

Final Summary Report Public Participation Plan

Applicant:

Queens Fresh Meadows, LLC

Facility:

Queens Fresh Meadows Facility
67-10 192nd Street
Fresh Meadows, NY 11365

NYSDEC Application Number:

2-6306-00071/00003

As Required by:

NYDEC Commissioner's Policy 29, Environmental Justice and Permitting (CP-29)

Submitted to:

New York State Department of Environmental Conservation
1 Hunter's Point Plaza
47-40 21st Street
Long Island City, NY 11101

Prepared by:

Terranext, LLC
371 Hoes Lane, Suite 200
Piscataway, NJ 08854

Date:

December 20, 2023

Final Summary Report

Public Participation Plan

Introduction

This final summary report presents the implementation of Queens Fresh Meadows, LLC [QFM] Environmental Justice Public Participation Plan [EJPPP], dated October 19, 2023. The report summarizes the activities taken to solicit public comment and the results of the virtual public meeting conducted on the evening of November 21, 2023. The EJPPP is included in this report as Exhibit 1. Documentation of other activities is included in this report as subsequent exhibits.

Summary of Activities

The final EJPPP, included as **Exhibit 1**, is the result of submission of several drafts to NYSDEC Region 2 through Denise Grattan via several e-mail correspondence. QFM utilized the template WORD document provided by NYSDEC to establish the required content and associated format. This endeavor produced an acceptable list of stakeholders, public notification of the virtual public meeting and associated fact sheet about the nature of the project, and the requirement to publish such information in three languages – English, Chinese and Korean.

The list of acceptable stakeholders is included as Attachment A to the EJPPP, which is included herein as Exhibit 1. The public notifications in the three languages mentioned above, advertised through local newspapers, are included as Attachment B to the EJPPP [Exhibit 1]. Additionally, QFM conducted a mass mailing of the public notification, in the three languages, to mailing addresses within a half-mile radius of the facility, through Full Tilt Direct, Inc. **Exhibit 2** presents the certifications of translations of the public meeting invitation and fact sheet notifications into Chinese and Korean languages. **Exhibit 3** presents the proof of publications in the local newspapers. **Exhibit 4** presents the proof of the mass mailing endeavor.

The advertisements of the public meeting invitation and fact sheet occurred in the newspapers as follows:

- Bayside Times [English] – 10/27/2023
- World Journal [Chinese] – 10/25/2023
- Korea Daily [Korean] – 10/25/2023

The mass mailing occurred during the week beginning Monday 10/23/2023. The mass mailing totaled 4,809 individual envelopes encompassing the half-mile radius addresses and the supplemental list Attachment A stakeholders of the EJPPP.

As specified in the EJPPP and advertised in the invitation, QFM set up a special website allowing the public access to pertinent information concerning the ASF permit application. The application and associated tables presenting emission calculations were distinctly listed for review.

The virtual public zoom call meeting was scheduled and held on Tuesday evening November 21, 2023, beginning at 6:30 PM for one hour as advertised. The scheduling of the meeting was almost four weeks from the dates of newspaper publications and mass mailing of the notification.

If required, based upon the response from the public, the meeting could have been extended by a couple of hours.

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Public Participation Plan

Exhibit 5 presents pertinent information associated with the virtual public meeting set up via a Zoom account – attendee and Q&A reports, slides utilized for presentation of information, and a transcript of the webinar discussion. The attendee report lists individuals by username and email address. The public meeting included three moderators – Christopher Johnson, Chief Engineer of QFM and Richard Rao and Ann Kennedy of Terranext, LLC [consultants] – and a host who set up the webinar and zoom account. Fifteen visitors participated via the zoom link. Their minutes of participation are listed. Some guests connected earlier than the active meeting. The Q&A report lists the questions asked, by whom [name] and associated e-mail address, and type of answer. The transcript of the webinar public meeting presents the introductory remarks by the moderators, the subsequent questions by the participants, and the corresponding answers by the identified moderators. The information pertaining to the public meeting is also included in the QFM websites without the e-mail addresses of participants. There were two ways for participants to enter the public meeting – direct website connection via computer, e-mail or telephone call in.

Participant Carmine Cipolla asked whether the project involved operating without the current level of regulation with an understanding that “we can work the system”. After it was explained that the existing regulations allow for the facility to operate under a less stringent permit by committing to operate under a lower NO_x PTE, Carmine indicated that she understood the intent of the project.

The most salient concern was: “How does the new lower consumption of energy in your proposal affect the delivery of heating to the tenants’ apartments?” It was explained that the commitment to an NO_x PTE rate of less than 25 tons per year does not affect the heat delivery to the apartments at all. The heating that has been provided for the past 11 years is the basis for the project to seek an Air State Facility permit instead of an Air Title V permit. Based upon this history there is significant upside to providing more heating. The operation of the facility is not changing in any way or form. The only thing being changed is the amount of what we are being allowed to emit in terms of annual NO_x emissions.

Another question was why the permit status is just being changed now. The reply stated that it is now the appropriate time since the Air Title V permit 5-year term is ending and the permit must either be renewed or replaced by an Air State Facility permit.

A question was asked about the affect on air conditioning. It was repeated that the operation of the facility will not be changed. The answer was accepted by the questioner.

Another question was about what would happen if the facility exceeded the NO_x PTE limit of 25 tons. The answer stated that there would be a penalty. However, it was explained that the fuel consumption and annual NO_x emission rate must be monitored on a 12-month rolling total basis giving the operators sufficient time to know if the operation is approaching the limit.

One tenant asked how he will be affected by this project. The reply stated that he would not be affected since the facility operation is not changing.

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Another tenant asked when will the facility get new more efficient boilers. The reply stated that there are no plans for boiler replacement as they are running sufficiently; there are plans to replace the burners which should increase efficiency by about 30%.

Another questioner asked if the tenants would benefit from this project. The reply was “no”.

Another questioner asked if the money and time saved that is associated with the project would allow investigating into alternate energy sources such as solar. The reply stated that the facility has already started a major solar panel project with installations in about 53 buildings. A micro turbine project has also been initiated. The facility is conscious of operating “greener”.

Another questioner asked if the facility is using emission filters. The reply stated that no particular type of emission filters is being used, that the facility burns natural gas or #2-oil, which do not require an emission filter. Another question concentrated on filters for oil firing. The reply stated that there are strainers for oil firing input and that the sulfur content for oil utilization in NYC requires verification from the supplier of the sulfur content.

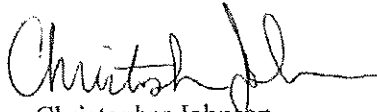
Another questioner asked if the operation would be monitoring the things that the State would have expected, even though they are not coming to check now. The reply stated that the facility monitors everything daily – recording meter readings, any type of changes; and recordkeeping will also be required with the new Air State Facility permit.

Other questions not related to this project include: whether the chimney stack is cleaned annually, and boilers tuned up.

In summary, no hostile questions or objections to the project were encountered during the virtual public meeting.

Certification

I, Christopher Johnson, certify that the activities and facts stated in the report including the Exhibits are accurate and truthful.


Christopher Johnson
Chief Engineer
Queens Fresh Meadows, LLC.

01/05/2024
Date

**Final Summary Report
Public Participation Plan**

Exhibit 1

Facility:

Queens Fresh Meadows Facility
67-10 192nd Street
Fresh Meadows, NY 11365

NYSDEC Application Number:

2-6306-00071/00003

Environmental Justice Public Participation Plan

PUBLIC PARTICIPATION PLAN

Applicant:

Queens Fresh Meadows LLC

Facility:

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67-10 192nd Street
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Terranext, LLC
371 Hoes Lane, Suite 200
Piscataway, NJ 08854

Date:

October 19, 2023

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List of Acronyms

Acronym	Definition
CP-29	Commissioner Policy 29, Environmental Justice and Permitting
NOCA	Notice of Complete Application
NYSDEC	New York State Department of Environmental Conservation
PEJA	Potential Environmental Justice Area
PPP	Public Participation Plan
ATV	Air Title V [permit]
ASF	Air State Facility [permit]
CLCPA	Climate Leadership and Community Protection Act
FEAF Part 1	Full Environmental Assessment Form, Part 1
NOx	Oxides of Nitrogen / Nitrogen Oxides
QFM	Queens Fresh Meadows LLC
SEQR	State Environmental Quality Review
USEPA	United States Environmental Protection Agency

I. INTRODUCTION AND OBJECTIVE

This Public Participation Plan (PPP) has been prepared by Queens Fresh Meadows LLC (QFM) (hereinafter referred to as “applicant”) to fulfill and comply with the requirements of New York State Department of Environmental Conservation **Commissioner Policy 29, Environmental Justice and Permitting (CP-29)** for their proposed downgrade from an Air Title V permit to an Air State Facility permit for an existing facility which has been determined by NYSDEC to potentially impact one or more potential environmental justice area (PEJA) (See Figure 1).

This PPP has been developed in accordance with the procedures established in CP-29 Section V.D and it aims to help ensure meaningful and effective public participation throughout the NYSDEC environmental permit review process. Public participation in the NYSDEC environmental permit review process means a program of activities that provides opportunities for stakeholders to be informed about and involved during the review of a proposed action.

The objective of this PPP is to outline and describe the program of activities that the applicant will implement to actively seek and enhance public participation during the application review process.

Figure 1: Power Plant located at 67-10 192nd Street, Fresh Meadows, NY, and PEJA with 1-mile radius delineation. It has been generated from NYSDEC’s DECinfo Locator and activating the Potential Environmental Justice Area layer under the Public Involvement Layers (see: <https://gisservices.dec.ny.gov/gis/dil/>).

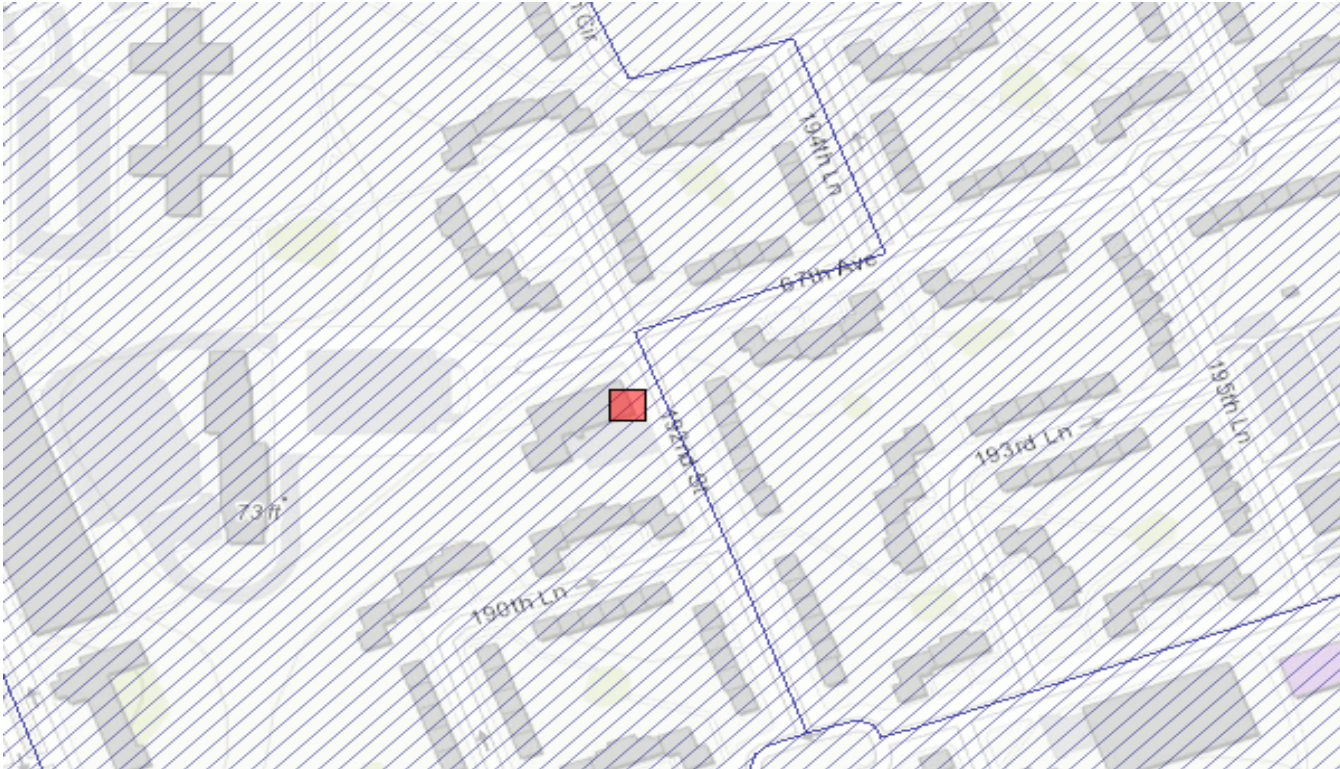


Figure 1. Project Location and Potential Environmental Justice Area(s)

II. PROJECT DESCRIPTION AND PROPOSED ACTION

Project Overview

The applicant proposes to downgrade from an ATV permit to an ASF permit as part of its application for an ASF Permit instead of renewing its ATV Permit for the operation of its boilers located at 67-10 192nd Street, Fresh Meadows, New York, which is in a PEJA. To implement the proposed project, the applicant has submitted an application to the New York State Department of Environmental Conservation (NYSDEC) for an ASF permit to operate its boilers located at 67-10 192nd Street, Fresh Meadows, New York.

Nature of Proposed Project/Action and Purpose

The Queens Fresh Meadows Facility [QFM], NYSDEC ID# 2-6306-00071, currently operates it eight [8] boilers under an NYSDEC ATV permit, which expired 8/28/2022. The ATV permit must either be renewed through an application for permit renewal or replaced by another operating permit. The facility fires natural gas as its primary fuel with distillate #2-oil as a backup fuel. The proposed action – the downgrade to an ASF – does not involve any other proposed change to operations and / or the facility. QFM has reviewed its annual fuel consumption for the years 2011 through 2021. Based upon this review, it has been concluded that QFM qualifies to operate under an ASF permit instead of an ATV permit. QFM submitted an application for an ASF permit dated May 23, 2022.

QFM facility is an existing residential apartment complex with 3,285 units. The complex is situated on 150 acres in Flushing, Queen. The buildings heat and potable hot water are supplied by eight [8] boilers firing natural gas as the primary fuel and distillate #2-oil as the backup fuel. Four [4] of the eight Cleaver Brooks boilers each have a maximum heat input rating of 23.4 million Btu per hour. Each of the other four Cleaver Brooks boilers have a maximum heat input rating of 16.7 million Btu boilers. Figure 2 is a photo of the boiler facility at 67-19 192nd Street, Fresh Meadows.



