

New York State Department of Environmental Conservation
Facility DEC ID: 2630100232



PERMIT
Under the Environmental Conservation Law (ECL)

IDENTIFICATION INFORMATION

Permit Type: Air State Facility
Permit ID: 2-6301-00232/00003
Effective Date: 07/08/2003 Expiration Date: No expiration date

Permit Issued To: LAGUARDIA CORPORATE CENTER ASSOCIATES LLC
6800 JERICHO TPKE
SYOSSET, NY 11791

Contact: DAVID BLUMENFELD
6800 JERICHO TPKE
SYOSSET, NY 11791
(516) 921-0800

Facility: BULOVA CORPORATE CENTER
75-20 ASTORIA BLVD
JACKSON HEIGHTS, NY 11370

Description:

The Bulova Corporate Center is an office building and is located at 75-20 Astoria Blvd in Queens, New York.

The facility operates two heating boilers with a capacity of 12.55 mmBtu/hr each burning natural gas and #2 fuel oil. Additional combustion sources include engine driven chillers, hot water heaters, emergency generators. All units are located in one building.

The applicant proposes to cap its NO_x (oxides of nitrogen) emissions to below 25 tons per year. Records demonstrating compliance with this cap will be kept in accordance with the permit special conditions.

The facility is subject to the provisions of State Facility specified under 6NYCRR Part 201-7.2.

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

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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: JOHN F CRYAN
 DIVISION OF ENVIRONMENTAL PERMITS
 ONE HUNTERS POINT PLAZA, 47-40 21ST STREET
 LONG ISLAND CITY, NY 11101-5407

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 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 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

Relationship of this Permit to Other Department Orders and Determinations

Facility Inspection by the Department

Applications for Permit Renewals and Modifications

Permit Modifications, Suspensions and Revocations by the Department

Facility Level

Submission of Applications for Permit Modification or Renewal-REGION 2

HEADQUARTERS



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

Condition 1: Relationship of this Permit to Other Department Orders and Determinations
Applicable State Requirement: ECL 3-0301.2(m)

Item 1.1:

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

Item 2.1:

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 2.2:

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 2.3:

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 3: Applications for Permit Renewals and Modifications
Applicable State Requirement: 6NYCRR 621.13

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



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transfer of ownership.

Condition 4: Permit Modifications, Suspensions and Revocations by the Department
Applicable State Requirement: 6NYCRR 621.14

Item 4.1:

The Department reserves the right 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 Applications for Permit Modification or Renewal-REGION 2 HEADQUARTERS
Applicable State Requirement: 6NYCRR 621.5(a)

Item 5.1:

Submission of applications for permit modification or renewal are to be submitted to:

NYSDEC Regional Permit Administrator
Region 2 Headquarters
Division of Environmental Permits
1 Hunters Point Plaza, 4740 21st Street
Long Island City, NY 11101-5407
(718) 482-4997

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Permit Under the Environmental Conservation Law (ECL)

ARTICLE 19: AIR POLLUTION CONTROL - AIR STATE FACILITY PERMIT

IDENTIFICATION INFORMATION

Permit Issued To: LAGUARDIA CORPORATE CENTER ASSOCIATES LLC
6800 JERICHO TPKE
SYOSSET, NY 11791

BULOVA CORPORATE CENTER

75-20 ASTORIA BLVD
JACKSON HEIGHTS, NY 11370

Authorized Activity By Standard Industrial Classification Code:
8741 - MANAGEMENT SERVICES



LIST OF CONDITIONS

FEDERALLY ENFORCEABLE CONDITIONS

Facility Level

- 2 6NYCRR 201-7.2: Compliance Demonstration
- 1 6NYCRR 201-7.2(e): Compliance Demonstration
- 3 6NYCRR 225-1.2(a)(2): Compliance Demonstration
- 4 6NYCRR 225-1.8: Compliance Demonstration
- 5 6NYCRR 227-1.3(a): Compliance Demonstration

Emission Unit Level

EU=U-00B12,Proc=B02

- 6 40CFR 60.42c(d), NSPS Subpart Dc: Fuel Sulfur Limitation
- 7 40CFR 60.42c(h), NSPS Subpart Dc: Exemption from the averaging period.
- 8 40CFR 60.48c(f)(1), NSPS Subpart Dc: Compliance Demonstration

