



PERMIT
Under the Environmental Conservation Law (ECL)

IDENTIFICATION INFORMATION

Permit Type: Air State Facility
Permit ID: 3-5517-00289/00002
Effective Date: 04/11/2013 Expiration Date: 04/10/2023

Permit Issued To: GATEWAY I GROUP INC
ONE NORTH LEXINGTON AVE
WHITE PLAINS, NY 10601

Contact: PETER ZAZLOW
GATEWAY I GROUP INC
ONE NORTH LEXINGTON AVE
WHITE PLAINS, NY 10601
(914) 683-5142

Facility: GATEWAY CENTER
1 NORTH LEXINGTON AVE
WHITE PLAINS, NY 10601

Description:

This application pertains to the installation of a natural gas fired engine/generator operating in a cogeneration mode, in an office building in White Plains. The engine is rated at 2000 KW and will provide approximately 65% of the building's power requirements and approximately 40% of the building's thermal requirements. The rest of the thermal requirements will be met by the existing boilers. The cogeneration system will operate during weekday occupied hours and be off-line nights and weekends.

The facility also maintains an existing diesel engine generator rated at 1000 KW that is currently operating as an emergency unit under a registration and will continue to operate as an emergency unit for up to 500 hours per year.

Additional source at this site include two small boilers that are capable of burning No. 2 oil or natural gas.

New York State Department of Environmental Conservation
Facility DEC ID: 3551700289



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
 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
- 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.



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: 3-5517-00289/00002

Facility DEC ID: 3551700289



Permit Under the Environmental Conservation Law (ECL)

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

IDENTIFICATION INFORMATION

Permit Issued To: GATEWAY I GROUP INC
ONE NORTH LEXINGTON AVE
WHITE PLAINS, NY 10601

Facility: GATEWAY CENTER
1 NORTH LEXINGTON AVE
WHITE PLAINS, NY 10601

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

Permit Effective Date: 04/11/2013

Permit Expiration Date: 04/10/2023



LIST OF CONDITIONS

FEDERALLY ENFORCEABLE CONDITIONS

Facility Level

- 1 40 CFR Part 68: Accidental release provisions.
- 2 40CFR 82, Subpart F: Recycling and Emissions Reduction
- 3 6 NYCRR 201-3.2 (b): Exempt Activities - Maintenance of Control Equipment
- 4 6 NYCRR Subpart 201-7: Facility Permissible Emissions
- 5 6 NYCRR 211.1: Air pollution prohibited
- 6 6 NYCRR 225-1.2 (d): Compliance Demonstration
- 7 6 NYCRR 225-1.8: Compliance Demonstration
- 8 6 NYCRR 227-1.3 (a): Compliance Demonstration
- 9 40CFR 60, NSPS Subpart IIII: Applicability
- 10 40CFR 60, NSPS Subpart JJJJ: Applicability
- 11 40CFR 63, Subpart ZZZZ: Engines at Area sources of HAP

Emission Unit Level

EU=U-00001

- *12 6 NYCRR Subpart 201-7: Capping Monitoring Condition
- 13 40CFR 60, NSPS Subpart JJJJ: Compliance Demonstration
- 14 40CFR 60, NSPS Subpart JJJJ: Compliance Demonstration
- 15 40CFR 60, NSPS Subpart JJJJ: Compliance Demonstration

EU=U-00004

- *16 6 NYCRR Subpart 201-7: Capping Monitoring Condition

STATE ONLY ENFORCEABLE CONDITIONS

Facility Level

- 17 ECL 19-0301: Contaminant List
- 18 6 NYCRR 201-1.4: Malfunctions and start-up/shutdown activities
- 19 6 NYCRR Subpart 201-5: Emission Unit Definition
- 20 6 NYCRR 201-5.2 (c): Renewal deadlines for state facility permits
- 21 6 NYCRR 201-5.3 (c): Compliance Demonstration
- 22 6 NYCRR 211.2: Visible Emissions Limited

Emission Unit Level

- 23 6 NYCRR Subpart 201-5: Emission Point Definition By Emission Unit
- 24 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: Emergency Defense - 6 NYCRR 201-1.5

An emergency constitutes an affirmative defense to an action brought 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 and/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;
- (3) During the period of the emergency the facility owner and/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 and/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 and/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 F: 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 G: 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 H: 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 I: 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 J: 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 K: 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 L: 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 M: 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: Accidental release provisions.



