



PERMIT
Under the Environmental Conservation Law (ECL)

IDENTIFICATION INFORMATION

Permit Type: Air State Facility
Permit ID: 2-6205-01784/00001
Effective Date: 10/06/2015 Expiration Date: 10/05/2025

Permit Issued To: HUDSON YARDS GEN-PAR LLC
C/O RELATED COMPANIES
60 COLUMBUS CIR FL 19
NEW YORK, NY 10023

Contact: JAY CROSS
HUDSON YARDS GEN-PAR LLC
60 COLUMBUS CIR FL 19
NEW YORK, NY 10023
(212) 801-3540

Facility: 20 HUDSON YARDS
500 W 33RD ST, B:702 L:4,10,125,150|501-553 W 30TH ST AND 500-560 W
33RD ST
NEW YORK, NY 10001

Contact: NICHOLAS LANZILLOTTO
RELATED MANAGEMENT COMPANY LP
511 W 33RD ST
NEW YORK, NY 10001
(212) 492-5244

Description:

The 20 Hudson Yards Facility is a mixed-use real estate development under a joint venture between The Related Companies, L.P. and Oxford Properties Group which formed Hudson Yards Gen-Par LLC. The Facility consists of five towers - Tower A (500 West 33rd Street) and Tower C (501 West 30th Street), both office towers with a Retail Podium Building between them (500 West 33rd Street), a residential building Tower D (553 West 30th Street), and one mix-use Hotel/Residential building Tower E (560 West 33rd Street). The Combined Heat and Power (CHP) plant will be constructed in the Retail Podium Building and would be operated by the engineering department of Related Management Company, L.P.

A shared engineering staff will facilitate coordination and coverage for the Retail Podium and ensure that the CHP is operated to its maximum efficiency. A master engineering plan will allow for a shared engineering staff across the entire Hudson Yards projects, all overseen by Related Management Company L.P. This will provide for greater coordination and coverage across the mechanical plants, boilers, backup generators and especially the thermal loop for each of the buildings (Retail Podium Buildings, Tower A, Tower C, Tower D, and Tower E).

New York State Department of Environmental Conservation
Facility DEC ID: 2620501784



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

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

Authorized Signature: _____ Date: ____ / ____ / ____



Notification of Other State Permittee Obligations

Item A: Permittee Accepts Legal Responsibility and Agrees to Indemnification

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

Item B: Permittee's Contractors to Comply with Permit

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

Item C: Permittee Responsible for Obtaining Other Required Permits

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

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

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



LIST OF CONDITIONS

DEC GENERAL CONDITIONS

General Provisions

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

Facility Level

- Submission of application for permit modification or renewal -
REGION 2 HEADQUARTERS

DEC SPECIAL CONDITIONS

- Submission of agreements and contracts.



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

Condition 1: Facility Inspection by the Department

Applicable State Requirement: ECL 19-0305

Item 1.1:

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

Item 1.2:

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

Item 1.3:

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

Condition 2: Relationship of this Permit to Other Department Orders and Determinations

Applicable State Requirement: ECL 3-0301 (2) (m)

Item 2.1:

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

Condition 3: Applications for permit renewals, modifications and transfers

Applicable State Requirement: 6 NYCRR 621.11

Item 3.1:

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

Item 3.2:

The permittee must submit a renewal application at least 180 days before expiration of permits for Title V Facility Permits, or at least 30 days before expiration of permits for State Facility Permits.

Item 3.3:

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



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

Item 4.1:

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

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

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

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

Item 5.1:

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

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

(718) 48



DEC SPECIAL CONDITIONS

2-4997

Condition 6: Submission of agreements and contracts.

Applicable State Requirement: 6 NYCRR Part 621

Item 6.1:

Compliance Demonstration shall include the following monitoring:

Monitoring Type: RECORD KEEPING/MAINTENANCE PROCEDURES

Monitoring Description:

No later than 30 days prior to the commencement of construction, the Permittee must submit to the Regional Air Pollution Control Engineer and the Regional Permit Administrator for review and approval one copy of each of the management and/or development agreements governing the construction of all equipment that is subject of this permit, including the cogeneration plant and all associated equipment, as well as all of the boilers, backup generators, and associated control equipment for each of the Properties. Such agreements shall set forth the respective obligations of the parties for compliance with the terms of this permit and shall provide for Department access to all of the equipment subject to this permit.

No later than 60 days prior to the commencement of operations of the permitted equipment the Permittee must submit to the Regional Air Pollution Control Engineer and Regional Permit Administrator for review and approval one copy of each of the management agreements governing the operation and maintenance of all the equipment that is the subject of this permit, including the cogeneration plant and associated equipment, as well as all of the boilers, backup generators, and associated control equipment for each of the Properties. Such agreements shall set forth the respective obligations of the parties for compliance with the terms of this permit and shall provide for the Department access to all of the equipment subject to this permit.