Figure 2. Boiler Facility at 67-19 192nd Street, Fresh Meadows

Proposed Impacts

The proposed action – the downgrade to an ASF – does not involve any other proposed change to operations and / or the facility.

To address the Climate Leadership and Community Protection Act (CLCPA) the applicant provided a CLCPA analysis to NYSDEC, which will be posted to the document repository (see Section VI).

III. STAKEHOLDER IDENTIFICATION & CONTACT LIST

A contact list consisting of the names, addresses, phone numbers, or email addresses of stakeholders to the proposed action is provided in Appendix A. The contact list includes individuals and organizations with a direct stake in the proposed action and people and individuals and organizations that have expressed interest in the proposed project or similar projects affecting the same neighborhood or community.

To develop the draft contact list, the applicant reached out to residents / neighborhood groups who are near or adjacent to the proposed project and that will be or potentially will be affected by the operation; community boards, community leaders, local community, civic and recreational organizations, environmental and business groups.

The current contact list has been developed in consultation with NYSDEC by identifying stakeholders from the following categories: local government and elected officials; business owners, residents and occupants; local civic, community, environmental and religious organizations; local news media; administrator / operator of any school or day care that live, work and/or represent a neighborhood or community within a ½ mile radius of the project area ,

The applicant will utilize this contact list to communicate and disseminate information about the proposed project/action and permit application review process to the affected community and stakeholders. At minimum, this includes distribution of the written information and outreach materials described in Section V to inform the community about upcoming public meetings and opportunities for public participation..

The contact list will be reviewed periodically and updated as appropriate throughout the permit application review process. The applicant will update the contact list with any new stakeholders identified during the public meeting or execution of other PPP components. In addition, individuals and organizations will be added to the contact list upon request. Such requests should be submitted to the project liaison identified in Section IV. Other additions to the contact list may be made at the discretion of the applicant or, at the request of NYSDEC project manager, in consultation with other NYSDEC staff, as appropriate.

IV. PROJECT LIAISON

A representative from the project team will be available during business hours at:

Christopher Johnson, Chief Engineer of Power Plant
Phone Number: (718) 454-6700 extension **9999**
Email: ChristopherJ@cammedbys.com
67-10 192nd Street, Fresh Meadows, NY 11365

Impacted residents and interested stakeholders can contact the project liaison listed above to provide input to the project team, discuss any issues or concerns and/or to ask questions or request information. The extension will record voicemail messages from anonymous callers allowing replies in a timely manner. The project liaison shall respond in a timely manner and in the manner appropriate to questions or information requests received. The project liaison will be responsible for tracking and documenting public input, inquiries, questions, and information requests received, along with responses provided.

V. PUBLIC OUTREACH ACTIVITIES

The applicant will utilize a range of engagement strategies and conduct various public outreach activities to facilitate participation, involvement, and direct communication with the affected community during the permit application review process. The applicant will implement the public outreach activities outlined below upon finalization and approval of this PPP by NYSDEC.

In compliance with the requirements of CP-29, the applicant will hold a public information meeting(s) to keep the public informed about the proposed action and the environmental permit review process. At minimum, the applicant will prepare, distribute and post written information and materials, including a meeting notice and fact sheet, to encourage dialogue and solicit input from interested stakeholders during the permit application review process. All public outreach materials and information will be prepared and presented in an easy-to-read, understandable format, using plain language free of legal terminology, and geared towards a non-technical audience.

The public meeting notice and fact sheet will be made available and disseminated in both English and Korean and Chinese languages. In addition, the public can contact the project liaison regarding the availability of language assistance and to request that the notice and fact sheet are translated into another language for comprehension by non-English speaking or limited proficiency stakeholders.

Public Meeting(s)

At the discretion of NYSDEC and, depending on the scale and nature of a project, one or more virtual public meeting(s) must be conducted to satisfy the intent of CP-29.

A meeting is typically required near the end of the permit application review process to inform the public about: the status of, or, if applicable, the availability of, final application materials and draft permits for review; the pending NYSDEC public comment period, and deadline to submit written comments to NYSDEC, if established; and eventual final decision. Meetings may also be held earlier, either pursuant to this plan or possibly even earlier during the initial design phase..

Public Meeting: At or Near Completeness

Applicant will facilitate a virtual public meeting or meetings on **November 21, 2023**, at **[6:30 PM]** to:

- Inform the public about the proposed project/action and permit application review status.
- Provide the opportunity for stakeholders to ask questions and express concerns about the project and identify how to obtain information or answers to questions after the meeting has concluded.
- Inform attendees how they may submit written comments on the permit application to the NYSDEC during the public comment period and, if available, identify any applicable deadlines.

Necessary Meeting Discussion Points and Requirements

All meetings will be facilitated by the applicant and/or representatives from their project team (project personnel) via **ZOOM WEBINAR ID: 845 9059 5058 ONLINE TELECONFERENCE PLATFORM, passcode 031463** or link: <https://us06web.zoom.us/j/84590595058?pwd=OHpORHloYzBXbnJ6VzFsZjdOTU9idz09>, or via telephone call-in: 1-646-558-8656. During the meeting, the applicant and/or representatives from their project team will present a brief overview of the project, including any relevant background information, details on the permitting action, scope of work, schedule, and community impacts. The second part of the meeting will include a question-and answer-portion where the floor will be open for attendees to ask questions, make remarks, and/or express concerns. In addition, the following discussion points will be addressed:

- Provide an update on the permit application review process and identify outstanding application requirements and future milestones in the application review process.
- Make it clear that the meeting is being held prior to NYSDEC's permitting decision for the project/action.
- Identify the location of the online document repository and provide directions on how attendees may obtain and review materials relevant to the application, documents related to the meeting and other public participation plan components.
- Identify and provide contact information for the project liaison and announce procedures for how attendees may obtain answers to questions after the meeting has concluded and interested stakeholders can submit questions, express concerns, or request additional information by telephone, email, and in writing.

- Announce any future outreach, opportunities for public participation, and /or required follow-up with attendees including, but not limited to additional meetings and future mailings, including, but not limited to the Notice of Complete Application.

Attendance will be recorded during the virtual meeting by having a “pop-up” that is live during the call where we ask the user to submit their name, e-mail address, phone#, etc. during the virtual meeting. The applicant will track the number of attendees for all meetings held during implementation of this PPP and, where feasible and applicable, identify any affiliation of participants and interests represented at the meeting. In addition, the applicant will be responsible for documenting meeting notes or minutes, along with a record of comments and questions raised in the meeting and respective responses and answers provided. Attendees not identified on the contact list will have the option to be added in the event of future meetings or information sharing. Webinar participants who choose to only call in will be asked if they want to give us their contact information including name, location, email address, or at least email address via voice chat.

Virtual Public Meeting Notice Preparation and Distribution

Information regarding the details of the virtual public meeting(s) and how to participate via computer and/or telephone is contained in the reader-friendly meeting notice(s) shown in Appendix B. The notice has been prepared in English and will be translated into Chinese and Korean languages by a certified translator. Through this notice, the public will be invited and encouraged to attend the public virtual meeting scheduled on [November 21, 2023, at 6:30 PM](#).

Once the PPP has been approved by NYSDEC the public meeting notice will be posted and available in the online document repository described in Section VI of this document. At least two weeks in advance of the public virtual meeting, the notice will be published in the Times-Ledger, Korea Daily, and World Journal, which are a weekly newspapers printed, published, and circulated in Queens, NYC, Fresh Meadows. In addition, the public meeting notice will be emailed, mailed and/or hand delivered (door-to-door) to the stakeholders identified in the contact list in Appendix A at least two weeks prior to the public virtual meeting.

The virtual Zoom Webinar meeting will be held no sooner than two weeks after the mass mailing to notify stakeholders listed in Appendix A and to stakeholders within ½ mile radius of the facility; and / or two weeks after public notice in local newspapers. This period will allow stakeholders to access the website and review pertinent documents in preparation of their participation at the virtual meeting. The virtual meeting will begin at 6:30 PM and end at 8:30 PM.

Fact Sheet Preparation and Distribution

Factual information on the proposed project/action, including an overview, purpose statement, and potential impacts, is outlined in the reader-friendly fact sheet shown in Appendix B. In addition, the fact sheet outlines how interested stakeholders can: participate in the permit application review process; access the online document repository to review relevant application materials prior to the public meeting; and contact the project team to obtain additional information. The fact sheet will be prepared in English and translated into Korean and Chinese by certified translators.

Once the PPP has been approved by NYSDEC the fact sheet will be posted and available in the online document repository described in Section VI of this document. No later than 2 weeks prior to the public meeting, the applicant will distribute the fact sheet to provide stakeholders with relevant

background on the proposed project/action and facilitate meaningful participation during the meeting. The fact sheet will be distributed together with the public meeting notice via email, mail and/or hand delivery (door-to-door). The fact sheet(s) will also be posted within the vicinity of the project site and visible to the public. For example, they may be posted on some streetlight lampposts or bulletin boards located in the lobby of residential complex buildings or public facilities such as libraries, schools, or community centers within the project site.

Distribution of Notice of Complete Application

Once NYSDEC determines the application(s) for the proposed action/project is complete and provides the Notice of Complete Application (NOCA) to the applicant, the applicant will distribute the NOCA and draft permit, if applicable, to the meeting attendees and any identified interested parties, to provide notification regarding the start of the NYSDEC public comment period and to announce the deadline for submission of written comments to NYSDEC. If the NOCA is available at the time of the meeting, the applicant will distribute the NOCA at the public meeting. If the NOCA is not available at the time of the meeting, the applicant will provide explicit instructions on how to access the online repository and inform the attendees that, once available, the NOCA will be posted to the online document repository and will be distributed to attendees via email or mail as soon as possible, but no later than the date that the NOCA is published by the applicant in the print edition of a paid local newspaper that is circulated at least weekly and available in the municipality in which the project is located.

VI. DOCUMENT REPOSITORY

An online document repository has been established for the community and interested stakeholders to access and review information about the project. The online repository available at <https://freshmeadowsapartments.com/asf-application> This address is a direct link to the project files.

The repository will be updated throughout the application process with project-related information and written materials (i.e., application forms and supporting materials, draft permit, fact sheet, CLCPA analysis, statement of basis (where applicable), the Notice of Complete Application provided by the NYSDEC, etc.).

VII. SUBMISSIONS

Final Summary Report and Written Certification

Upon completion of the enhanced public participation plan, the applicant will submit written certification to NYSDEC to certify that it has fully executed and complied with the approved PPP. The certification shall be signed by the applicant, or the applicant's agent and submitted to NYSDEC prior to a final decision on the application.

As part of the certification, the applicant shall submit a final summary report documenting the implementation of this PPP. The report will summarize the activities that occurred in accordance with the PPP and will identify any substantive concerns raised by stakeholders during the public meeting, or, at any time throughout the permitting process and detail the applicant's response(s) to any such concerns or questions. The applicant will include, or append, any documentation that supports the final summary report, such as: the meeting sign-in sheet(s), record of attendees/participants, meeting

presentation, notes or minutes, summary of questions and answers, and copy of newspaper notice or other proof of publication. In addition, the report will identify any changes or modifications to the proposed project that were made or considered by the applicant to address or reduce concerns surrounding the permit application. The final summary report and written certification will become part of the application record and will be posted to the online document repository so that it is readily available to the public.

APPENDIX A

Stakeholders and Contact List

Preliminary Stake Holders and Contact List

Elected officials

Organization	Contact / Title	Address	Tel / E-Mail
6th Congressional District	Grace Meng	40-13 159 th Ave Suite A Flushing NY 11358	(718) 358-6364
Queens Borough President	Donovan Richards	Queens Borough Hall 120-55 Queens Blvd. One Claire Shulman Way Kew GARDENS, NY 11424	(718) 286-2872 info@queensbp.org
Queens Community Board # 8	Martha Taylor Chairperson	197-15 Hillside Ave Hollis NY 11423	(718) 264-7895 qn08@cb.nyc.gov
Queens County Clerk	Audrey I. Pheffer	Queens Supreme Court Room E121 125-01 Queens Blvd Kew gardens, NY 11415	QCCQuestions@nycourts.gov
NYC Mayor	Eric Adams	Office of the Mayor City Hall New York, NY 10007	311 (212) New - York
NYC Comptroller	Brad Lander	One Centre Street New York, NY 10007	(212) 669-3916
NYC Council District # 24	James F. Gennaro	78-40 164 th st Hillcrest, NY 11366	(718) 217-4969 District24@council.nyc.gov
NYS Assembly District #25	Nily Rozic	159-16 Union Turnpike Flushing, NY 11366	(718) 820-0241 RozicN@nyassembly.gov
NYS Assembly District # 27	Daniel Rosenthal	159-06 71 st Ave Flushing, NY 11365	(718) 969-1508 rosenthald@nyassembly.gov
NYS Senator District # 11	John C. Liu	38050 Bell Blvd Suit C Bayside, NY 11361	(718) 765-6675 liu@nysenate.gov
NYS Senator District # 14	Leroy Comrie	113-43 Farmers Blvd St. Albans, NY 11412	(718) 454-0186 Comrie@nysenate.gov
NYS Senator District # 16	Toby Ann Stavisky	142-29 37 th Ave Suite 1 Flushing, NY 11354	(718) 445-0004 stavisky@nysenate.gov

Elected officials [Cont.]

