82, Subpart F: Recycling and Emissions Reduction
- 2 6 NYCRR Subpart 201-7: Facility Permissible Emissions
- *1-1 6 NYCRR Subpart 201-7: Capping Monitoring Condition
- 6 6 NYCRR 211.1: Air pollution prohibited
- 7 6 NYCRR 225-1.2 (f): Compliance Demonstration
- 8 6 NYCRR 225-1.2 (h): Compliance Demonstration
- 9 6 NYCRR 227-1.3 (a): Compliance Demonstration
- 10 40CFR 60, NSPS Subpart IIII: Compliance Demonstration
- 11 40CFR 63, Subpart JJJJJ: Compliance Demonstration
- 12 40CFR 82, Subpart F: Compliance Demonstration

STATE ONLY ENFORCEABLE CONDITIONS

Facility Level

- 13 ECL 19-0301: Contaminant List
- 14 6 NYCRR 201-1.4: Malfunctions and start-up/shutdown activities
- 15 6 NYCRR Subpart 201-5: Emission Unit Definition
- 16 6 NYCRR 201-5.2 (c): Renewal deadlines for state facility permits
- 17 6 NYCRR 201-5.3 (c): Compliance Demonstration
- 18 6 NYCRR 211.2: Visible Emissions Limited

Emission Unit Level

- 19 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: Recycling and Emissions Reduction
Effective between the dates of 04/20/2015 and 04/19/2025

Applicable Federal Requirement:40CFR 82, Subpart F

Item 1.1:

The permittee shall comply with all applicable provisions of 40 CFR Part 82.

Condition 2: Facility Permissible Emissions
Effective between the dates of 04/20/2015 and 04/19/2025

Applicable Federal Requirement:6 NYCRR Subpart 201-7

Item 2.1:

The sum of emissions from the emission units specified in this permit shall not equal or exceed the following

Potential To Emit (PTE) rate for each regulated contaminant:

CAS No: 0NY210-00-0 (From Mod 1) PTE: 44,000 pounds
per year

Name: OXIDES OF NITROGEN

Condition 1-1: Capping Monitoring Condition
Effective between the dates of 05/23/2016 and 04/19/2025

Applicable Federal Requirement:6 NYCRR Subpart 201-7

Replaces Condition(s) 3, 4, 5

Item 1-1.1:

Under the authority of 6 NYCRR Part 201-7, this condition contains an emission cap for the purpose of limiting emissions from the facility, emission unit or process to avoid being subject to the following applicable requirement(s) that the facility, emission unit or process would otherwise be subject to:

6 NYCRR Subpart 201-6



Item 1-1.2:

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

Item 1-1.3:

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 1-1.4:

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 1-1.5:

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 1-1.6:

The Compliance Demonstration activity will be performed for the Facility.

Regulated Contaminant(s):

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

Item 1-1.7:

Compliance Demonstration shall include the following monitoring:

Capping: Yes

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

Monitoring Description:

Facility-wide NOx emissions will be capped at 22 tons per year. Emissions will be calculated using the following equation:

$$A * EF1 + B * EF2 + C * EF3 + D * EF4 < 44,000 \text{ lbs (22 tpy)}$$

A = Natural gas fired in the three boilers (in millions of cubic feet)

EF1 = 100 lbs NOx / 10⁶ cf natural gas

B = No. 2 fuel oil fired in the three boilers (in thousands of gallons)

EF2 = 20 lbs NOx / 1000 gals fuel oil

C = total operating hours of the six generators sized at 1749 kW

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EF3 = 41.94 lbs NO_x / hr (10.9 g/kWh x 0.0022 lb/g x 1749 kW)

D = total operating hours of the two generators sized at 2104 kW

EF4 = 39.81 lbs NO_x / hr (8.6 g/kWh x 0.0022 lb/g x 2104 kW)

Emission Factors:

EF1 and EF2 taken from USEPA AP-42 Tables 1.4-1 and 1.3-1, respectively.

EF3 and EF4 provided by Facility Application for Renewal 0 submitted on 7/12/14.

NO_x emissions will be monitored on a monthly basis using a 12-month rolling total, rolled monthly. The facility will submit an annual capping certification along with supporting data for the boiler fuel and generator operating hours. Records must be maintained on-site.

Parameter Monitored: OXIDES OF NITROGEN

Upper Permit Limit: 22 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 1/30/2017.