Effective between the dates of 04/11/2013 and 04/10/2023

Applicable Federal Requirement:40 CFR Part 68

Item 1.1:

If a chemical is listed in Tables 1,2,3 or 4 of 40 CFR §68.130 is present in a process in quantities greater than the threshold quantity listed in Tables 1,2,3 or 4, the following requirements will apply:

- a) The owner or operator shall comply with the provisions of 40 CFR Part 68 and;
- b) The owner or operator shall submit at the time of permit issuance (if not previously submitted) one of the following, if such quantities are present:
 - 1) A compliance schedule for meeting the requirements of 40 CFR Part 68 by the date provided in 40 CFR §68.10(a) or,
 - 2) A certification statement that the source is in compliance with all requirements of 40 CFR Part 68, including the registration and submission of the Risk Management Plan. Information should be submitted to:

Risk Management Plan Reporting Center
C/O CSC
8400 Corporate Dr
Carrollton, Md. 20785

Condition 2: Recycling and Emissions Reduction
Effective between the dates of 04/11/2013 and 04/10/2023

Applicable Federal Requirement:40CFR 82, Subpart F

Item 2.1:

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

Condition 3: Exempt Activities - Maintenance of Control Equipment
Effective between the dates of 04/11/2013 and 04/10/2023

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

Item 3.1:

Owner of any emission source or unit that is listed as eligible to be exempt in 6 NYCRR Part 201-3.2(c), on the basis of the use of appropriate emission control device shall operate and maintain such device in a manner consistent with good engineering practices.

Condition 4: Facility Permissible Emissions
Effective between the dates of 04/11/2013 and 04/10/2023

Applicable Federal Requirement:6 NYCRR Subpart 201-7

Item 4.1:

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

New York State Department of Environmental Conservation

Permit ID: 3-5517-00289/00002

Facility DEC ID: 3551700289



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

CAS No: 0NY210-00-0

PTE: 28,800 pounds per year

Name: OXIDES OF NITROGEN

Condition 5: Air pollution prohibited
Effective between the dates of 04/11/2013 and 04/10/2023

Applicable Federal Requirement:6 NYCRR 211.1

Item 5.1:

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 6: Compliance Demonstration
Effective between the dates of 04/11/2013 and 04/10/2023

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

Item 6.1:

The Compliance Demonstration activity will be performed for the Facility.

Regulated Contaminant(s):

CAS No: 007446-09-5 SULFUR DIOXIDE

Item 6.2:

Compliance Demonstration shall include the following monitoring:

Monitoring Type: WORK PRACTICE INVOLVING SPECIFIC OPERATIONS

Monitoring Description:

Sulfur content of the oil burned at the facility shall not exceed 0.37% by weight as per 6NYCRR 225-1.2(d), Table 2.

Work Practice Type: PARAMETER OF PROCESS MATERIAL

Process Material: OIL (NOT ELSEWHERE CLASSIFIED)

Parameter Monitored: SULFUR CONTENT

Upper Permit Limit: 0.37 percent by weight

Monitoring Frequency: PER DELIVERY

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

Reporting Requirements: SEMI-ANNUALLY (CALENDAR)

Reports due 30 days after the reporting period.

The initial report is due 7/30/2013.

Subsequent reports are due every 6 calendar month(s).



Condition 7: Compliance Demonstration
Effective between the dates of 04/11/2013 and 04/10/2023

Applicable Federal Requirement:6 NYCRR 225-1.8

Item 7.1:

The Compliance Demonstration activity will be performed for the Facility.