STATE ONLY ENFORCEABLE CONDITIONS

Facility Level

- 9 ECL 19-0301: Contaminant List
- 10 6NYCRR 201-1.4: Unavoidable noncompliance and violations
- 11 6NYCRR 201-5: Emission Unit Definition
- 12 6NYCRR 211.2: Air pollution prohibited

Emission Unit Level

- 13 6NYCRR 201-5: Emission Point Definition By Emission Unit
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Permit Effective Date: 07/08/2003

Permit Expiration Date: No expiration date.



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

Sealing - 6NYCRR Part 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 - 6NYCRR Part 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 - 6NYCRR Part 200.7

Any person who owns or operates an air contamination

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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 - 6NYCRR Part 201-1.2

If an existing emission source was subject to the permitting requirements of 6NYCRR 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.

y Defense - 6NYCRR Part 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

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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 - 6NYCRR Part 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 - 6NYCRR Part 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 Part 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 Part 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



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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 Part 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 6NYCRR Part 202-1.

Item K: Visible Emissions Limited - 6 NYCRR Part 211.3

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.

Item L: Open Fires - 6 NYCRR Part 215

No person shall burn, cause, suffer, allow or permit the burning in an open fire of garbage, rubbish for salvage, or rubbish generated by industrial or commercial activities.

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

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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 N: 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 2: Compliance Demonstration
Effective between the dates of 07/08/2003 and Permit Expiration Date

Applicable Federal Requirement: 6NYCRR 201-7.2

Item 2.1:
The Compliance Demonstration activity will be performed for the Facility.

Item 2.2:
Compliance Demonstration shall include the following monitoring:

Monitoring Type: RECORD KEEPING/MAINTENANCE PROCEDURES
Monitoring Description:

Boilers which fire multiple fuels (in New York City, Nassau, Rockland, Suffolk, and Westchester counties) shall maintain a record of the quantity of each fuel fired. Also, the owner or operator shall calculate (based on the fuel quantities) using the following formula:

$R(0.075) + D(0.02) + G(100) + E(0.44) + N(3400) < 50,000$
lbs/yr of Oxides of Nitrogen emissions.



Where: R = 12-month rolling total of residual oil
 fired (from boilers) in gals/yr
 D = 12-month rolling total of distillate
 oil fired (from boilers) in gals/yr
 G = 12-month rolling total of natural
 gas fired (from boilers) in MMSCF/yr
 E = 12-month rolling total of diesel
 fuel fired (from engines) in gals/yr
 N = 12-month rolling total of natural
 gas fired (from engines) in MMSCF/yr

Monitoring Frequency: CONTINUOUS
 Averaging Method: ANNUAL MAXIMUM ROLLED MONTHLY
 Reporting Requirements: ANNUALLY (CALENDAR)
 Reports due 30 days after the reporting period.
 The initial report is due 1/30/2004.
 Subsequent reports are due every 12 calendar month(s).

Compliance Demonstration

Effective between the dates of 07/08/2003 and Permit Expiration Date

Applicable Federal Requirement: 6NYCRR 201-7.2(e)

Item 1.1:

The Compliance Demonstration activity will be performed for the Facility.

Item 1.2:

Compliance Demonstration shall include the following monitoring:

Monitoring Type: RECORD KEEPING/MAINTENANCE PROCEDURES

Monitoring Description:

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

Monitoring Frequency: MONTHLY

Averaging Method: ANNUAL MAXIMUM ROLLED MONTHLY
 Reporting Requirements: ANNUALLY (CALENDAR)
 Reports due 30 days after the reporting period.
 The initial report is due 1/30/2004.
 Subsequent reports are due every 12 calendar month(s).

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Condition 3: Compliance Demonstration
Effective between the dates of 07/08/2003 and Permit Expiration Date

Applicable 6NYCRR 225-1.2(a)(2)

Item 3.1:

The Compliance Demonstration activity will be performed for the Facility.

Item 3.2:

Compliance Demonstration shall include the following monitoring:

Monitoring Type: WORK PRACTICE INVOLVING SPECIFIC OPERATIONS

Monitoring Description:

No person will sell, offer for sale, purchase or use any distillate oil fuel which contains sulfur in a quantity exceeding the following limitation.

