



**PERMIT**  
**Under the Environmental Conservation Law (ECL)**

**IDENTIFICATION INFORMATION**

Permit Type: Air Title V Facility  
Permit ID: 2-6307-00339/00002  
Effective Date: 03/09/2016 Expiration Date: 04/18/2018

Permit Type: Air State Facility  
Permit ID: 2-6307-00339/00004  
Effective Date: 03/09/2016 Expiration Date: 04/18/2018

Permit Issued To: NORTH SHORE TOWERS APARTMENTS INC  
272-40 GRAND CENTRAL PARKWAY  
FLORAL PARK, NY 11005-1302

Contact: SALVATORE N CASTRO  
NORTH SHORE TOWERS APARTMENTS INC  
272-40 GRAND CENTRAL PKWY  
FLORAL PARK, NY 11005  
(718) 423-3335

Facility: N SHORE TOWERS APT TOTAL ENERGY PLANT  
272-40 GRAND CENTRAL PKWY  
FLORAL PARK, NY 11005

Contact: SALVATORE N CASTRO  
NORTH SHORE TOWERS APARTMENTS INC  
272-40 GRAND CENTRAL PKWY  
FLORAL PARK, NY 11005  
(718) 423-3335

Description:  
The North Shore Towers located at 272-40 Grand Central Parkway; Floral Park is an 1844-Unit Cooperative apartment complex on the Queens-Nassau Counties border. On the premises of the complex the management owns and operates an Integral Total Energy Plant. The Plant is located at 272-40 Grand Central Parkway, Floral Park. There is no tie-in to the local electrical utility. The plant provides heat, air conditioning, hot water and electricity for the entire apartment complex. The Standard Industrial Classification (SIC) for this facility is 6513 - Apartment Building Operators.

The Plant consists of three Chicago Pneumatic (emission sources 0001A, 0001B, 0001F), 1500 kilowatt each and three Caterpillar (emission sources 0001G, 0001H, 0001I), 1640 kilowatt each, engine-generators; four boilers each rated at 29.29 MM Btu/hr heat input, one 10kW emergency power generator which operates less than 500 hours per year and seven underground fuel oil storage tanks.

The three 1500 kilowatt engines operate at or below 1,150 kw when burning dual fuels (Natural Gas and #2 distillate oil) and at or below 1,250 kw when burning #2 distillate oil. These engines have heat recovery units and vent their air emissions through a common stack. The three 1500

**New York State Department of Environmental Conservation**  
**Facility DEC ID: 2630700339**



kilowatt engines are dual-fuel type and operate on 94% Natural Gas with a 6% #2 fuel oil Pilot Flame and can operate with fuel oil only.

The facility replaced under Air State Facility Permit 2-6307-00339/00003 three (emission sources 0001C, 0001D, 0001E) of its original six old Chicago Pneumatic dual fired engines with new Caterpillar internal combustion engines (emission sources 0001G, 0001H, 0001I) and created 59.5 tons of NO<sub>x</sub> ERCs and 15.50 tons of VOC ERCs of which 40.87 tons of NO<sub>x</sub> were used to keep the facility bellow the New Source Review trigger of 25 tons per year. To avoid New Source Revuiew requirements, the annual VOC emissions are limit of 24.9 tons per year on a rolling monyhly basis. The netting yields an annual NO<sub>x</sub> limit of 65.76 tons per year on a rolling monyhly basis.

The boilers can fire either natural gas or fuel oil and are combined to a common stack.

Oxide of Nitrogen emissions from this facility is 25 or more tons per year and is subject to Subparts 201-6, Title V Permits, 227-2, Reasonably Available Control Technology (RACT) for Oxides of Nitrogen (NO<sub>x</sub>).

The oxides of nitrogen emissions resulting from the operation of the three 1500 kilowatt engines are limited to 5.6 grams per brake-horsepower-hour on an annual average rolled monthly basis, and are based on the NO<sub>x</sub> RACT variance of December 2004 and September 2012.

The oxides of nitrogen emission limit for the three new engines under emission unit U-FAC03, installed after July 1, 2010, is 1.0 grams per brake horsepower-hour as required by 40CFR60 Subpart JJJJ. Hence, these engines would be in compliance with the presumptive NO<sub>x</sub> limit under Subpart 227-2 of 1.5 grams per brake horsepower-hour.

The oxides of nitrogen emissions resulting from the operation of the facility's boilers are limited starting July 1, 2014, to 0.107 lb/MMBtu/hr on an annual average rolled monthly basis, and is based on the NO<sub>x</sub> RACT variance of December 2011.

The facility's existing engines are subject to 40 CFR 63 Subpart ZZZZ, 40 CFR 60 Subparts JJJJ and IIII. These regulations are not delegated by USEPA to the New York State.

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

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

Authorized Signature: \_\_\_\_\_ Date: \_\_\_\_ / \_\_\_\_ / \_\_\_\_





**Notification of Other State Permittee Obligations**

**Item A: Permittee Accepts Legal Responsibility and Agrees to Indemnification**

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

**Item B: Permittee's Contractors to Comply with Permit**

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

**Item C: Permittee Responsible for Obtaining Other Required Permits**

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

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

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



**LIST OF CONDITIONS**

**DEC GENERAL CONDITIONS**

**General Provisions**

Applications for permit renewals, modifications and transfers



**DEC GENERAL CONDITIONS**

**\*\*\*\* General Provisions \*\*\*\***

**For the purpose of your Title V permit, the following section contains  
state-only enforceable terms and conditions.**

**GENERAL CONDITIONS - Apply to ALL Authorized Permits.**

**Condition 1-1: Applications for permit renewals, modifications and transfers**  
**Applicable State Requirement: 6 NYCRR 621.11**

**Item 1-1.1:**

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

**Item 1-1.3:**

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

**New York State Department of Environmental Conservation**

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**Permit Under the Environmental Conservation Law (ECL)**

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

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FLORAL PARK, NY 11005-1302

Facility: N SHORE TOWERS APT TOTAL ENERGY PLANT  
272-40 GRAND CENTRAL PKWY  
FLORAL PARK, NY 11005

Authorized Activity By Standard Industrial Classification Code:  
None Listed On Application

Permit Effective Date: 03/09/2016

Permit Expiration Date: 04/18/2018

**NO CONDITIONS FOR THIS**

**PERMIT**