Reporting Requirements: AS REQUIRED - SEE MONITORING DESCRIPTION

New York State Department of Environmental Conservation

Permit ID: 2-6205-01784/00001

Facility DEC ID: 2620501784



Permit Under the Environmental Conservation Law (ECL)

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

IDENTIFICATION INFORMATION

Permit Issued To: HUDSON YARDS GEN-PAR LLC
C/O RELATED COMPANIES
60 COLUMBUS CIR FL 19
NEW YORK, NY 10023

Facility: 20 HUDSON YARDS
500 W 33RD ST, B:702 L:4,10,125,150|501-553 W 30TH ST AND 500-560
W 33RD ST
NEW YORK, NY 10001

Authorized Activity By Standard Industrial Classification Code:
6531 - REAL ESTATE AGENTS AND MANAGER

Permit Effective Date: 10/06/2015

Permit Expiration Date: 10/05/2025



LIST OF CONDITIONS

FEDERALLY ENFORCEABLE CONDITIONS

Facility Level

- 1 6 NYCRR 200.6: Acceptable Ambient Air Quality
- 2 6 NYCRR 201-3.2 (a): Exempt Sources - Proof of Eligibility
- 3 6 NYCRR 201-3.3 (a): Trivial Sources - Proof of Eligibility
- 4 6 NYCRR 200.6: Compliance Demonstration
- 5 6 NYCRR Subpart 201-7: Facility Permissible Emissions
- *6 6 NYCRR Subpart 201-7: Capping Monitoring Condition
- *7 6 NYCRR Subpart 201-7: Capping Monitoring Condition
- *8 6 NYCRR Subpart 201-7: Capping Monitoring Condition
- 9 6 NYCRR 202-1.1: Required Emissions Tests - Facility Level
- 10 6 NYCRR 202-1.3: Acceptable procedures - Stack test report submittal
- 11 6 NYCRR 211.1: Air pollution prohibited
- 12 6 NYCRR 225-1.2 (g): Compliance Demonstration
- 13 6 NYCRR 225-1.2 (h): Compliance Demonstration
- 14 6 NYCRR 225-1.6 (f): Compliance Demonstration
- 15 6 NYCRR 227-1.3 (a): Compliance Demonstration
- 16 40CFR 60.4, NSPS Subpart A: EPA Region 2 address.
- 17 40CFR 60.7(a)(1), NSPS Subpart A: Compliance Demonstration
- 18 40CFR 60.7(b), NSPS Subpart A: Recordkeeping requirements.
- 19 40CFR 60.8(a), NSPS Subpart A: Performance testing timeline.
- 20 40CFR 60, NSPS Subpart IIII: Applicability
- 21 40CFR 60, NSPS Subpart IIII: Compliance and Enforcement
- 22 40CFR 60, NSPS Subpart JJJJ: Applicability
- 23 40CFR 60, NSPS Subpart JJJJ: Compliance and Enforcement

Emission Unit Level

EU=U-00001

- 24 40CFR 60.7(a)(3), NSPS Subpart A: Compliance Demonstration

EU=U-00001,Proc=PBG

- 25 40CFR 60.48c(a), NSPS Subpart Dc: Compliance Demonstration
- 26 40CFR 60.48c(g), NSPS Subpart Dc: Compliance Demonstration

EU=U-00002

- 27 40CFR 60.7(a)(3), NSPS Subpart A: Compliance Demonstration

STATE ONLY ENFORCEABLE CONDITIONS

Facility Level

- 28 ECL 19-0301: Contaminant List
- 29 6 NYCRR 201-1.4: Malfunctions and start-up/shutdown activities
- 30 6 NYCRR Subpart 201-5: Emission Unit Definition
- 31 6 NYCRR 201-5.2 (c): Renewal deadlines for state facility permits
- 32 6 NYCRR 201-5.3 (c): Compliance Demonstration
- 33 6 NYCRR 211.2: Visible Emissions Limited

Emission Unit Level

- 34 6 NYCRR Subpart 201-5: Emission Point Definition By Emission Unit
- 35 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: Acceptable Ambient Air Quality



Effective between the dates of 10/06/2015 and 10/05/2025

Applicable Federal Requirement:6 NYCRR 200.6

Item 1.1:

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

Condition 2: Exempt Sources - Proof of Eligibility

Effective between the dates of 10/06/2015 and 10/05/2025

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

Item 2.1:

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

Condition 3: Trivial Sources - Proof of Eligibility

Effective between the dates of 10/06/2015 and 10/05/2025

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

Item 3.1:

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

Condition 4: Compliance Demonstration

Effective between the dates of 10/06/2015 and 10/05/2025

Applicable Federal Requirement:6 NYCRR 200.6

Item 4.1:

The Compliance Demonstration activity will be performed for the facility:

The Compliance Demonstration applies to:

Emission Unit: U-00002

Process: ENG

Emission Source: ENGA1

Emission Unit: U-00002

Process: ENG

Emission Source: ENGA2

Emission Unit: U-00002



Process: ENG Emission Source: ENGA3

Emission Unit: U-00002
Process: ENG Emission Source: ENGA4

Emission Unit: U-00002
Process: ENG Emission Source: ENGA5

Emission Unit: U-00002
Process: ENG Emission Source: ENGA6

Emission Unit: U-00002
Process: ENG Emission Source: ENGC1

Emission Unit: U-00002
Process: ENG Emission Source: ENGC2

Emission Unit: U-00002
Process: ENG Emission Source: ENGD1

Emission Unit: U-00002
Process: ENG Emission Source: ENGE1

Emission Unit: U-00002
Process: ENG Emission Source: ENGE2

Emission Unit: U-00002
Process: ENG Emission Source: ENGP1

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

Item 4.2:

Compliance Demonstration shall include the following monitoring:

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

Monitoring Description:

Operation of twelve (12) engine generators in this emission unit is limited to a maximum of 130 hours/year of operation per engine (testing, maintenance, any use for demand response/load shaving and when the other sources of power is not available). Facility must maintain on site records which demonstrate that each engine is operated less than 130 hours per year on a monthly rolling basis. The owner or operator must maintain a bound log book at the facility to record each engine operation with date, time, duration of operation, and reason for operation of each engine generator. A summary of report shall be maintained at the facility.