<i>Organization</i>	<i>Contact / Title</i>	<i>Address</i>	<i>Tel / E-Mail</i>
US Senator	Charles Schumer	NYC Office 780-Third Ave. suite 2301 New York, NY 10017	(212) 486-4430
US Senator	Kirsten Gillibrand	NYC Office 780 Third Ave Suite 2601 New York, NY 10017	(212) 688-6262
Public Advocate	Jumaane D. Williams	1 Centre Street 15 th Floor North New York, NY 10007	(212) 669-7200

Preliminary Stake Holders and Contact List**Community & Religious Organizations**

<i>Organization</i>	<i>Contact / Title</i>	<i>Address</i>	<i>Tel / E-Mail</i>
Selfhelp		67-00 192 nd st Fresh Meadows, NY 11365	(718) 559-4330
Christ Evangelical Lutheran Church		188-12 73 rd Ave Flushing, NY 11365	(718) 464-0270
Flushing Fresh Meadows Jewish Center		193-10 Peck Ave Flushing, NY 11365	(718) 357-4747

Preliminary Stake Holders and Contact List

Business Organizations & Adjacent Property Owners

<i>Organization</i>	<i>Contact / Title</i>	<i>Address</i>	<i>Tel / E-Mail</i>
Meadows Spa		61-19 190 th Lane Fresh Meadows, NY 11365	(718) 740-5100
Game Stop		61-16 188 th st Flushing, NY 11365	(718) 264-1032
Chase		(187-08 Horace Harding Expy Flushing, NY 11365	718) 454-6000
Michaels		(187-04 Horace Harding EXwy Flushing, NY 11365	718) 464-4057
Kohl's		61-11 188 th St Flushing, NY 11365	(718) 454-5770
Starbucks		61-51 188 th st Flushing, NY 11365	(718) 264-0658
Hooters		61-09 190 th lane Flushing, NY 11365	(718) 454-2800
AMC FM 7 (Movie)		190-02 Horace Harding EXWY	(718) 454-6767
USPS		193-04 Horace Harding EXWY Flushing, NY 11365	(800) 275-8777
Applebees		61-48 188 th st Flushing, NY 11365	(718) 264-1222
Walgreens		69-62 188 th st Flushing, NY 11365	(718) 969-2890
Citibank		69-80 188 th st Fresh Meadows, NY 11365	(347) 809-5084
CVS		61-26 188 th st. Flushing, NY 11365	(718) 454-4433
Qdoba Mexican		61-40 188 th st Flushing, NY 11365	(718) 454-9400

Preliminary Stakeholders and Contact Lists

Business Organizations and Adjacent Property Owners

<i>Organization</i>	<i>Contact / Title</i>	<i>Address</i>	<i>Tel / E-mail</i>
IOG Supermarket		195-25 69 th Ave Fresh meadows, NY 11365	929) 335-0322
Fresh Meadows Pizza		195-09 69 th Ave Fresh Meadows, NY 11365	(718) 217-2700
Hi Rite Construction		73-52 197 th St Flushing, NY 11366	17184641355
Kin'd Restaurant		192-03 Union Tpke Flushing, NY 11366	17184680888
Domino's Pizza		188-07 Union Tpke Flushing, NY 11366	+17187760330
Dunkin Donuts		188-23 Union Tpke Fresh Meadows, NY 11366	(347) 548-4154
ID carpet Cleaners		73—16 196 th Ave Flushing, NY 11366	(718) 454-9418
Angel's Towing		67-12 197 th Ave Fresh Meadows, NY 11365	(347) 389-7773
Yahoo Smoke Beer Shop		185-28 Union Tpke Flushing, NY 11366	718) 454-1111
Turnpike Comfort Footwear		184-20 Union Tpke Flushing, NY 11366	(718) 454-5870
Artistic Screen Printing		175-14 68 th Ave Flushing, NY 11365	(718) 460-8754
Arby's		175-14 Horace Harding EXPY	(134) 754-23562

Preliminary Stake Holders and Contact List

Schools and Day Care Centers

Organization	Contact / Title	Address	Tel / E-Mail
Francis Lewis H.S.	David Marmor Principal	58-20 Utopia Pkwy Flushing, NY 11365	(718) 281-8200
P.S. 026 Rufus King	Andrew Pecorella Principal	195-02 69 th Ave Flushing, NY 11365	(718) 464-4505
P.S. 179/004	Ms. A. Quinlan Principal	196-35 Peck Ave Flushing, NY 11365	(718) 264-0916
Little Meadows Early Childhood Center	Linda Silver Director	67-25 188 th St. Flushing, NY 11365	(718) 454- 6460
St. Francis Preparatory Catholic H.S.	Patrick McLaughlin Principal	61-00 Francis Lewis Blvd. Flushing, NY 11365	(718) 423-8810

Local Media Outlets

Organization	Contact / Title	Address	Tel / E-Mail
Schneps Media Owns the following news outlets in area: The Queens Courier, Bayside Times, Jamacia Times, Flushing Times, Times Newsweekly, Times Ledger	Mgallo@Schnepsmedia.com	45-17 Marathon PKWY Flushing, NY 11362	(718) 224-5863 Ext. 203
Korea Daily	Abby Choi	43-27 36 th Streety Long Island City, NY	347-977-0100/ dailykorea@gmail.com
World Journal	wjc88@worldjournal.com	141-07 20 th Ave. Whitestone, NY 11357- 6202	718-746-8889

APPENDIX B
Virtual Public Meeting Notice and Fact Sheet
(English, Chinese & Korean versions)

Virtual Public Meeting Notice

~You Are Invited~

Zoom Webinar, date November 21, 2023, at
6:30 pm
Queens Fresh Meadow Power Plant/Air State
Facility Permit Application

Queens Fresh Meadows LLC has submitted an application to the New York State Department of Environmental Conservation (NYSDEC) for an Air State Facility permit for the Queens Fresh Meadows Power Plant. A Public Participation Plan has been developed in accordance with NYSDEC Commissioner Policy 29, Environmental Justice and Permitting (CP-29). The purpose of this meeting is to inform the public about the project and to engage and involve the community early in the Air State Facility NYSDEC PERMIT application review process.

To join ZOOM webinar use the following link:

<https://us06web.zoom.us/j/84590595058?pwd=OHPORHloYzBXbnJ6VzFsZjdOTU9idz09> or obtain the link in the document repository at <https://freshmeadowsapartments.com/asf-application>, or telephone call-in: 1-646-558-8656.

Agenda:

- Project Overview
- Background
- Scope of work
- Project schedules
- Community Impacts
- Proposed Mitigation Measures
- Questions and Answers

Your Attendance is Important!

Project personnel will be available to answer questions from the community. For additional information on the proposed project contact Christopher Johnson by phone at 718-454-6700 extension 554 or by email at ChristopherJ@cammedbys.com. Visit the repository at <https://freshmeadowsapartments.com/asf-application>

Contact the project liaison to request reasonable accommodation for a disability or interpreter services in a language other than English, so that you can participate in the call and/or to request a translation of any of the event documents into a language other than English.

Fact Sheet

Queens Fresh Meadows Air Facility Permit Application

- **Project:** Queens Fresh Meadows / Air State Facility Permit Application
- **Applicant:** Queens Fresh Meadows LLC
- **Facility:** Queens Fresh Meadows Facility / 67-10 192nd St., Flushing, NY 11365
- **NYSDEC Application Number:** ID# 2-6306-00071/00004
- **A Public Participation Plan (PPP) has been developed in accordance with NYSDEC Commissioner Policy 29, Environmental Justice and Permitting (CP-29)**

What is the Proposed Project?

Queens Fresh Meadows LLC proposes to downgrade from an Air Title V permit to an Air State Facility permit for operating the eight boilers in the power plant. The purpose of this fact sheet is to inform the public about the proposed project and to involve the community during the NYSDEC permit application review process.

Why does Queens Fresh Meadows LLC need to apply for an air permit?

The power plant's operations and emissions are subject to State and Federal regulations administered by the NYSDEC.

How might the project affect the surrounding community?

The proposed action – the downgrade to an ASF permit – does not involve any other change to operations or the facility. The project does not involve any construction, change of equipment or operations. By downgrading from an Air Title V permit to an Air State Facility permit, the applicant commits to limiting his fuel consumption to cap

[limit] annual NOx emissions to less than 25 tons. The Air Title V permit allows annual NOx emissions to about 100 tons. By capping NOx emissions to less than 25 tons, the applicant is reducing his Potential-to-Emit [PTE] NOx rate and associated Greenhouse Gas [GHG] rate by 75%. The project will have no effect on the community.

How can I participate in the permit review process?

-Attend the upcoming virtual public meeting scheduled for TBD at 6:30 PM to learn about the project, ask questions and/or express concerns about the project.

-Ask questions, express concerns, provide input or submit by comments in writing, by phone or email to the project contact person identified below.

Where can I get more information about the proposed project?

Visit the online document repository at: <https://freshmeadowsapartments.com/asf-application>.

Contact Christopher Johnson by phone at: 718-454-6700 extension **9999**, by email at: ChristopherJ@cammebys.com or in writing at: 67-10 192nd St., Flushing, NY 11365 for information on the project, instructions on how to ask questions.

Who is responsible for reviewing the Permit Application?

NYSDEC Region 2 Headquarters, 47-40 21st St., Long Island City, NY 11101, is responsible for reviewing and issuing the required permits. Tel: (718) 482-4997; email: DEP.R2@dec.ny.gov

虛擬公眾會議通知

~受邀出席~

ZOOM網路研討會，2023年11月21日

下午6:30分

Queens Fresh Meadow 發電廠/州立空氣設施許可證申請

Queens Fresh Meadows LLC已向紐約州環境保護部（NYSDEC）提交一份關於Queens Fresh Meadows 電廠的州空氣設施許可證的申請。已根據紐約州環境保護部專員政策29，環境正義和許可（CP-29）制定了公眾參與計畫。本次會議的目的是向公眾通報該專案的情況，並讓社區儘早參與到紐約州環境保護部州立空氣設施的許可申請審查過程中。

請點擊以下鏈接參加ZOOM網路研討會：

<https://us06web.zoom.us/j/84590595058?pwd=OHpORHloYzBXbnJ6VzFsZjdOTU9idz09> 或在存儲庫中獲取鏈接：

<https://freshmeadowsapartments.com/asf-application>，或致電1-646-558-8656。

議程：

- 專案概述
- 背景情況
- 工作範圍
- 專案日程表
- 社區影響
- 建議的緩解措施
- 問答環節

我們誠邀您參加此次會議！

專案人員將對社區提出的問題進行解答。有關擬議專案的其他資訊，請致電718-454-6700轉554，或發送電子郵件至ChristopherJ@cammedbys.com與

Christopher Johnson聯繫。訪問存儲庫：

<https://freshmeadowsapartments.com/asf-application>聯繫專案聯絡人，要求為殘疾人士提供合

理便利，或英語以外的口譯服務，便於您能參加電話會議，和/或要求將任何活動檔翻譯成英語以外的語言。

情況說明書

Queens Fresh Meadows

空氣設施許可申請

- **專案：** Queens Fresh Meadows/州立空氣設施許可證申請
- **申請人：** Queens Fresh Meadows LLC
- **設施：** Queens Fresh Meadows 設施/ 67- 10 192nd St., Flushing, NY 11365
- **NYSDEC 申請號：** ID# 2-6306-00071/00004
- **已根據紐約州環境保護部專員政策29，環境正義和許可（CP-29）制定了公眾參與計畫。**

擬議專案的內容？

Queens Fresh Meadows LLC 提議將發電廠八臺鍋爐的運行從第五章空氣設施許可證降級為州立空氣設施許可證。本情況說明的目的旨在讓公眾瞭解擬議專案，並在NYSDEC許可申請審查過程中讓社區參與進來。

為什麼Queens Fresh Meadows LLC需要申請空氣許可證？

發電廠的運營和排放須遵守紐約州環境保護部（NYSDEC）管理的州和聯邦法規。

該專案可能對周圍的社區產生什麼影響？

擬議的行動——降級為 ASF 許可——不涉及對運營或設施的任何其他更改。該專案不涉及任何施工、設備更換或操作。通過將第五章空氣設施許可證降級為州空氣設施許可證，申請人承諾限制其燃料消耗，將氮氧化物年排放量[限制]在25噸以下。第五章空氣設施許可證允許每年的氮氧化物排放量約為100噸。通過將氮氧化物排放量限制在 25 噸以下，申請人將其氮氧化物潛在排放量 [PTE] 和相關溫室氣體 [GHG] 排放量減少了 75%。該專案不會對社區造成影響。

我如何參與許可審查過程？

-參加待定於下午6:30分舉行的虛擬公眾會議，瞭解專案情況，提出問題和/或表達對專案的關注。

-提出問題、表達關切、提供意見或以書面、電話或電子郵件的形式向下方列出的專案聯繫人提交意見。

我從哪里可以獲得有關擬議專案的更多資訊？

訪問線上文檔庫：

<https://freshmeadowsapartments.com/asf-application>

致電718-454-6700轉9999、發送電子郵件至

ChristopherJ@cammedbys.com

或寫信至67- 10 192nd St., Flushing, NY 11365聯繫 Christopher Johnson，瞭解有關該專案的資訊以及如何提問的說明。

誰負責審查許可申請？

紐約州環境保護部第二區總部，47-40 21st St., Long Island City, NY 11101，負責審查和簽發所需的許可證。電話：(718) 482-4997；郵箱：DEP.R2@dec.ny.gov

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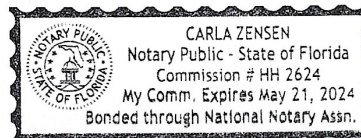
Sincerely,
Authorized Representative
RapidTranslate.org

390 NE 191st St #8058
Miami, Florida 33179



State of: Florida
County of: Miami-Dade
Subscribed and sworn to (or affirmed)
before me on October 13, 2023

Notary Public: Carla Zensen





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RapidTranslate.org
support@rapidtranslate.org
(844) 473-7832

ata

Member # 274316

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I, Eleanor Cheng, certify that I am competent to translate in the English and Chinese languages, and that the above/attached document is a complete and accurate translation of the above/attached document.

This document has not been translated for a family member, friend or business associate.

Name: Eleanor Cheng

E. Cheng

RapidTranslate.org
390 NE 191st St #8045
Miami, FL 33179



가상 공개 회의 안내

~여러분을 초대합니다~

줌 웨비나, 날짜 2023년 11월 21일, 오후 6시 30분
퀸즈 프레시 메도우 전력 발전소/뉴욕 주립 시설 허가 신청

Queens Fresh Meadows LLC는 퀸즈 프레시 메도우 전력 발전소에 대한 뉴욕 주립 환경 보호국(NYSDEC)에 대한 공기 주립 시설 허가 신청을 제출했습니다. NYSDEC 공동 청장 정책 29인 '환경 정의와 허가(CP-29)'에 따라 공공 참여 계획이 개발되었습니다. 이 모임의 목적은 대중에게 이 프로젝트에 대한 정보를 제공하고, 공기 주립 시설 NYSDEC 허가 신청 검토 과정 초기에 커뮤니티를 참여하고 활동에 참여시키는 것입니다.

줌 웨비나에 참가하려면 다음 링크를 사용하십시오:

<https://us06web.zoom.us/j/84590595058?pwd=OHpORHloYzBXbnJ6VzFsZjdOTU9idz09> 또는

<https://freshmeadowsapartments.com/asf-application> 문서

저장소에서 링크를 얻으시거나 전화로 참가하실 수 있습니다: 1-646-558-8656.