Work Practice Type: PARAMETER OF PROCESS MATERIAL

Process Material: DISTILLATES - NUMBER 1 AND NUMBER 2 OIL

Parameter: SULFUR CONTENT

Upper Permit Limit: 0.2 percent by weight

Monitoring Frequency: PER DELIVERY

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

Reporting Requirements: UPON REQUEST BY REGULATORY AGENCY

Condition 4: Compliance Demonstration
Effective between the dates of 07/08/2003 and Permit Expiration Date

Applicable Federal Requirement: 6NYCRR 225-1.8

Item 4.1:

The Compliance Demonstration activity will be performed for the Facility.

Item 4.2:

Compliance Demonstration shall include the following monitoring:

Monitoring Type: RECORD KEEPING/MAINTENANCE PROCEDURES

Monitoring Description:

Upon request the owner or operator of a facility which purchases and fires coal or oil shall submit reports to the commissioner containing a fuel analysis, information on the quantity of the fuel received, burned, and results of any stack sampling, stack monitoring and any other procedures to ensure compliance with the provisions of 6



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NYCRR Part 225-1. All records shall be available for a minimum of three years.

Monitoring Frequency: AS REQUIRED - SEE PERMIT MONITORING DESCRIPTION

Reporting Requirements: UPON REQUEST BY REGULATORY AGENCY

Compliance Demonstration

Effective between the dates of 07/08/2003 and Permit Expiration Date

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

Item 5.1:

The Compliance Demonstration activity will be performed for the Facility.

Item 5.2:

Compliance Demonstration shall include the following monitoring:

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

Monitoring Description:

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

Parameter Monitored: OPACITY

Permit Limit: 20 percent

Monitoring Frequency: AS REQUIRED - SEE PERMIT MONITORING DESCRIPTION

Averaging Method: 6-MINUTE AVERAGE (METHOD 9)

Reporting Requirements: UPON REQUEST BY REGULATORY AGENCY

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

Condition 6: Fuel Sulfur Limitation

Effective between the dates of 07/08/2003 and Permit Expiration Date

Applicable Federal Requirement:

40CFR 60.42c(d), NSPS Subpart Dc

Item 6.1:

The Emission Unit: U-00B12

Process: B02

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Item 6.2:

The permittee shall not fire fuel oil which exceeds 0.50 percent sulfur by weight.

Exemption from the averaging period.

Effective between the dates of 07/08/2003 and Permit Expiration Date

Applicable Federal Requirement: 40CFR 60.42c(h), NSPS Subpart Dc

Item 7.1:

Condition applies to

Emission Unit: U-00B12

Process: B02

Item 7.2:

Compliance with emission limits and/or fuel oil sulfur limitations shall be based on a certification from the fuel supplier as stated in paragraph 40 CFR 60-Dc.48c(f)(1), (2), or (3) as applicable.

Condition 8: Compliance Demonstration

Effective between the dates of 07/08/2003 and Permit Expiration Date

Applicable Federal Requirement:

40CFR 60.48c(f)(1), NSPS Subpart Dc

Item 8.1:

The Compliance Demonstration activity will be performed for:

Emission Unit: U-00B12

Process: B02

Regulated Contaminant(s):

CAS No: 007446-09-5 SULFUR DIOXIDE

Item 8.2:

Compliance Demonstration shall include the following monitoring:

Monitoring Type: RECORD KEEPING/MAINTENANCE PROCEDURES

Monitoring Description:

Fuel supplier certification shall include the following information for distillate oil:

i) The name of the oil supplier, and

ii) A statement from the oil supplier that the oil complies with the specifications under the definition of distillate oil in §60.41c. 60-Dc 41c defines distillate oil as fuel that complies with the specifications for fuel oil numbers 1 or 2, as defined by the American Society for Testing and Materials in ASTM D396-78, A standard Specification for Fuel Oils.