New York State Department of Environmental Conservation

Permit ID: 2-6205-01784/00001

Facility DEC ID: 2620501784



Parameter Monitored: HOURS OF OPERATION
Upper Permit Limit: 130 hours per year
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 7/30/2016.
Subsequent reports are due every 12 calendar month(s).

Condition 5: Facility Permissible Emissions
Effective between the dates of 10/06/2015 and 10/05/2025

Applicable Federal Requirement:6 NYCRR Subpart 201-7

Item 5.1:

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

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

CAS No: 0NY210-00-0

PTE: 49,800 pounds per year

Name: OXIDES OF NITROGEN

Condition 6: Capping Monitoring Condition
Effective between the dates of 10/06/2015 and 10/05/2025

Applicable Federal Requirement:6 NYCRR Subpart 201-7

Item 6.1:

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

6 NYCRR Subpart 201-6

Item 6.2:

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

Item 6.3:

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 6.4:

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

New York State Department of Environmental Conservation

Permit ID: 2-6205-01784/00001

Facility DEC ID: 2620501784



period and a comparison to the threshold levels that would require compliance with an applicable requirement.

Item 6.5:

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 6.6:

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

Emission Unit: U-00001 Process: PEG	Emission Source: COGP1
Emission Unit: U-00001 Process: PEG	Emission Source: COGP2
Emission Unit: U-00001 Process: PEG	Emission Source: COGP3
Emission Unit: U-00001 Process: PEG	Emission Source: COGP4
Regulated Contaminant(s): CAS No: 0NY210-00-0	OXIDES OF NITROGEN

Item 6.7:

Compliance Demonstration shall include the following monitoring:

Capping: Yes

Monitoring Type: INTERMITTENT EMISSION TESTING

Monitoring Description:

NO_x emissions of four CHP engines rated at 3.3 MW each (GE Jenbacher Model JMS620F09) in Emission Unit 00001 are limited to 0.078g/bhp-hr.

The owner or operator of the facility is required to conduct an initial performance test within one year of engines startup, and conduct subsequent performance testing every 8,760 hours or 3 years, whichever comes first, thereafter to demonstrate compliance with this limit (used in the 201-7 NO_x capping formula). The owner or operator must (1) submit a stack test protocol to the department for approval at least 30 days prior to emission testing and (2) submit a compliance test report containing the results of the emission test to the department within 60 days after completion of the emission test. All the records must be kept at the facility.

NSPS NO_x limit for non emergency SI lean burn engines > 500HP with the manufacture post date 7/1/2010 as per 40 CFR Subpart JJJJ Table 1 is 1g/HP-hr.

New York State Department of Environmental Conservation

Permit ID: 2-6205-01784/00001

Facility DEC ID: 2620501784



Upper Permit Limit: 0.078 grams per brake
horsepower-hour

Reference Test Method: 40 CFR 60 Appendix A - Method 7, 7E, or 19

Monitoring Frequency: AS REQUIRED - SEE PERMIT MONITORING
DESCRIPTION

Averaging Method: 1-HOUR AVERAGE

Reporting Requirements: ANNUALLY (CALENDAR)

Reports due 30 days after the reporting period.

The initial report is due 7/30/2016.

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

Condition 7: Capping Monitoring Condition
Effective between the dates of 10/06/2015 and 10/05/2025

Applicable Federal Requirement: 6 NYCRR Subpart 201-7

Item 7.1:

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

6 NYCRR Subpart 201-6

Item 7.2:

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

Item 7.3:

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 7.4:

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 7.5:

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 7.6:

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



Emission Unit: U-00002 Process: ENG	Emission Source: ENGA1
Emission Unit: U-00002 Process: ENG	Emission Source: ENGA2
Emission Unit: U-00002 Process: ENG	Emission Source: ENGA3
Emission Unit: U-00002 Process: ENG	Emission Source: ENGA4
Emission Unit: U-00002 Process: ENG	Emission Source: ENGA5
Emission Unit: U-00002 Process: ENG	Emission Source: ENGA6
Emission Unit: U-00002 Process: ENG	Emission Source: ENGC1
Emission Unit: U-00002 Process: ENG	Emission Source: ENGC2
Emission Unit: U-00002 Process: ENG	Emission Source: ENGD1
Emission Unit: U-00002 Process: ENG	Emission Source: ENGE1
Emission Unit: U-00002 Process: ENG	Emission Source: ENGE2
Emission Unit: U-00002 Process: ENG	Emission Source: ENGP1
Regulated Contaminant(s): CAS No: 0NY210-00-0	OXIDES OF NITROGEN

Item 7.7:

Compliance Demonstration shall include the following monitoring:

Capping: Yes

Monitoring Type: INTERMITTENT EMISSION TESTING

Monitoring Description:

NOx emissions of 12 engine generators in Emission Unit 00002 are limited to 0.67g/kw-hr. The owner or operator of the facility must demonstrate compliance with this limit (used in the 201-7 NOx capping formula) by performing stack emission testing as required in the frequency below.

New York State Department of Environmental Conservation

Permit ID: 2-6205-01784/00001

Facility DEC ID: 2620501784



The owner or operator must (1) submit a stack test protocol to the department for approval at least 30 days prior to emission testing and (2) submit a compliance test report containing the results of the emission test to the department within 60 days after completion of the emission test. All the records must be kept at the facility.

NSPS emission factor as per Table 1 of 40 CFR 1039.101 for 2014 Model Year, Generator sets > 560 KW is 0.67 g/kW-hr.