일정:

- 프로젝트 개요
- 배경
- 작업 범위
- 프로젝트 일정
- 공동체 영향
- 제안된 완화 조치
- 질문 및 답변

여러분의 참석이 중요합니다!

프로젝트 담당자가 커뮤니티의 질문에 답변하기 위해 준비되어 있습니다. 제안된 프로젝트에 대한 추가 정보는 크리스토퍼 존슨에게 전화(718-454-6700 내선 554) 또는 이메일 ChristopherJ@cammedbys.com 로 연락하십시오. <https://freshmeadowsapartments.com/asf-application> 의 저장소를 방문하여 프로젝트와 관련된 추가 정보를 얻을 수

있습니다. 행사 문서를 영어 이외의 언어로 번역해 달라는 경우 프로젝트 연락 담당자에게 연락하여 장애에 대한 합리적인 수용 또는 통역 서비스를 요청하십시오.

사실 자료

퀸즈 프레시 메도우

공기 시설 허가 신청

- 프로젝트:** 퀸즈 프레시 메도우 / 공기 주립 시설 허가 신청
- 신청자:** Queens Fresh Meadows LLC
- 시설:** 퀸즈 프레시 메도우 시설/ 67-10 192nd St., Flushing, NY 11365
- NYSDEC 신청 번호:** ID# 2-6306-00071/00004
- NYSDEC 공동 청장 정책 29, '환경 정의와 허가(CP-29)'에 따라 공공 참여 계획(PPP)이 개발되었습니다**

제안된 프로젝트는 무엇인가요?

Queens Fresh Meadows LLC는 발전소 내 8대 보일러를 운영하기 위해 에어 타이틀 V 허가서에서 에어 스테이트 퍼미트로 다운그레이드하기를 제안하고 있습니다. 이 정보 시트의 목적은 공개에게 이 프로젝트에 대해 알리고 NYSDEC 허가서 심사 과정 중에 지역 사회를 참여시키는 것입니다.

Queens Fresh Meadows LLC이 대기 허가를 신청해야 하는 이유는 무엇인가요?

발전소의 운영과 배출물은 NYSDEC에 의해 관리되는 주-연방 규정에 따릅니다.

프로젝트가 주변 지역에 어떻게 영향을 미칠 수 있나요?

제안된 조치인 ASF 퍼미트로의 격하는 운영이나 시설의 기타 변경사항을 포함하지 않습니다. 이 프로젝트는 건설, 장비 또는 운영 변경사항이 없습니다. 에어 타이틀 V 허가서에서 에어 스테이트 퍼미트로 다운그레이드함으로써, 신청자는 연간 질소 산화물 배출량을 25톤 미만으로 제한하기로 했습니다. 에어 타이틀 V 허가서는 연간 질소

산화물 배출량을 약 100톤으로 허용합니다. 질소 산화물 배출량을 25톤 미만으로 제한함으로써 신청자는 예상 배출량(질소 산화물 및 관련 온실가스)을 75% 줄이게 됩니다. 이 프로젝트는 지역 사회에 영향을 미치지 않을 것입니다.

허가서 심사 과정에 어떻게 참여할 수 있나요?

-오후 6시 30분에 예정된 가상 공개 회의에 참석하여 프로젝트에 대해 알아보고 질문하거나 프로젝트에 대한 우려를 표현하세요.

-질문을 하고, 우려를 표현하며, 의견을 제공하거나 프로젝트 연락 담당자에게 서면, 전화 또는 이메일로 의견을 제출하세요. 아래에 프로젝트 연락 담당자가 식별되어 있습니다.

프로젝트에 대한 기타 정보를 어디서 얻을 수 있나요?

온라인 문서 저장소를 방문하세요:

<https://freshmeadowsapartments.com/asf-application>.

프로젝트에 대한 정보 및 질문하는 방법에 대한 지침을 얻으려면 크리스토퍼 존슨에게 다음과 같이 연락하세요: 718-454-6700 내선 **9999**, 이메일 주소:

ChristopherJ@cammedbys.com

또는 다음 주소로 문의하세요: 67-10 192nd St., Flushing, NY 11365.

허가서 신청 검토를 담당하는 당사는 누구인가요?

NYSDEC 지역 2 본부 47-40 21st St., Long Island City, NY 11101는 필요한 허가서의 검토 및 발급을 담당하고 있으며 다음과 같은 연락처 정보를 가지고 있습니다. 전화번호:

(718) 482-4997; 이메일 주소: DEP.R2@dec.ny.gov

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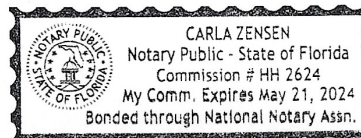
Sincerely,
Authorized Representative
RapidTranslate.org

390 NE 191st St #8058
Miami, Florida 33179



State of: Florida
County of: Miami-Dade
Subscribed and sworn to (or affirmed)
before me on October 13, 2023

Notary Public: Carla Zensen





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support@rapidtranslate.org
(844) 473-7832

ata

Member # 274316

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I, Iurie Tirdea, certify that I am competent to translate in the English and Korean languages, and that the above/attached document is a complete and accurate translation of the above/attached document.

This document has not been translated for a family member, friend or business associate.

Name: Iurie Tirdea

RapidTranslate.org
18117 Biscayne Blvd
Suite #2183
Miami, FL 33160



**Final Summary Report
Public Participation Plan**

Exhibit 2

Facility:

Queens Fresh Meadows Facility
67-10 192nd Street
Fresh Meadows, NY 11365

NYSDEC Application Number:
2-6306-00071/00003

Translation Certifications

Public Meeting Invitation & Fact Sheet

Chinese

Korean

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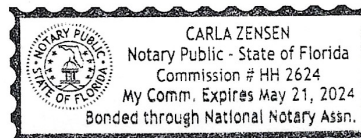
Sincerely,
Authorized Representative
RapidTranslate.org

390 NE 191st St #8058
Miami, Florida 33179



State of: Florida
County of: Miami-Dade
Subscribed and sworn to (or affirmed)
before me on October 13, 2023

Notary Public: Carla Zensen





Rapid Translate

RapidTranslate.org
support@rapidtranslate.org
(844) 473-7832

ata

Member # 274316

CERTIFICATION BY TRANSLATOR

I, Eleanor Cheng, certify that I am competent to translate in the English and Chinese languages, and that the above/attached document is a complete and accurate translation of the above/attached document.

This document has not been translated for a family member, friend or business associate.

Name: Eleanor Cheng

E. Cheng

RapidTranslate.org
390 NE 191st St #8045
Miami, FL 33179



虛擬公眾會議通知

~受邀出席~

ZOOM網路研討會，2023年11月21日

下午6:30分

Queens Fresh Meadow 發電廠/州立空氣設施許可證申請

Queens Fresh Meadows LLC已向紐約州環境保護部（NYSDEC）提交一份關於Queens Fresh Meadows 電廠的州空氣設施許可證的申請。已根據紐約州環境保護部專員政策29，環境正義和許可（CP-29）制定了公眾參與計畫。本次會議的目的是向公眾通報該專案的情況，並讓社區儘早參與到紐約州環境保護部州立空氣設施的許可申請審查過程中。

請點擊以下鏈接參加ZOOM網路研討會：

<https://us06web.zoom.us/j/84590595058?pwd=OHpORHloYzBXbnJ6VzFsZjdOTU9idz09> 或在存儲庫中獲取鏈接：

<https://freshmeadowsapartments.com/asf-application>，或致電1-646-558-8656。

議程：

- 專案概述
- 背景情況
- 工作範圍
- 專案日程表
- 社區影響
- 建議的緩解措施
- 問答環節

我們誠邀您參加此次會議！

專案人員將對社區提出的問題進行解答。有關擬議專案的其他資訊，請致電718-454-6700轉554，或發送電子郵件至ChristopherJ@cammedbys.com與

Christopher Johnson聯繫。訪問存儲庫：

<https://freshmeadowsapartments.com/asf-application>聯繫專案聯絡人，要求為殘疾人士提供合

理便利，或英語以外的口譯服務，便於您能參加電話會議，和/或要求將任何活動檔翻譯成英語以外的語言。

情況說明書

Queens Fresh Meadows

空氣設施許可申請

- **專案：** Queens Fresh Meadows/州立空氣設施許可證申請
- **申請人：** Queens Fresh Meadows LLC
- **設施：** Queens Fresh Meadows 設施/ 67- 10 192nd St., Flushing, NY 11365
- **NYSDEC 申請號：** ID# 2-6306-00071/00004
- **已根據紐約州環境保護部專員政策29，環境正義和許可（CP-29）制定了公眾參與計畫。**

擬議專案的內容？

Queens Fresh Meadows LLC 提議將發電廠八臺鍋爐的運行從第五章空氣設施許可證降級為州立空氣設施許可證。本情況說明的目的旨在讓公眾瞭解擬議專案，並在NYSDEC許可申請審查過程中讓社區參與進來。

為什麼Queens Fresh Meadows LLC需要申請空氣許可證？

發電廠的運營和排放須遵守紐約州環境保護部（NYSDEC）管理的州和聯邦法規。

該專案可能對周圍的社區產生什麼影響？

擬議的行動——降級為 ASF 許可——不涉及對運營或設施的任何其他更改。該專案不涉及任何施工、設備更換或操作。通過將第五章空氣設施許可證降級為州空氣設施許可證，申請人承諾限制其燃料消耗，將氮氧化物年排放量[限制]在25噸以下。第五章空氣設施許可證允許每年的氮氧化物排放量約為100噸。通過將氮氧化物排放量限制在 25 噸以下，申請人將其氮氧化物潛在排放量 [PTE] 和相關溫室氣體 [GHG] 排放量減少了 75%。該專案不會對社區造成影響。

我如何參與許可審查過程？

-參加待定於下午6:30分舉行的虛擬公眾會議，瞭解專案情況，提出問題和/或表達對專案的關注。

-提出問題、表達關切、提供意見或以書面、電話或電子郵件的形式向下方列出的專案聯繫人提交意見。

我從哪里可以獲得有關擬議專案的更多資訊？

訪問線上文檔庫：

<https://freshmeadowsapartments.com/asf-application>

致電718-454-6700轉9999、發送電子郵件至

ChristopherJ@cammedbys.com

或寫信至67- 10 192nd St., Flushing, NY 11365聯繫 Christopher Johnson，瞭解有關該專案的資訊以及如何提問的說明。

誰負責審查許可申請？

紐約州環境保護部第二區總部，47-40 21st St., Long Island City, NY 11101，負責審查和簽發所需的許可證。電話：(718) 482-4997； 郵箱：DEP.R2@dec.ny.gov

CERTIFICATION OF TRANSLATION ACCURACY

We, RapidTranslate, a professional translation services company with a corporate membership to the American Translators Association, hereby certify that a qualified, experienced, and competent professional translator has translated the provided original document to the best of the translator's abilities. In our best judgment, the translated documents and text therein are a true and accurate translation, which reflect the original content, meaning, and style of the originally provided document(s). RapidTranslate has no relation to the client or original owner of the provided documents.

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A copy of the translation is attached to this certification.



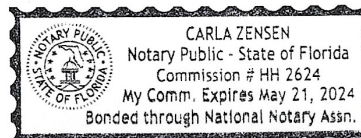
Sincerely,
Authorized Representative
RapidTranslate.org

390 NE 191st St #8058
Miami, Florida 33179



State of: Florida
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Subscribed and sworn to (or affirmed)
before me on October 13, 2023

Notary Public: Carla Zensen





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(844) 473-7832

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Member # 274316

CERTIFICATION BY TRANSLATOR

I, Iurie Tirdea, certify that I am competent to translate in the English and Korean languages, and that the above/attached document is a complete and accurate translation of the above/attached document.

This document has not been translated for a family member, friend or business associate.

Name: Iurie Tirdea

RapidTranslate.org
18117 Biscayne Blvd
Suite #2183
Miami, FL 33160



가상 공개 회의 안내

~여러분을 초대합니다~

줌 웨비나, 날짜 2023년 11월 21일, 오후 6시 30분
퀸즈 프레시 메도우 전력 발전소/뉴욕 주립 시설 허가 신청

Queens Fresh Meadows LLC는 퀸즈 프레시 메도우 전력 발전소에 대한 뉴욕 주립 환경 보호국(NYSDEC)에 대한 공기 주립 시설 허가 신청을 제출했습니다. NYSDEC 공동 청장 정책 29인 '환경 정의와 허가(CP-29)'에 따라 공공 참여 계획이 개발되었습니다. 이 모임의 목적은 대중에게 이 프로젝트에 대한 정보를 제공하고, 공기 주립 시설 NYSDEC 허가 신청 검토 과정 초기에 커뮤니티를 참여하고 활동에 참여시키는 것입니다.

줌 웨비나에 참가하려면 다음 링크를 사용하십시오:

<https://us06web.zoom.us/j/84590595058?pwd=OHpORHloYzBXbnJ6VzFsZjdOTU9idz09> 또는

<https://freshmeadowsapartments.com/asf-application> 문서

저장소에서 링크를 얻으시거나 전화로 참가하실 수

있습니다: 1-646-558-8656.

일정:

- 프로젝트 개요
- 배경
- 작업 범위
- 프로젝트 일정
- 공동체 영향
- 제안된 완화 조치
- 질문 및 답변

여러분의 참석이 중요합니다!

프로젝트 담당자가 커뮤니티의 질문에 답변하기 위해 준비되어 있습니다. 제안된 프로젝트에 대한 추가 정보는 크리스토퍼 존슨에게 전화(718-454-6700 내선 554) 또는 이메일 ChristopherJ@cammedbys.com 로 연락하십시오.

<https://freshmeadowsapartments.com/asf-application> 의 저장소를 방문하여 프로젝트와 관련된 추가 정보를 얻을 수

있습니다. 행사 문서를 영어 이외의 언어로 번역해 달라는 경우 프로젝트 연락 담당자에게 연락하여 장애에 대한 합리적인 수용 또는 통역 서비스를 요청하십시오.

사실 자료

퀸즈 프레시 메도우

공기 시설 허가 신청

- 프로젝트:** 퀸즈 프레시 메도우 / 공기 주립 시설 허가 신청
- 신청자:** Queens Fresh Meadows LLC
- 시설:** 퀸즈 프레시 메도우 시설/ 67-10 192nd St., Flushing, NY 11365
- NYSDEC 신청 번호:** ID# 2-6306-00071/00004
- NYSDEC 공동 청장 정책 29, '환경 정의와 허가(CP-29)'에 따라 공공 참여 계획(PPP)이 개발되었습니다**

제안된 프로젝트는 무엇인가요?