Item 7.2:

Compliance Demonstration shall include the following monitoring:

Monitoring Type: RECORD KEEPING/MAINTENANCE PROCEDURES

Monitoring Description:

An owner or operator of a facility which purchases and fires coal and/or fuel oil shall compile and retain records of the following information:

- a. fuel analyses and data on the quantities of all residual and distillate oil and coal received, burned or sold;
- b. the names of all purchasers of all residual and distillate oil and coal sold;
- c. any results of stack sampling, stack monitoring and other procedures used to ensure compliance with the provisions of 6 NYCRR Part 225-1.

Fuel analyses must contain, as a minimum, data on the sulfur content, specific gravity and heating value of any residual oil, distillate oil or coal received, burned or sold. Ash content shall also be included in the fuel analyses for any residual oil or coal received, burned or sold.

These records shall be retained for a minimum period of three years. If the facility is subject to Title V requirements the minimum record retention period shall be five years. The records shall be made available for inspection by department staff during normal business hours. In addition, copies of such records shall be furnished to department staff upon request. All required sampling, compositing and analysis of fuel samples must be done in accordance with methods acceptable to the department.

Monitoring Frequency: PER DELIVERY

Reporting Requirements: ANNUALLY (CALENDAR)

Reports due 30 days after the reporting period.

The initial report is due 1/30/2014.

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

Condition 8: Compliance Demonstration
Effective between the dates of 04/11/2013 and 04/10/2023



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

Item 8.1:

The Compliance Demonstration activity will be performed for the Facility.

Item 8.2:

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 6 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 opacity evaluation at any time during facility operation.

The permittee will conduct observations of visible emissions from the emission unit, process, etc. to which this condition applies at the monitoring frequency stated below while the process is in operation. The permittee will investigate, in a timely manner, any instance where there is cause to believe that visible emissions have the potential to exceed the opacity standard.

The permittee shall investigate the cause, make any necessary corrections, and verify that the excess visible emissions problem has been corrected. If visible emissions with the potential to exceed the standard continue, the permittee will conduct a Method 9 assessment within the next operating day of the sources associated with the potential noncompliance to determine the degree of opacity and will notify the NYSDEC if the Method 9 test indicates that the opacity standard is not met.

Records of visible emissions observations (or any follow-up Method 9 tests), investigations and corrective actions will be kept on-site. Should the Department determine that permittee's record keeping format is inadequate to demonstrate compliance with this condition, it shall provide written notice to the permittee stating the inadequacies, and permittee shall have 90 days to revise its prospective record keeping format in a manner acceptable to the Department.

Parameter Monitored: OPACITY

Upper Permit Limit: 20 percent

Monitoring Frequency: WHEN THE SOURCE IS OPERATING

Averaging Method: 6-MINUTE AVERAGE (METHOD 9)

Reporting Requirements: ANNUALLY (CALENDAR)

New York State Department of Environmental Conservation

Permit ID: 3-5517-00289/00002

Facility DEC ID: 3551700289



Reports due 30 days after the reporting period.
The initial report is due 1/30/2014.
Subsequent reports are due every 12 calendar month(s).

Condition 9: Applicability
Effective between the dates of 04/11/2013 and 04/10/2023

Applicable Federal Requirement:40CFR 60, NSPS Subpart IIII

Item 9.1:

Facilities that have stationary compression ignition internal combustion engines must comply with applicable portions of 40 CFR 60 Subpart IIII.

Condition 10: Applicability
Effective between the dates of 04/11/2013 and 04/10/2023

Applicable Federal Requirement:40CFR 60, NSPS Subpart JJJJ

Item 10.1:

Facilities that have stationary spark ignition internal combustion engines must comply with applicable portions of 40 CFR 60 subpart JJJJ.

Condition 11: Engines at Area sources of HAP
Effective between the dates of 04/11/2013 and 04/10/2023

Applicable Federal Requirement:40CFR 63, Subpart ZZZZ

Item 11.1:

Internal combustion engines, constructed or re-constructed on or after June 12, 2006, that meet the requirements of 40 CFR 60 Subpart IIII or Subpart JJJJ meet the requirements of 40 CFR 63 Subpart ZZZZ.