Monitoring Frequency: AS REQUIRED - SEE PERMIT MONITORING
DESCRIPTION
Reporting Requirements: UPON REQUEST BY REGULATORY AGENCY



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

NOTIFICATION OF GENERAL PERMITTEE OBLIGATIONS

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

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

Where emission source owners and/or operators keep records pursuant to compliance with the operational flexibility requirements of 6 NYCRR Subpart 201-5.4(b)(1), and/or the emission capping requirements of 6 NYCRR Subparts 201-7.2(d), 201-7.3(f), 201-7.3(g), 201-7.3(h)(5), 201-7.3(i) and 201-7.3(j), the Department will make such records available to the public upon request in accordance with 6 NYCRR Part 616 - Public Access to Records. Emission source owners and/or operators must submit the records required to comply with the request within sixty working days of written notification by the Department of receipt of the request.

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 9: Contaminant List
Effective between the dates of 07/08/2003 and Permit Expiration Date

Applicable State Requirement: ECL 19-0301

Item 9.1:

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

able noncompliance and violations

Effective between the dates of 07/08/2003 and Permit Expiration Date

Applicable State Requirement: 6NYCRR 201-1.4

Item 10.1:

At the discretion of the commissioner a violation of any applicable emission standard for necessary scheduled equipment maintenance, start-up/shutdown conditions and malfunctions or upsets may be excused if such violations are unavoidable. The following actions and recordkeeping and reporting requirements must be adhered to in such circumstances.

(a) The facility owner and/or operator shall compile and maintain records of all equipment 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 commissioner's representative when requested to do so in writing or when so required by a condition of a permit issued for the corresponding air contamination source except where conditions elsewhere in this permit which contain more stringent reporting and notification provisions for an applicable requirement, in which case they supercede those stated here. Such reports shall describe why the violation was unavoidable and shall include the time, frequency and duration of the maintenance and/or start-up/shutdown activities and the identification of air contaminants, and the estimated emission rates. If a facility owner and/or operator is subject to continuous stack monitoring and quarterly reporting requirements, he need not submit reports for equipment maintenance or start-up/shutdown for the facility to the commissioner's representative.

(b) In the event that emissions of air contaminants in excess of any emission standard in 6 NYCRR Chapter III Subchapter A occur due to a malfunction, the facility owner and/or operator shall report such malfunction by telephone to the commissioner's representative as soon as possible during normal working hours, but in any event not later than two working days after becoming aware that the malfunction



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occurred. Within 30 days thereafter, when requested in writing by the commissioner's representative, the facility owner and/or operator shall submit a written report to the commissioner's representative describing the malfunction, the corrective action taken, identification of air contaminants, and an estimate of the emission rates. These reporting requirements are superceded by conditions elsewhere in this permit which contain reporting and notification provisions for applicable requirements more stringent than those above.

(c) The Department may also require the owner and/or operator to include in reports described under (a) and (b) above an estimate of the maximum ground level concentration of each air contaminant emitted and the effect of such emissions depending on the deviation of the malfunction and the air contaminants emitted.

(d) In the event of maintenance, start-up/shutdown or malfunction conditions which result in emissions exceeding any applicable emission standard, the facility owner and/or operator shall take appropriate action to prevent emissions which will result in contravention of any applicable ambient air quality standard. Reasonably available control technology, as determined by the commissioner, shall be applied during any maintenance, start-up/shutdown or malfunction condition subject to this paragraph.

(e) In order to have a violation of a federal regulation (such as a new source performance standard or national emissions standard for hazardous air pollutants) excused, the specific federal regulation must provide for an affirmative defense during start-up, shutdowns, malfunctions or upsets.

Emission Unit Definition

Effective between the dates of 07/08/2003 and Permit Expiration Date

Applicable State Requirement: 6NYCRR 201-5

Item 11.1:

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

Emission Unit: U-00B12

Emission Unit Description:

BOILERS USED FOR HEATING OF

THE FACILITY. MAXIMUM CAPACITY OF THIS UNIT IS 25.108 MMBTU PER HOUR. BOILERS ARE EQUIPPED WITH A DUAL FUEL BURNER TO BURN NATURAL GAS AS THE PRIMARY FUEL AND #2 FUEL

IN CASE OF EMERGENCY. THIS

UNIT IS LOCATED IN THE BOILER ROOM AND EACH BOILER IS TO RUN NO LONGER THAN 1200 HOURS PER YEAR.