Queens Fresh Meadows LLC는 발전소 내 8대 보일러를 운영하기 위해 에어 타이틀 V 허가서에서 에어 스테이트 퍼미트로 다운그레이드하기를 제안하고 있습니다. 이 정보 시트의 목적은 공개에게 이 프로젝트에 대해 알리고 NYSDEC 허가서 심사 과정 중에 지역 사회를 참여시키는 것입니다.

Queens Fresh Meadows LLC이 대기 허가를 신청해야 하는 이유는 무엇인가요?

발전소의 운영과 배출물은 NYSDEC에 의해 관리되는 주-연방 규정에 따릅니다.

프로젝트가 주변 지역에 어떻게 영향을 미칠 수 있나요?

제안된 조치인 ASF 퍼미트로의 격하는 운영이나 시설의 기타 변경사항을 포함하지 않습니다. 이 프로젝트는 건설, 장비 또는 운영 변경사항이 없습니다. 에어 타이틀 V 허가서에서 에어 스테이트 퍼미트로 다운그레이드함으로써, 신청자는 연간 질소 산화물 배출량을 25톤 미만으로 제한하기로 했습니다. 에어 타이틀 V 허가서는 연간 질소

산화물 배출량을 약 100톤으로 허용합니다. 질소 산화물 배출량을 25톤 미만으로 제한함으로써 신청자는 예상 배출량(질소 산화물 및 관련 온실가스)을 75% 줄이게 됩니다. 이 프로젝트는 지역 사회에 영향을 미치지 않을 것입니다.

허가서 심사 과정에 어떻게 참여할 수 있나요?

-오후 6시 30분에 예정된 가상 공개 회의에 참석하여 프로젝트에 대해 알아보고 질문하거나 프로젝트에 대한 우려를 표현하세요.

-질문을 하고, 우려를 표현하며, 의견을 제공하거나 프로젝트 연락 담당자에게 서면, 전화 또는 이메일로 의견을 제출하세요. 아래에 프로젝트 연락 담당자가 식별되어 있습니다.

프로젝트에 대한 기타 정보를 어디서 얻을 수 있나요?

온라인 문서 저장소를 방문하세요:

<https://freshmeadowsapartments.com/asf-application>.

프로젝트에 대한 정보 및 질문하는 방법에 대한 지침을 얻으려면 크리스토퍼 존슨에게 다음과 같이 연락하세요: 718-454-6700 내선 **9999**, 이메일 주소:

ChristopherJ@cammedbys.com

또는 다음 주소로 문의하세요: 67-10 192nd St., Flushing, NY 11365.

허가서 신청 검토를 담당하는 당사는 누구인가요?

NYSDEC 지역 2 본부 47-40 21st St., Long Island City, NY 11101는 필요한 허가서의 검토 및 발급을 담당하고 있으며 다음과 같은 연락처 정보를 가지고 있습니다. 전화번호:

(718) 482-4997; 이메일 주소: DEP.R2@dec.ny.gov

**Final Summary Report
Public Participation Plan**

Exhibit 3

Facility:

Queens Fresh Meadows Facility
67-10 192nd Street
Fresh Meadows, NY 11365

NYSDEC Application Number:
2-6306-00071/00003

Publication Certifications

Public Meeting Invitation & Fact Sheet

Bayside Times [English]

World Journal [Chinese]

Korean Daily

BAYSIDE TIMES incorporating LITTLE NECK LEDGER, WHITESTONE TIMES and GLEN OAKS LEDGER

The Katz Building
Little Neck, NY, 11362
Phone: 7182602500 Fax: 7182602549

Affidavit of Publication

To: Queens Fresh Meadows LLC,
67-10 192nd st
Fresh Meadows, NY, 11365

Re: Legal Notice 864728

State of NY }
 } SS:
County of Queens }

I, Clifford Luster, being duly sworn, depose and say: that I am the Authorized Designee of BAYSIDE TIMES incorporating LITTLE NECK LEDGER, WHITESTONE TIMES and GLEN OAKS LEDGER, a Weekly newspaper of general circulation in Little Neck, County of Queens, State of NY; that a notice, of which the annexed is a printed copy, has been duly and regularly published in the BAYSIDE TIMES incorporating LITTLE NECK LEDGER, WHITESTONE TIMES and GLEN OAKS LEDGER once each week for 1 consecutive weeks; and that the date of the publication were as follows: 10/27/2023.

Clifford Luster

By: _____

Clifford Luster

Sworn to me on this 1st day of
November 2023

[Signature]

Yevgeniya Pechenaya
Notary Public, State of NY
No. 01PE6393208

Qualified in Kings County
My commission expires on June 10,
2027

YEVGENIYA PECHENAYA
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01PE6393208
Qualified in Kings County
Commission Expires June 10, 2027

AFFIDAVIT OF PUBLICATION

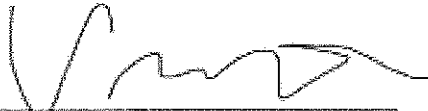
STATE OF NEW YORK)

SS:

COUNTY OF *Queens*)

VICKIE WU, of World Journal, Queens County, N.Y., being duly sworn, says that such person/ ad is, and at the time of publication of the annexed Notice was the Clerk (hereinafter the "Clerk") of the publisher of WORLD JOURNAL, a Chinese newspaper published in County of Queens, County of New York, New York City, and elsewhere in the State of New York and other places, and that the Notice of which the annexed is a true copy, was published on the following dates in said newspaper.

10/25/2023



VICKIE WU

Sworn to before me this

26 day of Oct, , 2023



Notary Public

HUANG YUNJUNG
NOTARY PUBLIC-STATE OF NEW YORK
No. 01HU6213236
Qualified in Queens County
My Commission Expires 11-02-2025

KOREA DAILY AFFIDAVIT OF PUBLICATION

STATE OF NEW YORK)

Legal Notice No.

1111Y

: SS.:

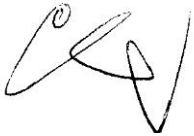
COUNTY OF QUEENS)

The undersigned is the Publisher of Korea Daily, a daily newspaper printed in the State of New York, and circulated in Bronx, Dutchess, Kings, Nassau, New York, Orange, Putnam, Queens, Richmond, Rockland, Suffolk, and Westchester Counties.

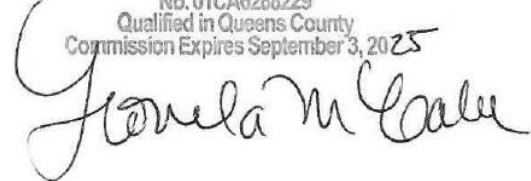
A Legal Notice regarding **Queens Fresh Meadows LLC** was published in said newspaper once on 10/25/2023.

The text of the notice as published in said newspaper as set forth below or in the annexed exhibit.

SWORN to before me this
26 Day Of October 2023



By: Jeong Shin Yoon

LEONELA MARIANELA CALLE
Notary Public, State of New York
No. 01CA6288229
Qualified in Queens County
Commission Expires September 3, 2025


가상 공개 회의 안내
-여러분을 초대합니다-

중 웹이나, 날짜 2023년 11월 21일, 오후 6시 30분
퀸즈 프레시 메도우 전력 발전소/뉴욕 주립 시설 허가 신청

Queens Fresh Meadows LLC는 퀸즈 프레시 메도우 전력 발전소에 대한 뉴욕 주립 환경 보호국(NYSDEC)에 대한 공기 주립 시설 허가 신청을 제출했습니다. NYSDEC 공동 청장 정책 29인 '환경 정의와 허가(CP-29)'에 따라 공공 참여 계획이 개발되었습니다. 이 모임의 목적은 대중에게 이 프로젝트에 대한 정보를 제공하고, 공기 주립 시설 NYSDEC 허가 신청 검토 과정 초기에 커뮤니티를 참여하고 활동에 참여시키는 것입니다.

중 웹이나에 참가하려면 다음 링크를 사용하십시오:
<https://us06web.zoom.us/j/84590595058?pwd=OHpORHloYzBxbnJ6VzFsZjdOTU9idz09> 또는
<https://freshmeadowsapartments.com/asf-application>, 문서 저장소에서 링크를 받으시거나 전화로 참가하실 수 있습니다: 1-646-558-8656.

일정:

- 프로젝트 개요
- 배경
- 작업 범위
- 프로젝트 일정
- 공동체 영향
- 제안된 완화 조치
- 질문 및 답변

여러분의 참석이 중요합니다!

프로젝트 담당자가 커뮤니티의 질문에 답변하기 위해 준비되어 있습니다. 제안된 프로젝트에 대한 추가 정보는 크리스토퍼 존슨에게 전화(718-454-6700 내선 554) 또는 이메일 ChristopherJ@cammebys.com 로 연락하십시오. <https://freshmeadowsapartments.com/asf-application> 의 저장소를 방문하여 프로젝트와 관련된 추가 정보를 얻을 수

있습니다. 행사 문서를 영어 이외의 언어로 번역해 달라는 경우 프로젝트 연락 담당자에게 연락하여 장애에 대한 합리적인 수용 또는 통역 서비스를 요청하십시오.

사실 자료

**퀸즈 프레시 메도우
공기 시설 허가 신청**

- **프로젝트:** 퀸즈 프레시 메도우 / 공기 주립 시설 허가 신청
- **신청자:** Queens Fresh Meadows LLC
- **시설:** 퀸즈 프레시 메도우 시설 / 67-10 192nd St, Flushing, NY 11365
- **NYSDEC 신청 번호:** ID# 2-6306-00071/00004
- **NYSDEC 공동 청장 정책 29, '환경 정의와 허가(CP-29)'에 따라 공개 참여 계획(PPP)이 개발되었습니다**

제안된 프로젝트는 무엇인가요?

Queens Fresh Meadows LLC는 발전소 내 8대 보일러를 운영하기 위해 에어 타이틀 V 허가서에서 에어 스테이트 퍼미트로 다운그레이드하기를 제안하고 있습니다. 이 정보 시트의 목적은 공개에게 이 프로젝트에 대해 알리고 NYSDEC 허가서 심사 과정 중에 지역 사회를 참여시키는 것입니다.

Queens Fresh Meadows LLC이 대기 허가를 신청해야 하는 이유는 무엇인가요?

발전소의 운영과 배출물은 NYSDEC에 의해 관리되는 주-연방 규정에 따릅니다.

프로젝트가 주변 지역에 어떻게 영향을 미칠 수 있나요?

제안된 조치인 ASF 퍼미트로의 격하는 운영이나 시설의 기타 변경사항을 포함하지 않습니다. 이 프로젝트는 건설, 장비 또는 운영 변경사항이 없습니다. 에어 타이틀 V 허가서에서 에어 스테이트 퍼미트로 다운그레이드함으로써, 신청자는 연간 질소 산화물 배출량을 25톤 미만으로 제한하기로 했습니다. 에어 타이틀 V 허가서는 연간 질소

산화물 배출량을 약 100톤으로 허용합니다. 질소 산화물 배출량을 25톤 미만으로 제한함으로써 신청자는 예상 배출량(질소 산화물 및 관련 온실가스)을 75% 줄이게 됩니다. 이 프로젝트는 지역 사회에 영향을 미치지 않을 것입니다.

허가서 심사 과정에 어떻게 참여할 수 있나요?

-오후 6시 30분에 예정된 가상 공개 회의에 참석하여 프로젝트에 대해 알아보고 질문하거나 프로젝트에 대한 우려를 표현하세요.

-질문을 하고, 우려를 표현하며, 의견을 제공하거나 프로젝트 연락 담당자에게 서면, 전화 또는 이메일로 의견을 제출하세요. 아래에 프로젝트 연락 담당자가 식별되어 있습니다.

프로젝트에 대한 기타 정보를 어디서 얻을 수 있나요?

온라인 문서 저장소를 방문하세요:
<https://freshmeadowsapartments.com/asf-application>.

프로젝트에 대한 정보 및 질문하는 방법에 대한 지침을 얻으려면 크리스토퍼 존슨에게 다음과 같이 연락하세요:
718-454-6700 내선 9999, 이메일 주소:

ChristopherJ@cammebys.com
또는 다음 주소로 문의하세요: 67-10 192nd St., Flushing, NY 11365.

허가서 신청 검토를 담당하는 당사는 누구인가요?

NYSDEC 지역 2 본부 47-40 21st St., Long Island City, NY 11101는 필요한 허가서의 검토 및 발급을 담당하고 있으며 다음과 같은 연락처 정보를 가지고 있습니다. 전화번호: (718) 482-4997; 이메일 주소: DEP.R2@dec.ny.gov

**Final Summary Report
Public Participation Plan**

Exhibit 4

Facility:

Queens Fresh Meadows Facility
67-10 192nd Street
Fresh Meadows, NY 11365

NYSDEC Application Number:
2-6306-00071/00003

Proof of Mass Mailing

From: Chris Buren <chris@fulltiltdirect.com>
Sent: Monday, October 23, 2023 2:24 PM
To: ChristopherJ@cammebys.com
Cc: Richard Rao
Subject: Invoice 11819410 from Full Tilt Direct, Inc
Attachments: Inv_11819410_from_Full_Tilt_Direct_Inc_31216.pdf

Full Tilt Direct, Inc

Invoice *Due: 10/23/2023*
11819410

Amount Due: **\$3,915.32**

Dear Customer:

This drop will go out this week.

Thank you for your business - we appreciate it very much.