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

Condition 6: Air pollution prohibited
Effective between the dates of 04/20/2015 and 04/19/2025

Applicable Federal Requirement:6 NYCRR 211.1

Item 6.1:

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 7: Compliance Demonstration
Effective between the dates of 04/20/2015 and 04/19/2025

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

Item 7.1:

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

New York State Department of Environmental Conservation

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Facility DEC ID: 3392400219



Emission Unit: U-00001
Process: 002

Emission Unit: U-00002
Process: 003

Emission Unit: U-00003
Process: 004

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

Item 7.2:

Compliance Demonstration shall include the following monitoring:

Monitoring Type: WORK PRACTICE INVOLVING SPECIFIC
OPERATIONS

Monitoring Description:

The facility shall not purchase distillate fuel (No. 2 oil and diesel fuel) containing sulfur exceeding 0.0015% by weight, as per the new sulfur content limit stated in 6 NYCRR 225. Facilities shall maintain records that certify sulfur in fuel content is in compliance for every delivery. These records shall be maintained on site and available for Department review upon request.

Work Practice Type: PARAMETER OF PROCESS MATERIAL

Process Material: 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: AS REQUIRED - SEE MONITORING DESCRIPTION

Condition 8: Compliance Demonstration
Effective between the dates of 04/20/2015 and 04/19/2025

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

Item 8.1:

The Compliance Demonstration activity will be performed for the facility:

The Compliance Demonstration applies to:

Emission Unit: U-00001
Process: 002

Emission Unit: U-00002
Process: 003

Emission Unit: U-00003

New York State Department of Environmental Conservation

Permit ID: 3-3924-00219/00003

Facility DEC ID: 3392400219



Process: 004

Regulated Contaminant(s):

CAS No: 007446-09-5 SULFUR DIOXIDE

Item 8.2:

Compliance Demonstration shall include the following monitoring:

Monitoring Type: WORK PRACTICE INVOLVING SPECIFIC OPERATIONS

Monitoring Description:

The facility shall not fire distillate fuel (No. 2 oil and diesel fuel) containing sulfur exceeding 0.0015% by weight, after July 1, 2016, as per the new sulfur content limit stated in 6 NYCRR 225. Facilities shall maintain records that certify sulfur in fuel content is in compliance for every delivery. These records shall be maintained on site and available for Department review upon request.

Work Practice Type: PARAMETER OF PROCESS MATERIAL

Process Material: 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: AS REQUIRED - SEE MONITORING DESCRIPTION

Condition 9: Compliance Demonstration
Effective between the dates of 04/20/2015 and 04/19/2025

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

Item 9.1:

The Compliance Demonstration activity will be performed for the Facility.

Item 9.2:

Compliance Demonstration shall include the following monitoring:

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

Monitoring Description:

No person shall operate a stationary combustion installation which exhibits greater than 20 percent opacity (six minute average), except for one six-minute period per hour of not more than 27 percent opacity. The Department reserves the right to perform or require the performance of a Method 9 test to verify compliance with this limit.



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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: AS REQUIRED - SEE MONITORING DESCRIPTION

Condition 10: Compliance Demonstration
Effective between the dates of 04/20/2015 and 04/19/2025

Applicable Federal Requirement:40CFR 60, NSPS Subpart III

Item 10.1:

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

Emission Unit: U-00002

Emission Unit: U-00003

Item 10.2:

Compliance Demonstration shall include the following monitoring:

Monitoring Type: RECORD KEEPING/MAINTENANCE PROCEDURES

Monitoring Description:

The facility's generators are subject to the applicable sections of 40 CFR 60 Subpart III. Any questions concerning compliance and/or enforcement of this regulation should be referred to the USEPA.

Monitoring Frequency: AS REQUIRED - SEE PERMIT MONITORING
DESCRIPTION

Reporting Requirements: AS REQUIRED - SEE MONITORING DESCRIPTION

Condition 11: Compliance Demonstration
Effective between the dates of 04/20/2015 and 04/19/2025

Applicable Federal Requirement:40CFR 63, Subpart JJJJJJ

Item 11.1:

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

Emission Unit: U-00001

Item 11.2:

Compliance Demonstration shall include the following monitoring:

Monitoring Type: RECORD KEEPING/MAINTENANCE PROCEDURES

New York State Department of Environmental Conservation

Permit ID: 3-3924-00219/00003

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Monitoring Description:

The facility's boilers are subject to the applicable sections of 40 CFR 63 Subpart JJJJJ. Any questions concerning compliance and/or enforcement of this regulation should be referred to the USEPA.

Monitoring Frequency: AS REQUIRED - SEE PERMIT MONITORING DESCRIPTION

Reporting Requirements: AS REQUIRED - SEE MONITORING DESCRIPTION

Condition 12: Compliance Demonstration
Effective between the dates of 04/20/2015 and 04/19/2025

Applicable Federal Requirement:40CFR 82, Subpart F

Item 12.1:

The Compliance Demonstration activity will be performed for the Facility.

Item 12.2:

Compliance Demonstration shall include the following monitoring:

Monitoring Type: RECORD KEEPING/MAINTENANCE PROCEDURES

Monitoring Description:

The facility is subject to the applicable sections of 40 CFR 82 Subpart F. Any questions concerning compliance and/or enforcement of this regulation should be referred to the USEPA.