Upper Permit Limit: 0.67 grams per kilowatt hour

Reference Test Method: 40 CFR 60 Appendix A - Method 7, 7E, or 19

Monitoring Frequency: Once every five years

Averaging Method: 1-HOUR AVERAGE

Reporting Requirements: ONCE / BATCH OR MONITORING OCCURRENCE

Condition 8: Capping Monitoring Condition
Effective between the dates of 10/06/2015 and 10/05/2025

Applicable Federal Requirement: 6 NYCRR Subpart 201-7

Item 8.1:

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

6 NYCRR Subpart 201-6

Item 8.2:

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

Item 8.3:

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 8.4:

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 8.5:

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 8.6:

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

Emission Unit: U-00001

Emission Unit: U-00002

Regulated Contaminant(s):

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

Item 8.7:

Compliance Demonstration shall include the following monitoring:

Capping: Yes

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

Monitoring Description:

Facility Wide NOx emissions shall not exceed 49,800 pounds during any rolling twelve month period.

The facility shall calculate and record the NOx emissions from all air emission sources at the facility on a monthly, and rolling 12-month basis to demonstrate compliance with 49800 pounds per year limit. This report shall be submitted to the Department on an annual basis.

The following formula will be used to calculate monthly NOx emissions and to demonstrate compliance with this cap on a rolling 12-month basis:

$$X=[(AxB)+(CxD)+(ExF)+(GxH)+(IxJ)]$$

Where:

X= monthly NOx emissions (pounds);

A= the monthly fuel consumption of natural gas in the CHP engines(four 3.3 MW GE engines) (mmscf);

B= NOx emission factor from the operation of the CHP engines based on the manufacturer specified factor of 30.2 lbs/mmscf (0.078 g/hp-hr which meets 40 CFR 60 JJJJ limit of 1 g/hp-hr in Table 1 for Non-Emergency SI Natural Gas engines = 500 HP, with a manufacturer date post 7/1/2010) based on natural gas HHV of 1020 Btu/scf ;

C= the monthly fuel consumption of natural gas in the Retail Podium Building boilers (mmscf);

D= NOx emission factor from the operation of the Retail Podium Building boilers based on the manufacturer



specified factor of 23.5 lbs/mmscf (19 ppm manufacture guarantee) based on natural gas HHV of 1020 Btu/scf;
E= the monthly fuel consumption of #2 fuel oil from the operation of engine generators (1000 gallons);
F= NOx emission factor from the operation of engine generators based on the NSPS emission factor of 18.8 lbs/1000 gallons (0.67 g/kW-hr per 40 CFR 1039.101, Table 1: Tier 4 Exhaust Emission Standards After the 2014 Model Year, g/kW-hr, for Generator sets > 560 KW)** and an ultra low sulfur fuel oil HHV of 140,000 Btu/gallon;
G= the monthly fuel consumption of natural gas in the exempt microturbines (mmscf);
H= NOx emission factor from the operation of the exempt microturbines based on the manufacturer certified factor of 42.6 lbs/mmscf (0.46 lbs/MW-hr manufacture guarantee) based on natural gas HHV of 1020 Btu/scf.
I= the monthly fuel consumption of natural gas in exempt boilers (mmscf);
J= NOx emission factor from the operation of exempt boilers, based on AP-42 emission factor of 50 lbs/mmscf for low NOx burners (AP-42, Table 1.4-1) and natural gas HHV of 1020 Btu/scf.

NOx Emission factors B and F shall be verified by performing stack emission testing.

A rolling 12-month tally shall be maintained to ensure compliance with the limit.

The facility shall maintain on site daily fuel use logs for each unit, operating hours, KW-hrs generated and supporting documentation to verify the NOx emissions limit.

Parameter Monitored: OXIDES OF NITROGEN
Upper Permit Limit: 49800 pounds per year
Monitoring Frequency: MONTHLY
Averaging Method: ANNUAL MINIMUM ROLLED MONTHLY
Reporting Requirements: ANNUALLY (CALENDAR)
Reports due 30 days after the reporting period.
The initial report is due 7/30/2016.
Subsequent reports are due every 12 calendar month(s).

Condition 9: Required Emissions Tests - Facility Level
Effective between the dates of 10/06/2015 and 10/05/2025

Applicable Federal Requirement:6 NYCRR 202-1.1



Item 9.1:

An acceptable report of measured emissions shall be submitted, as required by the commissioner, to ascertain compliance or noncompliance with any air pollution code, rule, or regulation.

Condition 10: Acceptable procedures - Stack test report submittal
Effective between the dates of 10/06/2015 and 10/05/2025

Applicable Federal Requirement:6 NYCRR 202-1.3

Item 10.1:

Emission test reports must be submitted in triplicate to the commissioner within 60 days after the completion of the tests, unless additional time is requested in writing.

Condition 11: Air pollution prohibited
Effective between the dates of 10/06/2015 and 10/05/2025

Applicable Federal Requirement:6 NYCRR 211.1

Item 11.1:

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 12: Compliance Demonstration
Effective between the dates of 10/06/2015 and 10/05/2025

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

Item 12.1:

The Compliance Demonstration activity will be performed for the Facility.