Sincerely,
Full Tilt Direct, Inc

877-327-5678
www.fulltiltdirect.com

[View & Pay Invoice](#)

Full Tilt Direct, Inc
 1406 S. Phillips Ave
 Sioux Falls, SD
 57105

Invoice

Date	Invoice #
10/23/2023	11819410

Bill To
Christopher Johnson Queens Fresh Meadows LLC 67-10 192nd St. Fresh Meadows, NY 11365

P.O. No.	Terms	Project
1578	Due on receipt	

Quantity	Description	Rate	Amount
4,809	#10.Ltr.Pak.Three.Inserts	0.40	1,923.60
4,809	Mailing List/Set.Ups/Supplemental List	0.04	192.36
4,809	Fold/Insert/Pre.Sort	0.095	456.86
4,757	USPS.Standard.Consumer.Postage	0.275	1,308.18
52	Supplemental 1st Class Stamps	0.66	34.32
		Total	\$3,915.32

**Final Summary Report
Public Participation Plan**

Exhibit 5

Facility:

Queens Fresh Meadows Facility
67-10 192nd Street
Fresh Meadows, NY 11365

NYSDEC Application Number:
2-6306-00071/00003

Virtual Public Meeting Information

Attendance Report

Performance Report

Q & A Report

QFM Slides

Webinar Transcript

Webinar Link

**QFM Virtual Public Meeting
11/21/2023
Attendance Report**

Attendee Report							
Report Generated:		11/27/2023 13:07					
Topic	Webinar ID	Actual Start Time	Actual Duration (minutes)	Unique Viewers	Total Users	Max Concurrent Views	Enable Registration
Queens Fresh Meadows Public Webinar	845 9059 5058	11/21/2023 17:33		119	15	20	14 No
Host Details							
Attended	User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)		Country/Region Name
Yes	Fresh Meadows Webinar	queensfreshmeadowswebinar@gmail.com		11/21/2023 17:33	11/21/2023 19:32	119	HOST United States
Panelist Details							
Attended	User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)		Country/Region Name
Yes	Christopher Johnson	christopherj@cammebys.com		11/21/2023 18:26	11/21/2023 19:32	66	MOD United States
Yes	Richard Rao	rrao@terranext.net		11/21/2023 17:36	11/21/2023 19:32	116	MOD United States
Yes	Ann Kennedy	akennedy@terranext.net		11/21/2023 17:54	11/21/2023 18:01	7	MOD United States
Yes	Ann Kennedy	akennedy@terranext.net		11/21/2023 18:06	11/21/2023 19:32	86	MOD United States
Attendee Details							
Attended	User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)		Country/Region Name
Yes	LaToya's iPad	lstone04@gmail.com		11/21/2023 18:32	11/21/2023 19:15	44	GUEST United States
Yes		17186140022		11/21/2023 18:58	11/21/2023 19:32	34	GUEST United States
Yes	Sunny Hudes	sunrich7@aol.com		11/21/2023 18:20	11/21/2023 19:32	72	GUEST United States
Yes	Dany	danyeliacin@gmail.com		11/21/2023 18:43	11/21/2023 19:32	49	GUEST United States
Yes	D Fiorito	vzerxd5r@verizon.net		11/21/2023 18:33	11/21/2023 19:32	59	GUEST United States
Yes	S L	ssliu888@yahoo.com		11/21/2023 19:02	11/21/2023 19:27	26	GUEST United States
Yes		19175890495		11/21/2023 18:35	11/21/2023 19:32	57	GUEST United States
Yes	Hoshahnia Kumaran (AM Rozic)	hoshahnia@nilyrozic.org		11/21/2023 18:34	11/21/2023 19:32	58	GUEST United States
Yes	Carmine Cipolla	twocipollas@cs.com		11/21/2023 18:25	11/21/2023 19:16	52	GUEST United States
Yes	Shamans	test@sksid.com		11/21/2023 17:56	11/21/2023 17:57	1	GUEST Canada
Yes	Oliver Falchettore	fannyfalche@gmail.com		11/21/2023 17:51	11/21/2023 19:20	90	GUEST United States
Yes	Steven	bmadlion@aol.com		11/21/2023 19:01	11/21/2023 19:16	16	GUEST United States
Yes	Hariraj	late7270@outlook.com		11/21/2023 18:22	11/21/2023 19:32	70	GUEST United States
Yes	a	imagine1626@gmail.com		11/21/2023 18:15	11/21/2023 19:32	77	GUEST United States
Yes	Ari Rosenfeld	ari@queensfreshmeadows.com		11/21/2023 18:34	11/21/2023 19:32	58	GUEST United States

**QFM Public Meeting
11/21/2023
Attendance Report**

Performance Report

Report Generated:

11/27/2023 13:27

Topic	Webinar ID	Actual Start Time	Actual Duration (minutes)
Queens Fresh Meadows Public Webinar	845 9059 5058	11/21/2023 18:25	119

Attendance Metrics

Registered

Attended

% Attendance Rate

12

15

125

Q&A Questions Asked

22

Question Report
Report Generated:
Topic
Queens Fresh Meadows Public Webinar
Question Details
#

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15
- 16
- 17
- 18
- 19
- 20
- 21
- 22

11/27/2023 13:30

Webinar ID
845 9059 5058

Question

How this new lower consumption of energy in your proposal will affect the delivery of heating to the tenants' apartment?

WHY IS THIS JUST BEING CHANGED NOW?

Why is the 6700 bldg not charged for AC?

That may be. But when did the change go into effect

What would happen if we go over our AFP estimates?

yes, thank you

when will you be getting new more efficient boilers since your boilers are 24 years old?

Will the tenants benefit in any way with this change?

with the money that you save and the time you don't have to spend on paper work will you be looking into alternate energy sources such as solar to electricity power systems or thermal mass ideas?

Why do some tenants get overwhelming hear shile others get very little hear?

heat?

Will this be corrected by this change?

are the chimney stacks cleaned annually when you get the tune ups done?

Why are the cost savings not passed onto the tenants?

have you updated thermostats to improve efficiency?

What kind of emission filters are being used?

Will you be monitoring the things that the state would have inspected even though they are not coming to check?

No filters used for oil?

Thank you.

Are the responses also recorded?

Thank you.

Thank you

**QFM Virtual Public Meeting
11/21/2023
Question Report**

Actual Start Time	Actual Duration (minutes)	# Question
11/21/2023 17:33		119

22

Asker Name	Asker Email	Answer	Question Time	Answered Time	Answer Na	Answer Email
Oliver Falchettore	fannyfalche@gmail.com	live answered	11/21/2023 18:41	11/21/2023 18:48	Ann Kenne	akennedy@terranext.net
D Fiorito	vzerxd5r@verizon.net	live answered	11/21/2023 18:50	11/21/2023 18:58	Ann Kenne	akennedy@terranext.net
D Fiorito	vzerxd5r@verizon.net	live answered	11/21/2023 18:54	11/21/2023 18:58	Ann Kenne	akennedy@terranext.net
D Fiorito	vzerxd5r@verizon.net	live answered	11/21/2023 18:55	11/21/2023 18:58	Ann Kenne	akennedy@terranext.net
D Fiorito	vzerxd5r@verizon.net	live answered	11/21/2023 18:58	11/21/2023 18:58	Ann Kenne	akennedy@terranext.net
D Fiorito	vzerxd5r@verizon.net	live answered	11/21/2023 19:00	11/21/2023 19:01	Ann Kenne	akennedy@terranext.net
a	imagine1626@gmail.com	live answered	11/21/2023 19:03	11/21/2023 19:04	Ann Kenne	akennedy@terranext.net
D Fiorito	vzerxd5r@verizon.net	live answered	11/21/2023 19:03	11/21/2023 19:04	Ann Kenne	akennedy@terranext.net
a	imagine1626@gmail.com	live answered	11/21/2023 19:08	11/21/2023 19:09	Ann Kenne	akennedy@terranext.net
D Fiorito	vzerxd5r@verizon.net	live answered	11/21/2023 19:09	11/21/2023 19:11	Ann Kenne	akennedy@terranext.net
D Fiorito	vzerxd5r@verizon.net	office@queensfreshmeadows.com	11/21/2023 19:09	11/21/2023 19:11	Ann Kenne	akennedy@terranext.net
D Fiorito	vzerxd5r@verizon.net	live answered	11/21/2023 19:12	11/21/2023 19:29	Ann Kenne	akennedy@terranext.net
a	imagine1626@gmail.com	live answered	11/21/2023 19:12	11/21/2023 19:20	Ann Kenne	akennedy@terranext.net
D Fiorito	vzerxd5r@verizon.net	live answered	11/21/2023 19:13	11/21/2023 19:21	Ann Kenne	akennedy@terranext.net
a	imagine1626@gmail.com	live answered	11/21/2023 19:14	11/21/2023 19:29	Ann Kenne	akennedy@terranext.net
D Fiorito	vzerxd5r@verizon.net	live answered	11/21/2023 19:21	11/21/2023 19:21	Ann Kenne	akennedy@terranext.net
a	imagine1626@gmail.com	live answered	11/21/2023 19:21	11/21/2023 19:22	Ann Kenne	akennedy@terranext.net
D Fiorito	vzerxd5r@verizon.net	live answered	11/21/2023 19:22	11/21/2023 19:24	Ann Kenne	akennedy@terranext.net
D Fiorito	vzerxd5r@verizon.net	live answered	11/21/2023 19:24	11/21/2023 19:25	Ann Kenne	akennedy@terranext.net
D Fiorito	vzerxd5r@verizon.net	live answered	11/21/2023 19:26	11/21/2023 19:29	Ann Kenne	akennedy@terranext.net
D Fiorito	vzerxd5r@verizon.net	live answered	11/21/2023 19:26	11/21/2023 19:29	Ann Kenne	akennedy@terranext.net
Sunny Hudes	sunrich7@aol.com	Thank you for attending!	11/21/2023 19:29	11/21/2023 19:30	Ann Kenne	akennedy@terranext.net





FRESH
MEADOWS

Table 1
Queens Fresh Meadows Facility
67-10 192nd St., Flushing, NY 11365

EQUIPMENT SOURCES

COMBUSTION EQUIPMENT RATINGS
Annual Fuel Consumption Rates

Fuel Oil and Gas Parameters (AP-42, Appendix A)

Natural Gas:	1,020	Btu/scf
Residual Oil:	150,000	Btu/gal
Distillate Oil:	140,000	Btu/gal
Diesel Oil:	138,500	Btu/gal
hp:	2,542.5	Btu/hr
kW:	1.341	hp

BOILERS		MBH (gas)	GPH (#2-oil)	Heat Input X 10⁶ Btu/hr	Natural Gas SCFH
1	Cleaver Brooks MD7197	16,700	119.3	16.7	16,373
2	Cleaver Brooks MD7197	16,700	119.3	16.7	16,373
3	Cleaver Brooks MD7197	16,700	119.3	16.7	16,373
4	Cleaver Brooks MD7197	16,700	119.3	16.7	16,373
5	Cleaver Brooks MD3531	23,400	167.1	23.40	22,941
6	Cleaver Brooks MD3531	23,400	167.1	23.40	22,941
7	Cleaver Brooks MD3531	23,400	167.1	23.40	22,941
8	Cleaver Brooks MD3531	23,400	167.1	23.40	22,941
Total		160,400	1,146	160	157,255

X 10⁶ Btu/yr **X 10⁶ SCF/yr** **Oil- X10³ gal/yr**
 1377552941 1377.55 10036

Annual Fuel Consumption Rates		
	#2-Oil	Nat'l Gas
Year	gallons	X 10 ⁶ SCF

2011	48916	264.3
2012	11685	243.0
2013	45636	231.4
2014	290763	255.4
2015	228088	268.8
2016	63616	273.2
2017	61145	250.4
2018	78361	281.9
2019	71460	286.8
2020	13898	198.9
2021	14308	285.5
Average	84352	258
Maximum	290763	287

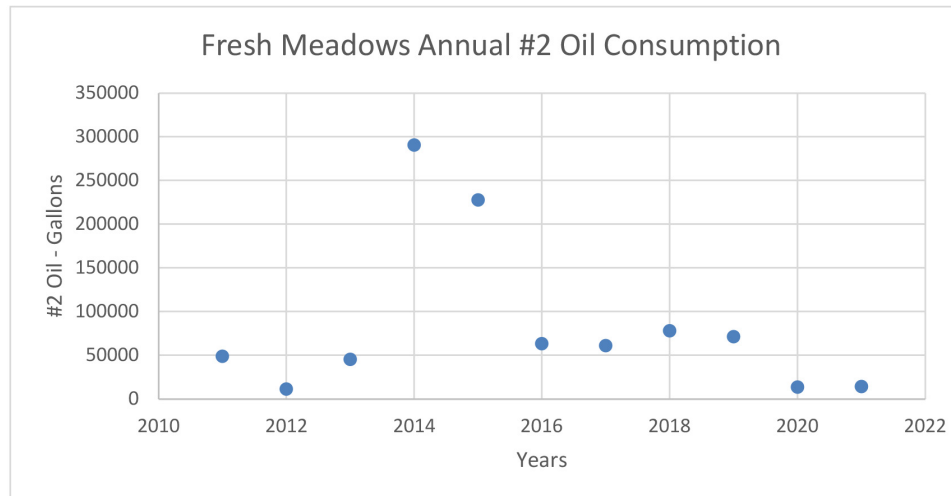
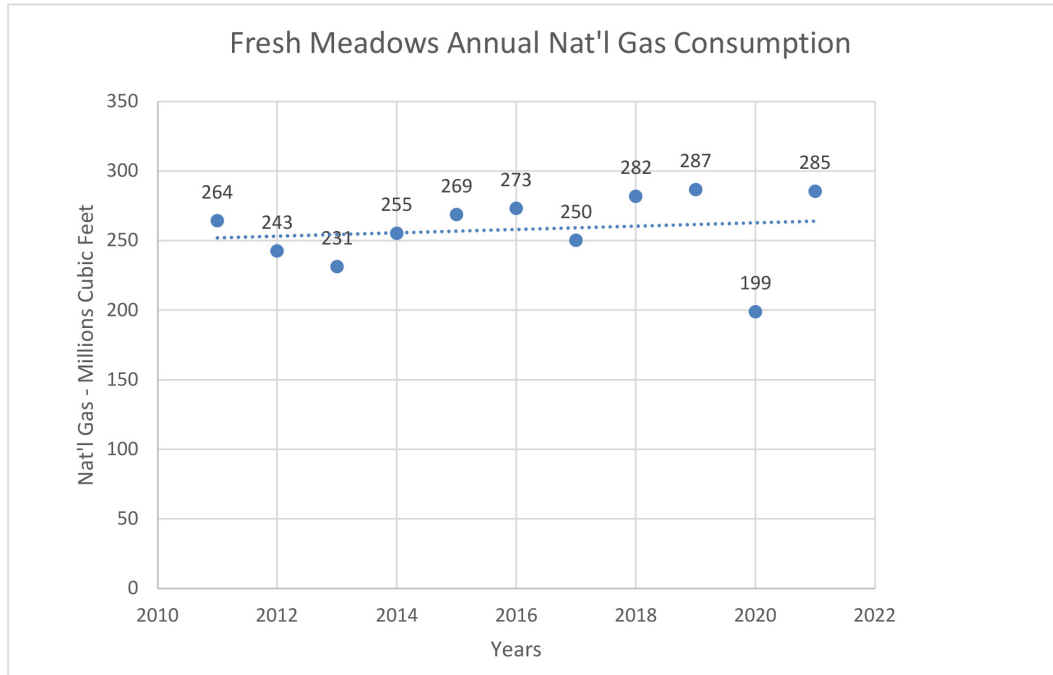
Capacity Factor	
Nat'l Gas	#2 oil

19%	0.5%
18%	0.1%
17%	0.5%
19%	2.9%
20%	2.3%
20%	0.6%
18%	0.6%
20%	0.8%
21%	0.7%
14%	0.1%
21%	0.1%
19%	1%
21%	3%

Table 8
Fresh Meadows
Fuel Consumption Data

Year	X 10 ⁶ SCF
2011	264
2012	243
2013	231
2014	255
2015	269
2016	273
2017	250
2018	282
2019	287
2020	199
2021	285
Average	258
Maximum	287

Year	#2-Oil Gallons
2011	48916
2012	11685
2013	45636
2014	290763
2015	228088
2016	63616
2017	61145
2018	78361
2019	71460
2020	13898
2021	14308
Average	84352
Maximum	290763



Christopher Johnson

00:06

Good evening. Welcome to the Queens Fresh Meadows virtual zoom public meeting.