Building(s): B1

Item 11.2:

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

Emission Unit: U-00CH6

Emission Unit Description:

New York State Department of Environmental Conservation
Facility DEC ID: 2630100232



THIS IS AN AIR CONDITIONING CHILLER UNIT
CONSISTING OF TWO (2) 180 BHP ENGINES
LOCATED IN THE BOILER ROOM. UNIT IS FUELED
WITH NATURAL GAS AND EACH ENGINE IS TO RUN
NO LONGER THAN 2500 HOURS PER YEAR.

Building(s): B1

Item 11.3:

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

Emission Unit: U-00CH7

Emission Unit Description:

CONDITIONING CHILLER UNIT
CONSISTING OF TWO (2) 180 BHP ENGINES
LOCATED IN THE BOILER ROOM. THIS UNIT IS
UNIT 000CH6. UNIT IS FUELED
WITH NATURAL GAS AND EACH ENGINE IS TO RUN
NO LONGER THAN 2500 HOURS PER YEAR.

Building(s): B1

Item 11.4:

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

Emission Unit: U-0CH45

Emission Unit Description:

ENGINE DRIVEN CHILLERS UNIT CONSISTING OF TWO
(2) ENGINE DRIVEN CHILLERS RATED AT 185
HORSEPOWER. ENGINES ARE IDENTICAL TO THAT
OF UNIT U0CH123, ALSO FUELED BY NATURAL
GAS LOCATED IN THE BOILER ROOM
AND EACH ENGINE IS TO OPERATE FOR A MAXIMUM
OF 2500 HOURS PER YEAR.

Building(s): B1

Item 11.5:

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

Emission Unit: U-0HWP1

Emission Unit Description:

HEATING WATER BOILER LOCATED IN
THE BOILER ROOM. UNIT IS FUELED BY NATURAL
GAS AND RUNS ONLY WHEN OTHER HEATING UNITS
ARE SHUT DOWN. THIS BOILER WILL RUN FOR NO
MORE THAN 650 HOURS PER YEAR.

Building(s): B1



New York State Department of Environmental Conservation
Facility DEC ID: 2630100232

Item 11.6:

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

Emission Unit: U-CH123

Emission Unit Description:

S AN AIR CONDITIONING UNIT

IE BULOVA COMPLEX. UNIT IS

CONSISTING OF THREE (3) 185 BHP ENGINE
DRIVEN CHILLERS, LOCATED IN THE NORTHEAST
FUELED WITH NATURAL GAS. EACH ENGINE IS TO
RUN NO LONGER THAN 2500 HOURS PER YEAR.

Building(s): B1

Item 11.7:

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

Emission Unit: U-HWH12

Emission Unit Description:

ISISTS OF TWO (2) HOT WATER

DUAL FUEL BURNER TO BURN

HEATERS LOCATED IN THE BOILER ROOM. EACH
HEATER IS FUELED BY NATURAL GAS, BUT IS
NATURAL GAS AS THE PRIMARY FUEL AND #2 FUEL
OIL IN THE CASE OF EMERGENCY. UNIT RUNS
ONLY WHEN THE CHILLING UNITS ARE NOT IN
USE. EACH RUNS NO MORE THAN 600 HOURS PER
YEAR.

Building(s): B1

Air pollution prohibited

Effective between the dates of 07/08/2003 and Permit Expiration Date

Applicable State Requirement: 6NYCRR 211.2

Item 12.1:

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.

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

Condition 13: Emission Point Definition By Emission Unit



New York State Department of Environmental Conservation
Facility DEC ID: 2630100232

Effective between the dates of 07/08/2003 and Permit Expiration Date

Applicable State Requirement: 6NYCRR 201-5

Item 13.1:

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

Emission Unit: U-00B12

Emission Point: 000F3
Height (ft.): 57 Length (in.): 48 Width (in.): 48
NYTMN (km.): 4513.2 NYTME (km.): 593.4 Building: B1

Item 13.2:

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

Emission Unit: U-00CH6

Emission Point: 00F4A
Height (ft.): 57 Diameter (in.): 4
NYTMN (km.): 4513.2 NYTME (km.): 593.4 Building: B1