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

Condition 12: Capping Monitoring Condition
Effective between the dates of 04/11/2013 and 04/10/2023

Applicable Federal Requirement:6 NYCRR Subpart 201-7

Item 12.1:

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
- 6 NYCRR 227-2.4 (f) (1)



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:

Emission Unit: U-00001

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 fuel consumption of the gas engine cannot exceed
80,000,000 cubic feet of natural gas per year.

Manufacturer Name/Model Number: Caterpillar G3520C SCAC 4-stroke-cycle. model DM
5860

Parameter Monitored: NATURAL GAS

Upper Permit Limit: 80,000,000 cubic feet per year

Reference Test Method: N/A

Monitoring Frequency: ANNUALLY

Averaging Method: MAXIMUM - NOT TO EXCEED STATED VALUE -
SEE MONITORING DESCRIPTION

Reporting Requirements: ANNUALLY (CALENDAR)

New York State Department of Environmental Conservation

Permit ID: 3-5517-00289/00002

Facility DEC ID: 3551700289



Reports due 30 days after the reporting period.
The initial report is due 1/30/2014.
Subsequent reports are due every 12 calendar month(s).

Condition 13: Compliance Demonstration
Effective between the dates of 04/11/2013 and 04/10/2023

Applicable Federal Requirement:40CFR 60, NSPS Subpart JJJJ

Item 13.1:

The Compliance Demonstration activity will be performed for:

Emission Unit: U-00001

Regulated Contaminant(s):
CAS No: 000630-08-0 CARBON MONOXIDE

Item 13.2:

Compliance Demonstration shall include the following monitoring:

Monitoring Type: INTERMITTENT EMISSION TESTING

Monitoring Description:

As per 40 CFR 60.4232, the gas engine shall comply with the limit shown below during the certified emissions life of the engine.

The owner and/or operator of the subject gas engine shall include in the annual certification report a statement that will clearly indicate the period for which the gas engine is certified by the manufacturer to comply with the below stated emissions limit.

After the expiration of the certified emissions life of the engine, the owner and operator shall demonstrate compliance with the limit stated below upon request of NYSDEC.

Parameter Monitored: CARBON MONOXIDE
Upper Permit Limit: 4 grams per brake horsepower-hour
Reference Test Method: EPA Approved Method
Monitoring Frequency: AS REQUIRED - SEE PERMIT MONITORING DESCRIPTION
Averaging Method: AVERAGING METHOD AS PER REFERENCE TEST METHOD INDICATED
Reporting Requirements: AS REQUIRED - SEE MONITORING DESCRIPTION

Condition 14: Compliance Demonstration
Effective between the dates of 04/11/2013 and 04/10/2023

Applicable Federal Requirement:40CFR 60, NSPS Subpart JJJJ

Item 14.1:



The Compliance Demonstration activity will be performed for:

Emission Unit: U-00001

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

Item 14.2:

Compliance Demonstration shall include the following monitoring:

Monitoring Type: INTERMITTENT EMISSION TESTING

Monitoring Description:

As per 40 CFR 60.4232, the gas engine shall comply with the limit shown below during the certified emissions life of the engine.

The owner and/or operator of the subject gas engine shall include in the annual certification report a statement that will clearly indicate the period for which the gas engine is certified by the manufacturer to comply with the below stated emissions limit.

After the expiration of the certified emissions life of the engine, the owner and operator shall demonstrate compliance with the limit stated below upon request of NYSDEC.

Parameter Monitored: OXIDES OF NITROGEN
Upper Permit Limit: 2 grams per brake horsepower-hour
Reference Test Method: EPA Approved Method
Monitoring Frequency: AS REQUIRED - SEE PERMIT MONITORING DESCRIPTION
Averaging Method: AVERAGING METHOD AS PER REFERENCE TEST METHOD INDICATED
Reporting Requirements: AS REQUIRED - SEE MONITORING DESCRIPTION

Condition 15: Compliance Demonstration
Effective between the dates of 04/11/2013 and 04/10/2023

Applicable Federal Requirement: 40CFR 60, NSPS Subpart JJJJ

Item 15.1:

The Compliance Demonstration activity will be performed for:

Emission Unit: U-00001

Regulated Contaminant(s):
CAS No: 0NY998-00-0 VOC

Item 15.2:

Compliance Demonstration shall include the following monitoring:

New York State Department of Environmental Conservation

Permit ID: 3-5517-00289/00002

Facility DEC ID: 3551700289



Monitoring Type: INTERMITTENT EMISSION TESTING

Monitoring Description:

As per 40 CFR 60.4232, the gas engine shall comply with the limit shown below during the certified emissions life of the engine.