I am Christopher Johnson, Chief Engineer for Queen Fresh Meadows, LLC responsible for the operation of the Power Plant. The power plant has been operating under a New York State Department of Environmental Conservation (NYSDEC) Air Title V Facility Permit. The permit must be renewed every five years by submitting a renewal application. The permit recognizes a facility as a “major” source for nitrogen oxide [NOx] air emissions from its boilers.

A renewal application has been submitted for an Air State Facility permit to replace the Air Title V permit. An aspect of the permitting process includes an Environmental Justice Public Participation Endeavor. Our public participation program has encompassed submitting a Plan for review and approval by NYSDEC, notifying local stakeholders by conducting in a mass-mailing of an announcement of this meeting and providing a fact sheet, advertising the announcement and fact sheet in local newspapers – the Bayside Times on October 27th, the World Journal on October 25th (a Chinese newspaper), and the Korea Daily on October 25th, and establishing a website for pertinent documents concerning the application.

The published notices and website provide instructions to enter this virtual public meeting.

Queens Fresh Meadows has hired the services of a consulting firm, Terranext, LLC, for the preparation and submittal of a renewal application. Richard Rao and Ann Kennedy are Terranext's staff providing such services. I now turn the podium to Richard Rao for a brief review of the application for the Air State Facility permit. After which we will open the meeting to questions

Richard Rao

00:37

Good evening.

I'm director of Northeast Operations of Terranext LLC, an environmental consulting firm with offices in the New York area, Midwest, Denver and Arizona. Before I get started. I would like Anne Kennedy, my associate, to go over some information about how you can manipulate within this webinar and ask questions and get a recording of this event, and

Ann Kennedy

01:11

Hi, everyone. So, Carmine, I see that your hands up, we'll get to you in just a second. So any of our attendees. If you do have a question, you can raise your hand and we will open up your mic. You can also do a chat down at the bottom, or QA. In zoom, and we will get answer your question via that technique any callins we do have, I believe, at least one here. If you have any questions, because we can't hear your audio you can email us at FMBoilerplant@Queensfreshmeadows.com. Is that correct, Chris?

You're blocking. You're blocking your email there, and we will repeat that throughout the thank you, though, the conference here. So if you missed it again, it's

FMBoilerplant@Queensfreshmeadows.com, and carmine. We'll get to you right now. Let's unmute you here.

and you can ask your question.

Unknown Speaker

02:24

Yeah.

Ann Kennedy

02:35

I'm not hearing Carmine's question, not either. Am I? So give us just to say, second here.

Carmine, can you type that, the question you have for us. please.

Richard, why don't you go ahead while we get that figured out, please.

Richard Rao

03:06

Okay, thank you. Ann. Queen's Fresh Meadows can operate 8 boilers that occupy its power plant under its current Title 5 Permit firing natural gas or number 2, oil as a backup fuel.

All 8 boilers are Cleaverbrook models with 4 boilers rated at 16.7 million Btu heat input per hour and 4 boilers rated at 23.4 million Btu heat input per hour.

The boilers are listed in table, one of the applications which is also shown on the Queen's fresh meadow website.

You're looking at table one. You can see the 8 boilers listed the heat input rate for first 4 or 16.7 million Btu per hour for the last 4 23.4 million Btu per hour.

New York State, DEC. Or Department of Environmental conservation defines the term potential to emit or Pte in a defining in defining annual air emission rates as the emission source operating at maximum capacity for 8,760 or 24 h per day, 365 days per year.

The current Air Title 5 Permit allows Queen's fresh Meadows a. PTE. Rate for nitrogen, oxide emissions of a hundred tons.

Terranext reviewed Queen Fresh Meadows power plant, annual fuel consumption were years 2011, through ,021 as the starting point of preparing a renewal application.

Based on this review we recommended that Queen Fresh Meadows apply for an Air State Facility Permit to replace the Air Title 5, permit the year. State Facility permit requires only one annual report for certifying compliance in contrast to the air title 5. Permit, which can require Quarterly Semi, Annual and Annual Statements and Annual Compliance reports.

The yearly Air Title 5 requires an annual admission statement upon which they use the agency uses that to provide an invoice and fee for the amount of air emissions that go into the atmosphere.

It typically requires boiler mission testing once every 5 years, which is expensive.

To qualify for an Air State Facility Permit the facility must commit to operate its boilers at a PTE rate for nitrogen oxide emissions at a level below 25 tons per year, which is the threshold level between a major facility source and a minor source.

as shown in Table One and table 8 graphically.

Here's table one.

The facility has consistently operated below its PTE rate. The PTE rate in firing natural gas is 13,777.55 million cubic standard cubic feet a year of natural gas and that number is arrived at simply by taking each of the 8 boilers that could fire a maximum capacity of 22,941 standard cubic feet per hour for the boilers that are rated at 23.4 million Btu per hour. and 16,373 standard cubic feet per hour for the 4 boilers that have a rated capacity at 16.7 million btu. Per hour. Total is 157,255 standard cubic feet per hour of natural gas multiplied at by 8,760 h per year, and you come up with a number of 13,777.55 million cubic feet a year to the left. This is the annual fuel consumption for Queen Fresh Meadows from years 2011 through 2021, you can see that the average fuel consumption for natural gas is 258 million standard cubic feet per year, and that is 19% of the actual maximum capacity.

The amount of oil the average amount of oil fired in those 11 years is 84,352 gallons.

The maximum oil that could be fired at full rated capacity for the 8 boilers. Over 8760 h is 10,000,036 gallons. So the capacity that they've been running at have been around 1%.

This means that the facility as consistently operated the boilers very much below their full capacity.

Now, as shown in Table 7, this is a graphical representation, but, as shown on Table 7. The same amount of historical fuel results.

The amount of Nox emissions averaging over the 10 year period is 12.9 tons per year.

The amount of Nox coming from the oil firing is 0.8 tons per year. The total is 13.7 tons per year. The maximum any one year of Nox emissions from firing gas is 14.3 tons.

The maximum of any year of firing oil is 2.9 tons, so the maximum emission. and any year one year is 15.7 tons. This is significantly below the threshold value of 25 tons per year.

Therefore we recommend that the facility file an Air State Facility permit to replace the Title 5. Permit.

Now, what does this mean? It simply means that the facility is making a commitment, that the maximum that they would ever fire would be emissions not exceeding 25 tons a year, and they permit it says, 24.9 tons, and that's all they're committing to this is doesn't change the way they've been operating for the last 10 years.

Now we used EPA emission factors, which is a hundred pounds per 1 million standard cubic feet of natural gas fire and 0 point 0 2 pounds per gallon of oil. To calculate these not submissions and these emission factors are well recognized by the agencies.

So with this brief understanding, and now open the session to any questions that you may have.

Ann Kennedy

11:09

we have a question from Carmine, and we're going to open up his microphone.

Carmine Cipolla

11:16

Oh, there you go. Okay, can you hear me?

Christopher Johnson

11:19

Yes, we yeah, we did go ahead.

Carmine Cipolla

11:21

Okay, Chris.

First hand, look great Richard, what this looks to me like a presentation to say. we don't need this level of regulations, or we need, we need a different regulation than the one we have been on, because the one we have been on involves capacity that we will never reach. So we're looking for the authorization to reduce that input so that we can work the system, the system, the way it's been.

That's probably not terribly clear, not clear to me But what do you think? I can't hear you, Richard, pardon?

We can hear you now.

Richard Rao

12:18

I think I know what you're saying. Basically, it's not operating under a different regulation. It's operating within the regulations that exist. Those regulations allow you what they call it is cap by rule. They allow you, or any facility that is going to operate such that the Nox emissions, the nitrogen oxide emissions are less than 25 tons per year to operate under an air state facility permit. That's the regulation.

And what that does for the facility. It makes it less stringent on the facility. They don't have to submit as many compliances reports. They're monitoring is a lot easier, and they're just looking at fuel consumption. They don't have to pay an annual fee for nitrogen for air emissions because they're not

doing an admission statement. But it's just a simpler way, and it recognizes that they operate the facility such that they are classified as a non-major source.

Unknown Speaker

13:22

Be okay.

Carmine Cipolla

13:24

Richard. If I understand what you're saying a lot of complicated numbers almost as bad as last year's income tax. But I understand I didn't understand that. I think I understand you better.

Richard Rao

13:41

Thank you.

Ann Kennedy

13:44

All right, we have an online question the question is in the QA. How does this new lower consumption of energy in your proposal affect the delivery of heating to the tenant's apartments?

Richard Rao

14:00

It does not affect the heating delivery to the apartments at all.

All we're doing is saying that the maximum rating will be decreased.

The heating that has been provided in the last 11 years, from the years 2011 to 2021 is the basis for us making this determination and there's plenty of upside room to go from. To add more heating based upon the history of the operation.

Chris, you may want to embellish that.

Christopher Johnson

14:40

Yeah, basically, we're not changing our operation in any in any way or form you're gonna get the same level of heat as the last you know, depending on how long you live here. It's gonna be the same like, I said. The only thing we're changing is what we're what we're being allowed to emit, which we never come close to. So we're just basically almost downgrading our permit to what we should, what we should be.

Ann Kennedy

15:31

So I'd like to just mention again that if you are calling in by phone. or you get off the call. And you remember that you have a question or come up with something you can always email us and hold on. Let me. Chris, do you want to say your email again? So I don't get it wrong. I can't see it again.

Christopher Johnson

15:52

Good FMboilerplate@queenfreshmows.com.

Ann Kennedy

15:58

Thanks, alright. If anyone has a question right now, they can put it in the chat, or raise your hand, and we can answer it immediately.

All right. We have another in the Q. And A. They're asking why this is just being changed now.

Richard Rao

16:34

It's just being changed now, because the Air Title 5 Permit which they've been operating on is a permit that has a period of 5 years, and after 5 years you have to renew the permit. You have to actually put your application in 180 days before the permit expires.

So this is the proper time to do it, to change from one type of permit to another type of permit.

Ann Kennedy

17:12

Alright. And we also have someone who would like to ask their hand raised.

We're gonna unmute him. Now go for it after we chat.

Hariraj

17:33

Hello!

Richard Rao

17:34

Yes.

Hariraj

17:36

Regarding I got half my question regarding the heat usage has been already answered. I'm just curious. I assume that same would be the case for people receiving the air conditioning get 6,700 that it won't be reduced at all during the summertime.

Christopher Johnson

17:53

No, not at all like I said, operation will not change one bit was still going to run the A/C, as you know, as needed. if you've been living here for a while, you've noticed that AC comes on earlier than it had historically.

and we shut it all later in the season that we ever have historically so as as far as A/C will always be there. As needed. According to temperature.

Hariraj

18:23

Okay, thank you very much.

Christopher Johnson

18:25

No problem.

Ann Kennedy

18:35

alright. And we're going to unmute. I know that you put a question in the chat. You have a D Fiorito but we'll unmute you if you still would like to add something else.

You have already answered my question. Thank you great. Thank you.

Alright. So any again, if anyone has a question, they can put it in the chat. The QA.

Or raise your hand, we'll get to you. If you are only calling in. You can send us an email. And we will respond via email.

again. Chris, your email.

Christopher Johnson

19:18

Alright FMBoilerplant@QueensFreshmeadows.com

Ann Kennedy

19:26

We do have one caller in right now.

Richard Rao

19:54

Is he still in there?

Ann Kennedy

20:01

So? Yeah. Oh, we have another question.

Why is the 6700 building not charged for A/C?

Christopher Johnson

20:14

And what was that question?

Ann Kennedy

20:15

Why is the 6700 building not charged for? A/C.

Christopher Johnson

20:22

That's a totally different forum altogether.

Ann Kennedy

20:26

Yeah. So contact me by email. That really doesn't have anything to pertain to this discussion.

Christopher Johnson

20:38

you know, charging tenants I don't. You know we run the plan, the property as necessary, according to what the tenants need. The 6700 as far as A/C, not being a charge. I'm sure that you know. you know that's not how I wouldn't be able to answer that.

I'm also I'm sure it's part of their lease agreement. And they can contact management office, you know, as needed with questions like that. But this is not the form for that today.

Ann Kennedy

21:20

hey, Richard, do you wanna recap, we just have a few new folks that logged on via zoom, do you wanna just do a brief overview again of very generally what we're talking about.

Richard Rao

21:31

This session is the fact that Queen's Fresh Meadows operates. It's power plant that's 8 boilers under an Air Title 5 Permit. which is the most stringent type of air permit in New York State Department of Environmental Conservation jurisdiction, that permit is for a term of 5 years. At the end of that term

you have to put an application to renew the permit. We've analyzed 11 years of fuel consumption by Queen's fresh metal's power plant. and have concluded that an air State facility permit which is a less stringent permit in terms of activities, for compliance would be the type of permit that the facility qualifies to operate under.

So we put an application in for their State facility permit.

Part of the application process is that we have a public participation plan to let the public be aware of what this project is. And that's what this virtual Zoom Meeting is all about.

Ann Kennedy

22:59

And for those who didn't

log in via Zoom or our calling in, just send us an email at them, fmboilerplant@QueensFreshMeadows.com, so that we can forward you further information. If you have any questions, raise your hand or you can type it in via the QA.

Richard Rao

23:26

Also, there's information on fresh meadows website. Chris.

what is that website?

Christopher Johnson

23:36

I'm sorry, Rich, what was that?

Richard Rao

23:38

There's also information on our website, right?

Christopher Johnson

23:41

Oh, yeah, that's

was again. And so

freshmeadowsapartments.com.

Ann Kennedy

24:07

So we have a question, what would happen if we go over our allowed estimates.