Item 12.2:

Compliance Demonstration shall include the following monitoring:

Monitoring Type: WORK PRACTICE INVOLVING SPECIFIC OPERATIONS

Monitoring Description:

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

Data collected pursuant to this Subpart must be tabulated and summarized in a form acceptable to the Department, and

New York State Department of Environmental Conservation

Permit ID: 2-6205-01784/00001

Facility DEC ID: 2620501784



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

Work Practice Type: PARAMETER OF PROCESS MATERIAL
Process Material: DISTILLATES - NUMBER 1 AND NUMBER 2 OIL
Parameter Monitored: SULFUR CONTENT
Upper Permit Limit: 0.0015 percent by weight
Monitoring Frequency: PER DELIVERY
Averaging Method: MAXIMUM - NOT TO BE EXCEEDED AT ANY TIME (INSTANTANEOUS/DISCRETE OR GRAB)
Reporting Requirements: AS REQUIRED - SEE MONITORING DESCRIPTION

Condition 13: Compliance Demonstration
Effective between the dates of 10/06/2015 and 10/05/2025

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

Item 13.1:

The Compliance Demonstration activity will be performed for the Facility.

Item 13.2:

Compliance Demonstration shall include the following monitoring:

Monitoring Type: WORK PRACTICE INVOLVING SPECIFIC OPERATIONS

Monitoring Description:

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

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

Work Practice Type: PARAMETER OF PROCESS MATERIAL
Process Material: DISTILLATES - NUMBER 1 AND NUMBER 2 OIL
Parameter Monitored: SULFUR CONTENT
Upper Permit Limit: 0.0015 percent by weight
Monitoring Frequency: PER DELIVERY



Averaging Method: MAXIMUM - NOT TO BE EXCEEDED AT ANY
TIME (INSTANTANEOUS/DISCRETE OR GRAB)
Reporting Requirements: AS REQUIRED - SEE MONITORING DESCRIPTION

Condition 14: Compliance Demonstration
Effective between the dates of 10/06/2015 and 10/05/2025

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

Item 14.1:

The Compliance Demonstration activity will be performed for the Facility.

Item 14.2:

Compliance Demonstration shall include the following monitoring:

Monitoring Type: RECORD KEEPING/MAINTENANCE PROCEDURES
Monitoring Description:

Facility owners subject to this Subpart must submit a written report of the fuel sulfur content exceeding the applicable sulfur-in-fuel limitation, measured emissions exceeding the applicable sulfur-in-fuel limitation, measured emissions exceeding the applicable equivalent emission rate, and the nature and cause of such exceedances if known, for each calendar quarter, within 30 days after the end of any quarterly period in which an exceedance takes place.

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

Monitoring Frequency: AS REQUIRED - SEE PERMIT MONITORING
DESCRIPTION
Reporting Requirements: AS REQUIRED - SEE MONITORING DESCRIPTION

Condition 15: Compliance Demonstration
Effective between the dates of 10/06/2015 and 10/05/2025

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

Item 15.1:

The Compliance Demonstration activity will be performed for the Facility.

Item 15.2:

Compliance Demonstration shall include the following monitoring:

New York State Department of Environmental Conservation

Permit ID: 2-6205-01784/00001

Facility DEC ID: 2620501784



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: AS REQUIRED - SEE PERMIT MONITORING
DESCRIPTION

Averaging Method: 6-MINUTE AVERAGE (METHOD 9)

Reporting Requirements: UPON REQUEST BY REGULATORY AGENCY

Condition 16: EPA Region 2 address.

Effective between the dates of 10/06/2015 and 10/05/2025

Applicable Federal Requirement:40CFR 60.4, NSPS Subpart A

Item 16.1:

New York State Department of Environmental Conservation

Permit ID: 2-6205-01784/00001

Facility DEC ID: 2620501784



All requests, reports, applications, submittals, and other communications to the Administrator pursuant to this part shall be submitted in duplicate to the following address:

Director, Division of Enforcement and Compliance Assistance
USEPA Region 2
290 Broadway, 21st Floor
New York, NY 10007-1886

Copies of all correspondence to the administrator pursuant to this part shall also be submitted to the NYSDEC Regional Office issuing this permit (see address at the beginning of this permit) and to the following address:

NYSDEC
Bureau of Quality Assurance
625 Broadway
Albany, NY 12233-3258

Condition 17: Compliance Demonstration
Effective between the dates of 10/06/2015 and 10/05/2025

Applicable Federal Requirement: 40CFR 60.7(a)(1), NSPS Subpart A

Item 17.1:

The Compliance Demonstration activity will be performed for the Facility.

Item 17.2:

Compliance Demonstration shall include the following monitoring:

Monitoring Type: RECORD KEEPING/MAINTENANCE PROCEDURES

Monitoring Description:

Any owner or operator subject to the provisions of this part shall furnish the Administrator written notification or, if acceptable to both the Administrator and the owner or operator of a source, electronic notification, as follows:

A notification of the date construction (or reconstruction as defined under 40 CFR Part 60.15) of an affected facility is commenced postmarked no later than 30 days after such date. This requirement shall not apply in the case of mass-produced facilities which are purchased in completed form.

Monitoring Frequency: AS REQUIRED - SEE PERMIT MONITORING DESCRIPTION

Reporting Requirements: ONCE / BATCH OR MONITORING OCCURRENCE

Condition 18: Recordkeeping requirements.
Effective between the dates of 10/06/2015 and 10/05/2025



Applicable Federal Requirement:40CFR 60.7(b), NSPS Subpart A

Item 18.1:

Affected owners or operators shall maintain records of occurrence and duration of any startup, shutdown, or malfunction in the operation of an affected facility; any malfunction of the air pollution control equipment; or any periods during which a continuous monitoring system or monitoring device is inoperative.

Condition 19: Performance testing timeline.
Effective between the dates of 10/06/2015 and 10/05/2025

Applicable Federal Requirement:40CFR 60.8(a), NSPS Subpart A

Item 19.1:

Within 60 days after achieving the maximum production rate, but not later than 180 days after initial startup of the facility, the owner or operator of the facility shall conduct performance testing and provide the results of such tests, in a written report, to the Administrator.