The owner and/or operator of the subject gas engine shall include in the annual certification report a statement that will clearly indicate the period for which the gas engine is certified by the manufacturer to comply with the below stated emissions limit.

After the expiration of the certified emissions life of the engine, the owner and operator shall demonstrate compliance with the limit stated below upon request of NYSDEC.

Parameter Monitored: VOC

Upper Permit Limit: 1 grams per brake horsepower-hour

Reference Test Method: EPA Approved Method

Monitoring Frequency: AS REQUIRED - SEE PERMIT MONITORING DESCRIPTION

Averaging Method: AVERAGING METHOD AS PER REFERENCE TEST METHOD INDICATED

Reporting Requirements: AS REQUIRED - SEE MONITORING DESCRIPTION

Condition 16: Capping Monitoring Condition
Effective between the dates of 04/11/2013 and 04/10/2023

Applicable Federal Requirement: 6 NYCRR Subpart 201-7

Item 16.1:

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:

40 CFR Part 60, Subpart IIII
40 CFR Part 63, Subpart ZZZZ
40 CFR 89.112

Item 16.2:

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

Item 16.3:

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 16.4:

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 16.5:

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 16.6:

The Compliance Demonstration activity will be performed for:

Emission Unit: U-00004

Regulated Contaminant(s):

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

Item 16.7:

Compliance Demonstration shall include the following monitoring:

Capping: Yes

Monitoring Type: RECORD KEEPING/MAINTENANCE PROCEDURES

Monitoring Description:

This diesel engine will be used for emergency purposes only and as such it is allowed to operate for up to 500 hours per year.

The facility shall maintain records to prove that the engine's operation stays within the 500 hours annually.

Records shall be included in the annual certification report. Records shall be maintained at the site for a period of five years and become available to the department upon request.

Reference Test Method: N/A

Monitoring Frequency: AS REQUIRED - SEE PERMIT MONITORING DESCRIPTION

Averaging Method: MAXIMUM - NOT TO EXCEED STATED VALUE - SEE MONITORING DESCRIPTION

Reporting Requirements: ANNUALLY (CALENDAR)

Reports due 30 days after the reporting period.

The initial report is due 1/30/2014.

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



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: 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 B: 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 17: Contaminant List
Effective between the dates of 04/11/2013 and 04/10/2023



Applicable State Requirement:ECL 19-0301

Item 17.1:

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

CAS No: 000630-08-0
Name: CARBON MONOXIDE

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

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

CAS No: 0NY998-00-0
Name: VOC

**Condition 18: Malfunctions and start-up/shutdown activities
Effective between the dates of 04/11/2013 and 04/10/2023**

Applicable State Requirement:6 NYCRR 201-1.4

Item 18.1:

(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 19: Emission Unit Definition
Effective between the dates of 04/11/2013 and 04/10/2023

Applicable State Requirement:6 NYCRR Subpart 201-5

Item 19.1:

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

Emission Unit: U-00001

Emission Unit Description:

This emission unit consists of one natural gas fired engine generator with heat recovery (rated at 2000 KW and 4.2 mbtu/hr). The unit is located on the building's roof.

Building(s): Roof

Item 19.2:

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

Emission Unit: U-00002

Emission Unit Description:

This is a Cleaver Brooks Boiler, rated at 100 HP, capable to burn natural gas and No.2 oil. It serves the thermal requirements of the building.

Building(s): Top Floor

Item 19.3:

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

Emission Unit: U-00003

Emission Unit Description:

This is a Cleaver Brooks Boiler, rated at 100 HP, capable to burn natural gas and No.2 oil. It serves the thermal requirements of the building.