Richard Rao

24:17

Well, if you went over those estimates, if you went over the threshold value you would be fined.

However what's required is that the fuel consumption be monitored on what the agency calls a 12 month rolling total basis.

So what happens is you keep records of your fuel consumption and based on that records of the fuel consumption. You keep records of your Nox emissions using emission factors.

And basically you know if you're approaching the limit or not.

And the way the records are kept. You keep records from January of one year to the previous February of the year before. From February of one year to the previous march of the year before.

And so you have an accumulative effect on your record keeping. You should be under easy warning if you're approaching the limit.

It doesn't seem reasonable that you would approach the limit because we looked at data for 11 years, not for one year, not for a half a year.

We are not making it very large projection. with a lot of risk based upon the historical 10-year record or 11-year record.

Ann Kennedy

25:44

So that was Fiorito's question. Also. Raise your hand. So we're just going to open your mic just to make sure we answered everything for you.

Alright. Fiorital. You're unmuted.

Do you have anything to add, or any other questions?

Oh, she's good, she said. Thank you.

alright. We have some additional listeners that just called in.

If you have any questions for those who just called in, or if you didn't log into zoom, send us an email FMboilerplant@QueensFreshMeadows.com so that we can get you follow up information, answer any of your questions. And if you want there is information posted on the website, Chris, lean again to the one direction. It's at FreshMeadowsApartments.com/asf-application. Lean to the side, Chris, you're blocking your. There you go. Yep, asf dash application. So it's fresh meadows apartments.com forward, slash as f

-application. You can find out more information online as well.

Thank you.

And anyone who wants to talk please raise your hand. We'll unmute you. or just give us a chat in the Q&A alright, so sunny. Just raised his hand, her hand.

We're gonna unmute you now.

son, if you want to unmute yourself, you can go ahead and ask your question.

Sunny Hudes

28:26

I'm a tenant at in fresh meadows. How would I be affected at all by this change?

Richard Rao

28:35

You would not be affected at all. because the change is only the type of permit under which the power plant operates.

The power plant is not adding any equipment, not taking any equipment away and not changing their operations of fuel consumption based upon the last 11 years of operation.

Sunny Hudes

28:58

I see you.

Thank you.

Ann Kennedy

29:15

Looks like we have a few new names of people that just logged in Richard again. Do you want to give another really brief overview anyone who has questions? They can type it into our QA. And chat.

We actually do have a question in the QA.

When will you be getting a new, more efficient boilers? Since your boilers are 24 years old.

Christopher Johnson

29:42

That's a question for Chris. The boilers are running very well. We do have plans to replace the burner on them. That would increase the efficiency on them. By approximately 30%.

So that's something coming in the near future.

Ann Kennedy

30:14

We also have another question. Generally, will the tenants benefit in any way with this change.

Christopher Johnson

30:23

nothing at all.

no changes at all to operation, but still going to run as needed.

Richard Rao

30:54

And do you think another summary is required?

Yeah, maybe one more time. We do have some different people that logged on

Ann Kennedy

31:03

real brief.

Richard Rao

31:06

Okay, for those who just logged on. This is a zoom virtual Zoom Meeting.

That's a part of queens, fresh meadows environmental public participation plan for the project of renewing and replacing the title 5. Permit, with an Air State Facility Permit, which is a permit of lower complications in comparison to an air state and Air Title 5 Permit. The reason that we can apply for an air State facility permit is that the facility is committing to operate its power plant no differently than it's done. The years 2011 through 2021, whereby the Nox nitrogen oxide emissions averaged about 14 tons per year. which is lower than the threshold for a major source which requires you to operate under an air title 5. Permit, which is 25 tons per year.

Ann Kennedy

32:21

And again, if anyone has any questions or if you did not log in through a zoom account, or you're calling in just via phone. Send us an email FMboilerplant@Queensfreshmeadows.com that way we can follow up with you. Or if you have any questions, you can do it just via email, if you did log in through. Zoom, you can use the QA. To type your question, or you can just raise your hand and we'll unmute you.

To ask your question and I'll go over that email one more time. It's FMboilerplant@Queensfreshmeadows.com. If you want to go onto the website for more information you can get. Documents at freshmeadowsapartments.com/asf-application

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alright. We do have one question. QA. With the money that you save, and the time you don't have to spend on paperwork, you will be looking into alternate energy sources such as solar to electricity, power systems or thermal mass ideas.

Richard Rao

34:38

I believe that the facility has looked at solar and has projects in the past dealing with solar.

Christopher Johnson

34:46

Okay? So I'll answer this. So we have already started a a major solar panel project. We have. We have already done about 53 buildings with solar panels. We also have another project where we're doing. micro turbines that is going to also help us save on some efficiency factors with yearly usage as well. We are very much looking forward to the future and going greener as to be you know, every day I will say my crew is working very hard to run it officially as possible. Trying to, you know, maintain the property as well as we get.

We look at every option all the time to see how we could run more efficiently, and be a less of a you know a less harsh environment in Fresh Meadows.

Ann Kennedy

35:59

Chris? It seems like some other people are. They have questions that really don't relate to this permit. Is there? Can you give another email address, or is the one I've been giving suitable for them to answer? Just get answers regarding just general questions about their heat.

Christopher Johnson

36:18

They can continue they could. They could send an email to office@queenfreshmeadows.com anything that's not pertaining to this matter.

Ann Kennedy

36:38

Excellent, Thanks. I put that in the QA. As an answer. For everyone at office@queenfreshmeadows.com.

Thanks.

Alright, Richard, Chris. Is there anything we want to add just as a wrap up here?

Any other comments?

Richard Rao

37:26

Well, I would say that the operating under an air State facility permit will provide lower cost with respect to compliance for the permit.

But the magnitude of those cost savings is not going to finance another project where you any construction project. like putting in solar energy things of that nature. dbut it will free some of the people up with more time to get involved in other aspects of the power plant.

Ann Kennedy

38:38

So our plan is to stay live until 7:30. So if anyone else joins or has any additional questions. Again, through QA. In the chat? You can raise your hands to get unmuted, and we'll open up your mic.

Everyone can email FMboilerplant@queensfreshmeadows.com. And if you're logging in or calling or not logging in Via zoom, just send us an email anyway, and we can get you follow up information.

And

there are a lot of questions that aren't directly related to this permit. So you can send an office@queenfreshmeadows.com. Maybe they can give the answers that you're looking for. We're just working on this permit with the Zoom session. There are a few questions right now in the Q&A

Richard Rao

39:41

One thing I'd like to add is that as the application process proceeds, after this virtual Zoom Meeting, a report will be given to the New York State Department of Environmental Conservation about this effort.

The facility will then get a notice of a complete application. and the agency will direct an advertisement to be put in a local newspaper, so there will be other another opportunity to address questions directly to Region 2 of the New York State Department of Environmental Conservation at a later time.

Ann Kennedy

40:25

And, Richard, do you want to just briefly go again over exactly what the Zoom Meetings about, because we're getting quite a few questions that aren't related to this meeting.

Richard Rao

40:34

Yes, the Zoom Meeting in specific to the application for an air state facility permit to operate the boilers of the power plant of Queen's fresh meadows. It's part of the application process. It's a virtual meeting to answer the requirement of environmental justice public participation law.

And that's a law that's been enacted to allow local community to be involved in projects in their community. So, they have a say and have a voice to make sure that they're not being exposed to environmental hazards and not be aware of what's going on in their local community.

Ann Kennedy

41:31

And again, this recording of the Zoom Meeting will be available probably about next week. Up on the website freshmeadowsapartments.com/asf-application.

We can be emailed at FMboilerplant@queensfreshmeadows.com. If you come up with any questions after you get off of this Zoom Meeting. or if you have questions that are not related to this, permit application office@freshmeadowsapartments.com. Correct, Chris. I got that messed up there, so office should have written it down for those that might have just logged on. You can raise your hands with any questions. We'll unmute your mic. You can put chat or in the Q&A. To answer any questions as well. Again, we'll be on until 7 30 this evening.

Christopher Johnson

42:58

Alright, so, again, I, just wanna it's also mentioned again, that nothing as far as our daily operation.

As far as heat, air, conditioning, hot water. Anything again, to do with our operations in a, we're not changing anything. This is just basically a smart decision, the right decision based on what we use and what we have used historically, at fresh meadows.

Richard Rao

45:10

And I will also add that the operation runs on natural gas as the primary fuel and number 2 oil is only used as a back of fuel in case of an emergency.

And between the 2 fuels, natural gas versus number 2, oil natural gas provides about 33% less nitrogen oxide emissions on a btu or heat input basis.

Ann Kennedy

45:51

So we have a few Q&A's. They're not really related to this permit. But for the lack of no questions relating are the chimney stacks cleaned annually when they get the boiler tune ups done.

Christopher Johnson

46:07

We don't alright, so we don't have an actual chimney stack, but the boilers are tuned up both twice a year, and maintained in good shape by my crew.

Stack the stainless steel. It's not the old, the old stick bracket we use that, they're also inspected by New York City DOP yearly, and we also have triannual every 3 years as well. So everything is multi-code.

Ann Kennedy

46:59

We do have a question regarding emissions filters.

They are asked what kind of emission filters are being used.

Richard Rao

47:10

Emission filters.

Ann Kennedy

47:12

Yes.

Richard Rao

47:16

Well, there's no actual emission filter my understanding of the operation of the plant.

What it is we're burning very efficiently natural gas, which is the best fossil fuel to burn. It's the cleanest fossil fuel to burn and number 2 oils are light oil. It's probably the second best to burn as far as a fossil fuel. and the particulate emissions from both of those fuels are such that there's no filtering required.

Ann Kennedy

47:51

A question. Again. Will you be monitoring the things that the State would have inspected, even though they are not coming to check now?

Christopher Johnson

48:01

Yes, we monitor everything daily? We record every meter reading anything, any type of changes. That's how we know what is the action going on throughout the property.

So daily, we look at daily. So we know if there is something that is not right, and we still have to record to the state with the new with this Title. It's not like we're just operating with no with 0.

So we will be showing that our numbers, it's just not as strict, just not as strict as it once was.

Richard Rao

48:53

And they have to monitor this on a regular basis, because again, the record keeping requirement is a 12 month rolling total.

You just you just don't keep records from January to December you have to keep rolling 12 month totals.

Ann Kennedy

49:15

So another clarification back to the fuel oil. They ask no filters used for oil?

Christopher Johnson

49:25

Oh, well, we have. Yeah, we use strainers. So we also our number 2, fuel is a specific for New York State and New York City. So we have guidelines that we must. There's certain sulfur content that kind of fuel that we only use here in New York in New York City. So that is monitored as well. And

like I said, the filters that we're using now are, you know, basically illustrated that collect any type of debris.

Richard Rao

50:02

And the fuel that you're using now and is required and regulated is ultra-low sulfur fuel, and you must keep records from the fuel supplier that that's the fuel that they're delivering, and you have to. That is still in the air. State facility permit requirement.

Ann Kennedy

50:21

And just to clarify. I think the one question that we answered the first about filters is as it comes out of the stack, and they were perhaps asking, is the fuel oil filtered as it's coming in.

Christopher Johnson

50:43

And what? What was the question? Again?

Ann Kennedy

50:46

I was just clarifying, I think, when they were asking about no filters. We said. They're no filters. That's because we are thinking on the after it's burned side. And perhaps they were thinking about the other side of things as it's coming in.

So just clarify. We have a few more minutes here. Any last minute questions. You can type in the QA. And chat or raise your hand, and we will unmute you.

You can send an email FMboilerplant@Queensfreshmeadows.com. If you called in or didn't log in through zoom. Just send us an email, anyway, so that we can send you follow up information.

Any. If you get off the zoom call that email is good for a while that you can send us emails. Also, you can log on to the website. There's information posted freshmeadowsapartments.com/applications. We will also have a recording of this zoom that will probably be posted by next week sometime.

If you'd like to go back to review it.

So just yes, to restate the we just had a question. Q&A. Are the responses also recorded? So I we did the responses live? So the answers are in their recorded. I didn't type the answers out separately, so you'd have to go back and watch or listen to it again on that recording to get those answers. I did not type them out. Alright. So the yeah, URL is fresh. Meadowsapartments.com/asf-application. So that's where the recording will be posted. So fresh meadows apartments

dot com forward, slash asf dash application. It's right on Chris's background. He's leaning off to the side now, so we can all see it as well as that email. Address, FM. Boilerplant at Queens freshmeadows.com.

Then we'll be on here for just a few more minutes.

Raise your hand quickly. We can unmute you, send a quick chat. Otherwise take a look at Chris's background here. For the website. FMboilerplant@QueensfreshMeadows.com is the email address; and the website, fresh Meadowsapartments.com/asf-application.

Richard, do you wanna start with a quick, just summary to close this out?

Richard Rao

54:08

As part of an application for an air stay, facility. Permit to replace the Air Title 5 Permit for the power plant of Queen's fresh meadows.

This aspect of the application is part of the environmental justice, public participation activities of Queen's fresh meadows. Regarding the application for the permit.

As stated earlier, this permit is less stringent than a year. Title 5. Permit. It will not change any operation there. No equipment will be added or eliminated because of this permanent. It's just another way of operating the plant under lower level type of permit

The facility is committed to reduce the absolute quantity, theoretical quantity of maximum nitrogen oxide emissions from 100 tons under the year, title 5 per minute to 25 tons on an annual basis.

Chris, you have any last words?

Christopher Johnson

55:34

Yeah. And again, guys, I just wanna say, you know that we always monitor our equipment. But you know. efficiency, we you know everybody benefits when you know when we run as efficiently as possible. The operation is not changing at all.

We're just looking to be in the proper permit that we probably should have been for the past 25 years. We're not changing absolutely anything on how we operate. And in the future I do see it's running a lot more efficiently. The company has been allowing us to constantly increase what you know, other machinery that we've been bringing in to. To be more efficient. like, I said, we're we have solar panels throughout the property, and we're we're working on a co-gen as we speak right now. I'm hoping that should be up and running by the springtime.

And again, like I said, the permit is not going to change. Anything on operation meeting will still be there. And A/C. Will always do that.

Ann Kennedy

57:04

Thank you, Chris. We appreciate everyone attending tonight. Again, if anyone has any follow-up questions. [fmboilerplant@Queensfresh Meadows.com](mailto:fmboilerplant@QueensfreshMeadows.com). The video will be posted at freshmeadowsapartments.com/asf-application.

and feel free to reach out. We hope everyone has a wonderful rest of the week and a great holiday. Thanks a bunch for attending.

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