Condition 20: Applicability
Effective between the dates of 10/06/2015 and 10/05/2025

Applicable Federal Requirement:40CFR 60, NSPS Subpart III

Item 20.1:

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

Condition 21: Compliance and Enforcement
Effective between the dates of 10/06/2015 and 10/05/2025

Applicable Federal Requirement:40CFR 60, NSPS Subpart III

Item 21.1:

The Department has not accepted delegation of 40 CFR Part 60 Subpart III. Any questions concerning compliance and/or enforcement of this regulation should be referred to USEPA Region 2, 290 Broadway, 21st Floor, New York, NY 10007-1866; (212) 637-4080. Should the Department decide to accept delegation of 40 CFR Part 60 Subpart III during the term of this permit, enforcement of this regulation will revert to the Department as of the effective date of delegation.

Condition 22: Applicability
Effective between the dates of 10/06/2015 and 10/05/2025

Applicable Federal Requirement:40CFR 60, NSPS Subpart JJJJ

Item 22.1:

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

New York State Department of Environmental Conservation

Permit ID: 2-6205-01784/00001

Facility DEC ID: 2620501784



Condition 23: Compliance and Enforcement
Effective between the dates of 10/06/2015 and 10/05/2025

Applicable Federal Requirement:40CFR 60, NSPS Subpart JJJJ

Item 23.1:

The Department has not accepted delegation of 40 CFR Part 60 Subpart JJJJ. Any questions concerning compliance and/or enforcement of this regulation should be referred to USEPA Region 2, 290 Broadway, 21st Floor, New York, NY 10007-1866; (212) 637-4080. Should the Department decide to accept delegation of 40 CFR Part 60 Subpart JJJJ during the term of this permit, enforcement of this regulation will revert to the Department as of the effective date of delegation.

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

Condition 24: Compliance Demonstration
Effective between the dates of 10/06/2015 and 10/05/2025

Applicable Federal Requirement:40CFR 60.7(a)(3), NSPS Subpart A

Item 24.1:

The Compliance Demonstration activity will be performed for:

Emission Unit: U-00001

Item 24.2:

Compliance Demonstration shall include the following monitoring:

Monitoring Type: RECORD KEEPING/MAINTENANCE PROCEDURES

Monitoring Description:

Any owner or operator subject to the provisions of this part shall furnish the Administrator written notification or, if acceptable to both the Administrator and the owner or operator of a source, electronic notification, as follows:

A notification of the actual date of initial startup of an affected facility postmarked within 15 days after such date.

Monitoring Frequency: AS REQUIRED - SEE PERMIT MONITORING DESCRIPTION

Reporting Requirements: ONCE / BATCH OR MONITORING OCCURRENCE

Condition 25: Compliance Demonstration
Effective between the dates of 10/06/2015 and 10/05/2025

Applicable Federal Requirement:40CFR 60.48c(a), NSPS Subpart Dc

New York State Department of Environmental Conservation

Permit ID: 2-6205-01784/00001

Facility DEC ID: 2620501784



Item 25.1:

The Compliance Demonstration activity will be performed for:

Emission Unit: U-00001

Process: PBG

Item 25.2:

Compliance Demonstration shall include the following monitoring:

Monitoring Type: RECORD KEEPING/MAINTENANCE PROCEDURES

Monitoring Description:

The owner and operator of each affected facility shall submit notification of the date of construction or reconstruction, anticipated startup, and actual startup, as provided by 40 CFR 60.7 of this part. This notification shall include:

- (1) The design heat input capacity of the affected facility and identification of fuels to be combusted in the affected facility.
- (2) If applicable, a copy of any Federally enforceable requirement that limits the annual capacity factor for any fuel or mixture of fuels under 40 CFR 60.42c., or 40 CFR 60.43c.
- (3) The annual capacity factor at which the owner or operator anticipates operating the affected facility based on all fuels fired and based on each individual fuel fired.

Monitoring Frequency: SINGLE OCCURRENCE

Reporting Requirements: AS REQUIRED - SEE MONITORING DESCRIPTION

Condition 26: Compliance Demonstration

Effective between the dates of 10/06/2015 and 10/05/2025

Applicable Federal Requirement:40CFR 60.48c(g), NSPS Subpart Dc

Item 26.1:

The Compliance Demonstration activity will be performed for:

Emission Unit: U-00001

Process: PBG

Item 26.2:

Compliance Demonstration shall include the following monitoring:

Monitoring Type: RECORD KEEPING/MAINTENANCE PROCEDURES

Monitoring Description:

The owner or operator of an affected facility shall record and maintain records of the amounts of each fuel

New York State Department of Environmental Conservation

Permit ID: 2-6205-01784/00001

Facility DEC ID: 2620501784



combusted during each day.

Monitoring Frequency: DAILY

Reporting Requirements: UPON REQUEST BY REGULATORY AGENCY

Condition 27: Compliance Demonstration
Effective between the dates of 10/06/2015 and 10/05/2025

Applicable Federal Requirement:40CFR 60.7(a)(3), NSPS Subpart A

Item 27.1:

The Compliance Demonstration activity will be performed for:

Emission Unit: U-00002

Item 27.2:

Compliance Demonstration shall include the following monitoring:

Monitoring Type: RECORD KEEPING/MAINTENANCE PROCEDURES

Monitoring Description:

Any owner or operator subject to the provisions of this part shall furnish the Administrator written notification or, if acceptable to both the Administrator and the owner or operator of a source, electronic notification, as follows:

A notification of the actual date of initial startup of an affected facility postmarked within 15 days after such date.