Emission Point: 00F4B
Height (ft.): 57 Diameter (in.): 4
NYTMN (km.): 4513.2 NYTME (km.): 593.4 Building: B1

Item 13.3:

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

Emission Unit: U-00CH7

Emission Point: 00F5A
Height (ft.): 57 Diameter (in.): 4
NYTMN (km.): 4513.2 NYTME (km.): 593.4 Building: B1

Emission Point: 00F5B
Height (ft.): 57 Diameter (in.): 4
NYTMN (km.): 4513.2 NYTME (km.): 593.4 Building: B1

Item 13.4:

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

Emission Unit: U-0CH45

Emission Point: 000F2
Height (ft.): 57 Length (in.): 18 Width (in.): 12
NYTMN (km.): 4513.2 NYTME (km.): 593.4 Building: B1

**Item 13.5:**

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

Emission Unit: U-0HWB1

Emission Point: 000F4

Height (ft.): 57 Length (in.): 12 Width (in.): 18
 NYTMN (km.): 4513.2 NYTME (km.): 593.4 Building: B1

Item 13.6:

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

Emission Unit: U-CH123

Emission Point: 000F1

Height (ft.): 48 Diameter (in.): 8
 NYTMN (km.): 4513.2 NYTME (km.): 593.4 Building: B1

Item 13.7:

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

Emission Unit: U-HWH12

Emission Point: 000F5

Height (ft.): 57 Length (in.): 48 Width (in.): 48
 NYTMN (km.): 4513.2 NYTME (km.): 593.4 Building: B1

Condition 14: Process Definition By Emission Unit

Effective between the dates of 07/08/2003 and Permit Expiration Date

Applicable State Requirement: 6NYCRR 201-5

Item 14.1:

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

Emission Unit: U-00B12

Process: B01

Source Classification Code: 1-03-006-02

Process Description:

3 NATURAL GAS IN TWO (2) 300

BHP BOILER ENGINES. NO. 2 FUEL OIL COULD
 BE USED, BUT ONLY IN THE CASE OF AN
 EMERGENCY. EACH ENGINE IS TO RUN NO LONGER

THAN 1200 HOURS PER YEAR.

Emission Source/Control: 000B1 - Combustion

Design Capacity: 12.554 million Btu per hour



New York State Department of Environmental Conservation
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Emission Source/Control: 000B2 - Combustion
Design Capacity: 12.554 million Btu per hour

Item 14.2:

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

Emission Unit: U-00B12
ProcSource Classification Code: 1-03-005-02
Process Description: COMBUSTION OF #2 FUEL OIL.

Emission Source/Control: 000B1 - Combustion
Design Capacity: 12.554 million Btu per hour

Emission Source/Control: 000B2 - Combustion
Design Capacity: 12.554 million Btu per hour

Item 14.3:

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

Emission Unit: U-00CH6

Process: C6A Source Classification Code: 2-02-002-54
Process Description:

NATURAL GAS IN ONE OF THE
TWO 180 BHP ENGINES DRIVING THIS CHILLER
UNIT. ENGINE IS TO RUN NO LONGER THAN 2500
HOURS PER YEAR.

Emission Source/Control: 0CH6A - Combustion
Capacity: 180 horsepower (boiler)

Item 14.4:

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

Emission Unit: U-00CH6
Process: C6B Source Classification Code: 2-02-002-54

Process Description:
COMBUSTION OF NATURAL GAS IN ONE OF THE
TWO 180 BHP ENGINES DRIVING THIS CHILLER
UNIT. ENGINE IS TO RUN NO LONGER THAN 2500
HOURS PER YEAR.

Emission Source/Control: 0CH6B - Combustion
Design Capacity: 180 horsepower (boiler)

Item 14.5:

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

New York State Department of Environmental Conservation
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Emission Unit: U-00CH7
ProcSource Classification Code: 2-02-002-54
Process Description:

COMBUSTION OF NATURAL GAS IN ONE OF THE
ENGINES DRIVING THIS CHILLER
UNIT. ENGINE IS TO RUN NO LONGER THAN 2500
HOURS PER YEAR.