Monitoring Frequency: AS REQUIRED - SEE PERMIT MONITORING DESCRIPTION

Reporting Requirements: AS REQUIRED - SEE MONITORING DESCRIPTION



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 13: Contaminant List
Effective between the dates of 04/20/2015 and 04/19/2025

Applicable State Requirement:ECL 19-0301

Item 13.1:

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: 0NY210-00-0
Name: OXIDES OF NITROGEN

Condition 14: Malfunctions and start-up/shutdown activities
Effective between the dates of 04/20/2015 and 04/19/2025

Applicable State Requirement:6 NYCRR 201-1.4



Item 14.1:

(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 15: Emission Unit Definition
Effective between the dates of 04/20/2015 and 04/19/2025

Applicable State Requirement:6 NYCRR Subpart 201-5

Item 15.1(From Mod 1):

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

Emission Unit: U-00001

Emission Unit Description:

Three dual fuel-fired boilers (two 71 mmBtu/hr units and one 19.6 mmBtu/hr unit) providing thermal load to the facility and venting through a single stack. Natural gas is the primary fuel source, with No. 2 oil as a backup.



Building(s): 1

Item 15.2(From Mod 1):

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

Emission Unit: U-00002

Emission Unit Description:

Six identical diesel generators (1749 kW), each with its own stack. The generators are enrolled in a demand response program.

Building(s): EA

Item 15.3(From Mod 1):

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

Emission Unit: U-00003

Emission Unit Description:

Two identical diesel generators (2104 kW), each with its own stack. The generators are enrolled in a demand response program.

Building(s): EA

**Condition 16: Renewal deadlines for state facility permits
Effective between the dates of 04/20/2015 and 04/19/2025**

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

Item 16.1:

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 17: Compliance Demonstration
Effective between the dates of 04/20/2015 and 04/19/2025**

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

Item 17.1:

The Compliance Demonstration activity will be performed for the Facility.

Item 17.2:

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

New York State Department of Environmental Conservation

Permit ID: 3-3924-00219/00003

Facility DEC ID: 3392400219



NYS Dept. of Environmental Conservation
Region 3
21 South Putt Corners Rd.
New Paltz, NY 12561

Reporting Requirements: ANNUALLY (CALENDAR)
Reports due 30 days after the reporting period.
The initial report is due 1/30/2016.
Subsequent reports are due every 12 calendar month(s).

Condition 18: Visible Emissions Limited
Effective between the dates of 04/20/2015 and 04/19/2025

Applicable State Requirement:6 NYCRR 211.2

Item 18.1:

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 19: Process Definition By Emission Unit
Effective between the dates of 04/20/2015 and 04/19/2025

Applicable State Requirement:6 NYCRR Subpart 201-5

Item 19.1(From Mod 1):

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

Emission Unit: U-00001
Process: 001
Process Description:
Combustion of natural gas by the boilers as the primary fuel source.

Emission Source/Control: 00001 - Combustion
Design Capacity: 71 million Btu per hour

Emission Source/Control: 00002 - Combustion
Design Capacity: 71 million Btu per hour

Emission Source/Control: 00003 - Combustion
Design Capacity: 19.6 million Btu per hour

Item 19.2(From Mod 1):

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

Emission Unit: U-00001

New York State Department of Environmental Conservation

Permit ID: 3-3924-00219/00003

Facility DEC ID: 3392400219



Process: 002

Process Description:

Combustion of No. 2 fuel oil in the boilers as the backup fuel source.

Emission Source/Control: 00001 - Combustion

Design Capacity: 71 million Btu per hour

Emission Source/Control: 00002 - Combustion

Design Capacity: 71 million Btu per hour

Emission Source/Control: 00003 - Combustion

Design Capacity: 19.6 million Btu per hour

Item 19.3(From Mod 1):

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

Emission Unit: U-00002

Process: 003

Process Description:

Combustion of diesel fuel by the six smaller generators (1749 kW).

Emission Source/Control: 00004 - Combustion

Design Capacity: 1,749 kilowatts

Emission Source/Control: 00005 - Combustion

Design Capacity: 1,749 kilowatts

Emission Source/Control: 00006 - Combustion

Design Capacity: 1,749 kilowatts

Emission Source/Control: 00007 - Combustion

Design Capacity: 1,749 kilowatts

Emission Source/Control: 00008 - Combustion

Design Capacity: 1,749 kilowatts

Emission Source/Control: 00009 - Combustion

Design Capacity: 1,749 kilowatts

Item 19.4(From Mod 1):

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

Emission Unit: U-00003

Process: 004

Process Description:

Combustion of diesel fuel by the two larger generators (2104 kW).

Emission Source/Control: 00010 - Combustion

Design Capacity: 2,104 kilowatts



Emission Source/Control: 00011 - Combustion
Design Capacity: 2,104 kilowatts