Monitoring Frequency: AS REQUIRED - SEE PERMIT MONITORING DESCRIPTION

Reporting Requirements: ONCE / BATCH OR MONITORING OCCURRENCE



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 28: Contaminant List
Effective between the dates of 10/06/2015 and 10/05/2025



Applicable State Requirement:ECL 19-0301

Item 28.1:

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

CAS No: 0NY210-00-0

Name: OXIDES OF NITROGEN

**Condition 29: Malfunctions and start-up/shutdown activities
Effective between the dates of 10/06/2015 and 10/05/2025**

Applicable State Requirement:6 NYCRR 201-1.4

Item 29.1:

(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 30: Emission Unit Definition
Effective between the dates of 10/06/2015 and 10/05/2025

Applicable State Requirement:6 NYCRR Subpart 201-5

Item 30.1:

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

Emission Unit: U-00001

Emission Unit Description:

This emission unit consists of four (4) identical 3.3 MW spark ignition 4-stroke natural gas fired engines(subject to 40 CFR 60 Subpart JJJJ) and six (6) identical 14.47 MMbtu/hr natural gas fired boilers located at the Retail Podium Building. The engines will be equipped with selective catalytic reduction (SCR) and oxidation catalyst control equipment.

Emission points CGPD1, CGPD2, CGPD3 and CGPD4 exhaust the four engines. Emission points BLPD1, BLPD2, and BLPD3 exhaust the boilers, with two boilers exhausting through each stack. Emission sources listed under this emission unit are COGP1, COGP2, COGP3 and COGP4 for the engines, BLRP1, BLRP2, BLRP3, BLRP4, BLRP5, and BLRP6 for the boilers, and SCR1, SCR2, SCR3, SCR4, OXCA1, OXCA2, OXCA3, and OXCA4 for the engine control equipment.

Building(s): PODIUM

Item 30.2:

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

Emission Unit: U-00002

Emission Unit Description:

This emission unit consists of twelve engine generators(subject to 40 CFR 60 Subpart IIII) used to provide life safety back-up power in the event of a utility power interruption, and may be enrolled in a demand response management program to provide additional power to reduce utility electricity usage during periods of peak demand.

- One (1) 3 MW engine generator located at the Retail Podium will exhaust through emission point EGPD1.

- Four (4) 2.5 MW and two (2) 2 MW engine generators located at Tower A 9th Floor and 38th Floor, respectively. 2.5 MW engine generators located at 9th floor will exhaust through emission points EGTA3, EGTA4, EGTA5 and EGTA6. 2 MW engine generators will exhaust through emission points EGTA1 and EGTA2.

- Two (2) 3 MW engine generators located at Tower C will exhaust through emission points EGTC1 and EGTC2.



- One (1) 3 MW engine generator located at Tower D will exhaust through emission point EGTD1.

- Two (2) 2.5 MW engine generators located at Tower E will exhaust through emission points EGTE1 and EGTE2.

Operation (including testing, maintenance, any use for demand response/load shaving and when the other sources of power is not available) of each of these engines is limited to a maximum of 130 hours/year.

Building(s): PODIUM
TOWERA
TOWERC
TOWERD
TOWERE

Condition 31: Renewal deadlines for state facility permits
Effective between the dates of 10/06/2015 and 10/05/2025

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

Item 31.1:

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 32: Compliance Demonstration
Effective between the dates of 10/06/2015 and 10/05/2025

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

Item 32.1:

The Compliance Demonstration activity will be performed for the Facility.

Item 32.2:

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 2

New York State Department of Environmental Conservation

Permit ID: 2-6205-01784/00001

Facility DEC ID: 2620501784



47-40 21st St.
Long Island City, NY 11101

Monitoring Frequency: AS REQUIRED - SEE PERMIT MONITORING
DESCRIPTION

Reporting Requirements: AS REQUIRED - SEE MONITORING DESCRIPTION

Condition 33: Visible Emissions Limited
Effective between the dates of 10/06/2015 and 10/05/2025

Applicable State Requirement:6 NYCRR 211.2

Item 33.1:

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 34: Emission Point Definition By Emission Unit
Effective between the dates of 10/06/2015 and 10/05/2025

Applicable State Requirement:6 NYCRR Subpart 201-5

Item 34.1:

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

Emission Unit: U-00001

Emission Point: BLPD1
Height (ft.): 221 Diameter (in.): 34
NYTMN (km.): 4511.86 NYTME (km.): 584.3 Building: PODIUM

Emission Point: BLPD2
Height (ft.): 221 Diameter (in.): 34
NYTMN (km.): 4511.86 NYTME (km.): 584.3 Building: PODIUM

Emission Point: BLPD3
Height (ft.): 221 Diameter (in.): 34
NYTMN (km.): 4511.86 NYTME (km.): 584.3 Building: PODIUM

Emission Point: CGPD1
Height (ft.): 221 Diameter (in.): 26
NYTMN (km.): 4511.86 NYTME (km.): 584.32 Building: PODIUM

Emission Point: CGPD2
Height (ft.): 221 Diameter (in.): 26
NYTMN (km.): 4511.86 NYTME (km.): 584.32 Building: PODIUM

New York State Department of Environmental Conservation

Permit ID: 2-6205-01784/00001

Facility DEC ID: 2620501784



Emission Point: CGPD3
Height (ft.): 221 Diameter (in.): 26
NYTMN (km.): 4511.86 NYTME (km.): 584.32 Building: PODIUM