Emission Source/Control: 0CH7A - Combustion
Design Capacity: 180 horsepower (boiler)

Item 14.6:

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

Emission Unit: U-00CH7

Process: C7B
Source Classification Code: 2-02-002-54
Process Description:

NATURAL GAS IN ONE OF THE
TWO 180 BHP ENGINES DRIVING THIS CHILLER
UNIT. ENGINE IS TO RUN NO LONGER THAN 2500
HOURS PER YEAR.

Emission Source/Control: 0CH7B - Combustion
Design Capacity: 180 horsepower (boiler)

Item 14.7:

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

Emission Unit: U-0CH45
Process: CH4
Source Classification Code: 2-02-002-54

Process Description:
COMBUSTION OF NATURAL GAS IN ONE 185 BHP
ENGINE DRIVEN CHILLER. ENGINE IS TO RUN NO
LONGER THAN 2500 HOURS PER YEAR.

Emission Source/Control: 00CH4 - Combustion
Design Capacity: 185 horsepower (boiler)

Item 14.8:

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

Emission Unit: U-0CH45
ProcSource Classification Code: 2-02-002-54
Process Description:

COMBUSTION OF NATURAL GAS IN ONE 185 BHP
ENGINE DRIVEN CHILLER. ENGINE IS TO RUN NO



LONGER THAN 2500 HOURS PER YEAR.

Emission Source/Control: 00CH5 - Combustion

y: 185 horsepower (boiler)

Item 14.9:

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

Emission Unit: U-0HWB1

Process: HWB

Source Classification Code: 1-03-006-03

Process Description:

COMBUSTION OF NATURAL GAS FOR HEATING PURPOSES. UNIT WILL RUN NO LONGER THAN 600 HOURS PER YEAR.

Emission Source/Control: 0HWB1 - Combustion

Design Capacity: 641,000 British thermal units per hour

Item 14.10:

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

Emission Unit: U-CH123

Process: CH1

Source Classification Code: 2-02-002-54

Process Description:

NATURAL GAS IN ONE 185 BPH

ENGINE DRIVEN CHILLER. ENGINE IS TO RUN NO LONGER THAN 2500 HOURS PER YEAR.

Emission Source/Control: 00CH1 - Combustion

y: 185 horsepower (boiler)

Item 14.11:

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

Emission Unit: U-CH123

Process: CH2

Source Classification Code: 2-02-002-54

Process Description:

COMBUSTION OF NATURAL GAS IN ONE 185 BHP ENGINE DRIVEN CHILLER. ENGINE IS TO RUN NO LONGER THAN 2500 HOURS PER YEAR.

Emission Source/Control:

00CH2 - Combustion

Design Capacity: 185 horsepower (boiler)

Item 14.12:

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

New York State Department of Environmental Conservation
Facility DEC ID: 2630100232



Emission Unit: U-CH123

Process: CH3

Source Classification Code: 2-02-002-54

Process Description:

COMBUSTION OF NATURAL GAS IN ONE 185 BHP
ENGINE DRIVEN CHILLER. ENGINE IS TO RUN NO
LONGER THAN 2500 HOURS PER YEAR.

Emission Source/Control:

00CH3 - Combustion

Design Capacity: 185 horsepower (boiler)

Item 14.13:

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

Emission Unit: U-HWH12

ProcSource Classification Code: 1-03-006-03

Process Description:

COMBUSTION OF NATURAL GAS FOR HEATING

NO. 2 FUEL OIL COULD BE USED,

BUT ONLY IN THE CASE OF AN EMERGENCY. HOT
WATER HEATER WILL RUN NO LONGER THAN 600
HOURS PER YEAR.

Emission Source/Control: 0HWH1 - Combustion

Design Capacity: 800,000 British thermal units per hour

Item 14.14:

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

Emission Unit: U-HWH12

Process: WH2

Source Classification Code: 1-03-006-03

Process Description:

COMBUSTION OF NATURAL GAS FOR HEATING

PURPOSES. NO. 2 FUEL OIL COULD BE USED,
BUT ONLY IN THE CASE OF AN EMERGENCY. HOT
WATER HEATER WILL RUN NO LONGER THAN 600
HOURS PER YEAR.

Emission Source/Control:

0HWH2 - Combustion

Design Capacity: 800,000 British thermal units per hour