Building(s): Top Floor

Item 19.4:

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

Emission Unit: U-00004

Emission Unit Description:

Caterpillar diesel generator rated at 1000 KW. It is a Tier II EPA certified unit. It is used for demand response and also for emergenc purposes. It is expexted to operate a limited number of hours annually.

New York State Department of Environmental Conservation

Permit ID: 3-5517-00289/00002

Facility DEC ID: 3551700289



Building(s): Top Floor

Condition 20: Renewal deadlines for state facility permits
Effective between the dates of 04/11/2013 and 04/10/2023

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

Item 20.1:

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 21: Compliance Demonstration
Effective between the dates of 04/11/2013 and 04/10/2023

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

Item 21.1:

The Compliance Demonstration activity will be performed for the Facility.

Item 21.2:

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

Reporting Requirements: AS REQUIRED - SEE MONITORING DESCRIPTION

Condition 22: Visible Emissions Limited
Effective between the dates of 04/11/2013 and 04/10/2023

Applicable State Requirement:6 NYCRR 211.2

Item 22.1:

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 23: Emission Point Definition By Emission Unit
Effective between the dates of 04/11/2013 and 04/10/2023

Applicable State Requirement:6 NYCRR Subpart 201-5

Item 23.1:

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

Emission Unit: U-00001

Emission Point: 00001

Height (ft.): 452

Diameter (in.): 20

NYTMN (km.): 4543.237 NYTME (km.): 603.22 Building: Roof

Item 23.2:

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

Emission Unit: U-00002

Emission Point: 00002

Height (ft.): 452

Diameter (in.): 16

NYTMN (km.): 4543.237 NYTME (km.): 603.22 Building: Top Floor

Item 23.3:

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

Emission Unit: U-00003

Emission Point: 00003

Height (ft.): 452

Diameter (in.): 16

NYTMN (km.): 4543.237 NYTME (km.): 603.22 Building: Top Floor

Item 23.4:

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

Emission Unit: U-00004

Emission Point: 00004

Height (ft.): 10

Diameter (in.): 18

NYTMN (km.): 4543.237 NYTME (km.): 603.22 Building: Top Floor

Condition 24: Process Definition By Emission Unit
Effective between the dates of 04/11/2013 and 04/10/2023

Applicable State Requirement:6 NYCRR Subpart 201-5

Item 24.1:

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

Emission Unit: U-00001



Process: 001 Source Classification Code: 2-01-002-02

Process Description:

Burning natural gas by the 2000 KW Generator. This process will be employed for 16 hr/day, 260 day/yr while the source operates at maximum capacity.

Emission Source/Control: 00001 - Combustion
Design Capacity: 2,000 kilowatts

Item 24.2:

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

Emission Unit: U-00002
Process: 2NG Source Classification Code: 1-02-006-03
Process Description: Boiler burning natural gas.

Emission Source/Control: 00002 - Combustion
Design Capacity: 100 horsepower (boiler)

Item 24.3:

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

Emission Unit: U-00002
Process: 2OL Source Classification Code: 1-03-005-01
Process Description: Boiler burning No.2 oil.

Emission Source/Control: 00002 - Combustion
Design Capacity: 100 horsepower (boiler)

Item 24.4:

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

Emission Unit: U-00003
Process: 3NG Source Classification Code: 1-02-006-03
Process Description: Boiler burning natural gas.

Emission Source/Control: 00003 - Combustion
Design Capacity: 100 horsepower (boiler)

Item 24.5:

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

Emission Unit: U-00003
Process: 3OL Source Classification Code: 1-03-005-01
Process Description: Boiler burning No. 2 oil.

Emission Source/Control: 00003 - Combustion
Design Capacity: 100 horsepower (boiler)

Item 24.6:

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

New York State Department of Environmental Conservation
Permit ID: 3-5517-00289/00002 Facility DEC ID: 3551700289



Emission Unit: U-00004
Process: 004 Source Classification Code: 2-01-001-09
Process Description: Internal combustion engine burning diesel.

Emission Source/Control: 00004 - Combustion
Design Capacity: 1,000 kilowatts