Emission Point: CGPD4
Height (ft.): 221 Diameter (in.): 26
NYTMN (km.): 4511.86 NYTME (km.): 584.3 Building: PODIUM

Item 34.2:

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

Emission Unit: U-00002

Emission Point: EGPD1
Height (ft.): 221 Diameter (in.): 30
NYTMN (km.): 4511.18 NYTME (km.): 584.34 Building: PODIUM

Emission Point: EGTA1
Height (ft.): 686 Diameter (in.): 24
NYTMN (km.): 4511.94 NYTME (km.): 584.31 Building: TOWERA

Emission Point: EGTA2
Height (ft.): 673 Diameter (in.): 24
NYTMN (km.): 4511.94 NYTME (km.): 584.31 Building: TOWERA

Emission Point: EGTA3
Height (ft.): 170 Diameter (in.): 20
NYTMN (km.): 4511.93 NYTME (km.): 584.41 Building: TOWERA

Emission Point: EGTA4
Height (ft.): 164 Diameter (in.): 20
NYTMN (km.): 4511.93 NYTME (km.): 584.41 Building: TOWERA

Emission Point: EGTA5
Height (ft.): 158 Diameter (in.): 20
NYTMN (km.): 4511.93 NYTME (km.): 584.41 Building: TOWERA

Emission Point: EGTA6
Height (ft.): 153 Diameter (in.): 20
NYTMN (km.): 4511.93 NYTME (km.): 584.41 Building: TOWERA

Emission Point: EGTC1
Height (ft.): 126 Diameter (in.): 24
NYTMN (km.): 4511.76 NYTME (km.): 584.32 Building: TOWERC

Emission Point: EGTC2
Height (ft.): 805 Diameter (in.): 24
NYTMN (km.): 4511.76 NYTME (km.): 584.32 Building: TOWERC

Emission Point: EGTD1
Height (ft.): 898 Diameter (in.): 30
NYTMN (km.): 4511.87 NYTME (km.): 584.15 Building: TOWERD

New York State Department of Environmental Conservation

Permit ID: 2-6205-01784/00001

Facility DEC ID: 2620501784



Emission Point: EGTE1
Height (ft.): 174 Diameter (in.): 20
NYTMN (km.): 4512.01 NYTME (km.): 584.2 Building: TOWERE

Emission Point: EGTE2
Height (ft.): 174 Diameter (in.): 20
NYTMN (km.): 4512.01 NYTME (km.): 584.2 Building: TOWERE

Condition 35: Process Definition By Emission Unit
Effective between the dates of 10/06/2015 and 10/05/2025

Applicable State Requirement:6 NYCRR Subpart 201-5

Item 35.1:

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

Emission Unit: U-00001
Process: PBG Source Classification Code: 1-03-006-02
Process Description:
 This process is the firing of natural gas in the boilers.

Emission Source/Control: BLRP1 - Combustion
Design Capacity: 14.47 million Btu per hour

Emission Source/Control: BLRP2 - Combustion
Design Capacity: 14.47 million BTUs per hour

Emission Source/Control: BLRP3 - Combustion
Design Capacity: 14.47 million Btu per hour

Emission Source/Control: BLRP4 - Combustion
Design Capacity: 14.47 million Btu per hour

Emission Source/Control: BLRP5 - Combustion
Design Capacity: 14.47 million Btu per hour

Emission Source/Control: BLRP6 - Combustion
Design Capacity: 14.47 million Btu per hour

Item 35.2:

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

Emission Unit: U-00001
Process: PEG Source Classification Code: 2-03-002-04
Process Description:
 This process is the firing of natural gas in the engines

Emission Source/Control: COGP1 - Combustion
Design Capacity: 3.3 megawatt

Emission Source/Control: COGP2 - Combustion

New York State Department of Environmental Conservation

Permit ID: 2-6205-01784/00001

Facility DEC ID: 2620501784



Design Capacity: 3.3 megawatt

Emission Source/Control: COGP3 - Combustion

Design Capacity: 3.3 megawatt

Emission Source/Control: COGP4 - Combustion

Design Capacity: 3.3 megawatt

Item 35.3:

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

Emission Unit: U-00002

Process: ENG

Source Classification Code: 2-04-004-02

Process Description:

This process is the firing of ultra low sulfur distillate(ULSD) fuel in the engine generators.

Emission Source/Control: ENGA1 - Combustion

Design Capacity: 2,000 kilowatts

Emission Source/Control: ENGA2 - Combustion

Design Capacity: 2,000 megawatt

Emission Source/Control: ENGA3 - Combustion

Design Capacity: 2,500 kilowatts

Emission Source/Control: ENGA4 - Combustion

Design Capacity: 2,500 kilowatts

Emission Source/Control: ENGA5 - Combustion

Design Capacity: 2,500 kilowatts

Emission Source/Control: ENGA6 - Combustion

Design Capacity: 2,500 kilowatts

Emission Source/Control: ENGC1 - Combustion

Design Capacity: 3,000 kilowatts

Emission Source/Control: ENGC2 - Combustion

Design Capacity: 3,000 kilowatts

Emission Source/Control: ENGD1 - Combustion

Design Capacity: 3,000 kilowatts

Emission Source/Control: ENGE1 - Combustion

Design Capacity: 2,500 kilowatts

Emission Source/Control: ENGE2 - Combustion

Design Capacity: 2,500 kilowatts

Emission Source/Control: ENGP1 - Combustion

Design Capacity: 3,000 kilowatts



