

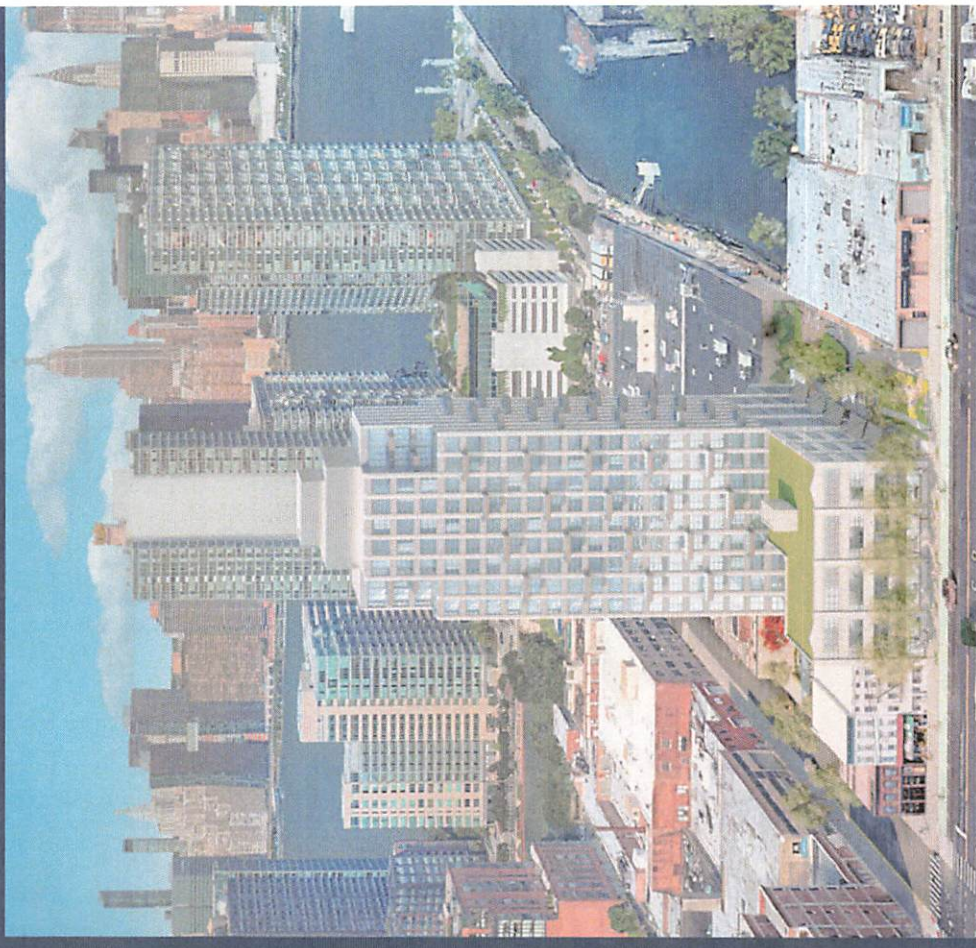
45-40 Vernon Blvd Quadrum Global

Queens Community Board 2 Land Use Commit 05.18.22

May 18, 2022

Land Use Committee Meeting Minutes
(Attachment #1)

45-40 Vernon Boulevard



Public Realm Improvements

- Environmental contaminants remediated
- New public open space and waterfront access
- Vernon Boulevard character reinforced
- Resiliency measures

BRANDON, 1967-1970

ANDERSON, 1967-1970

HOWARD, 1967-1970

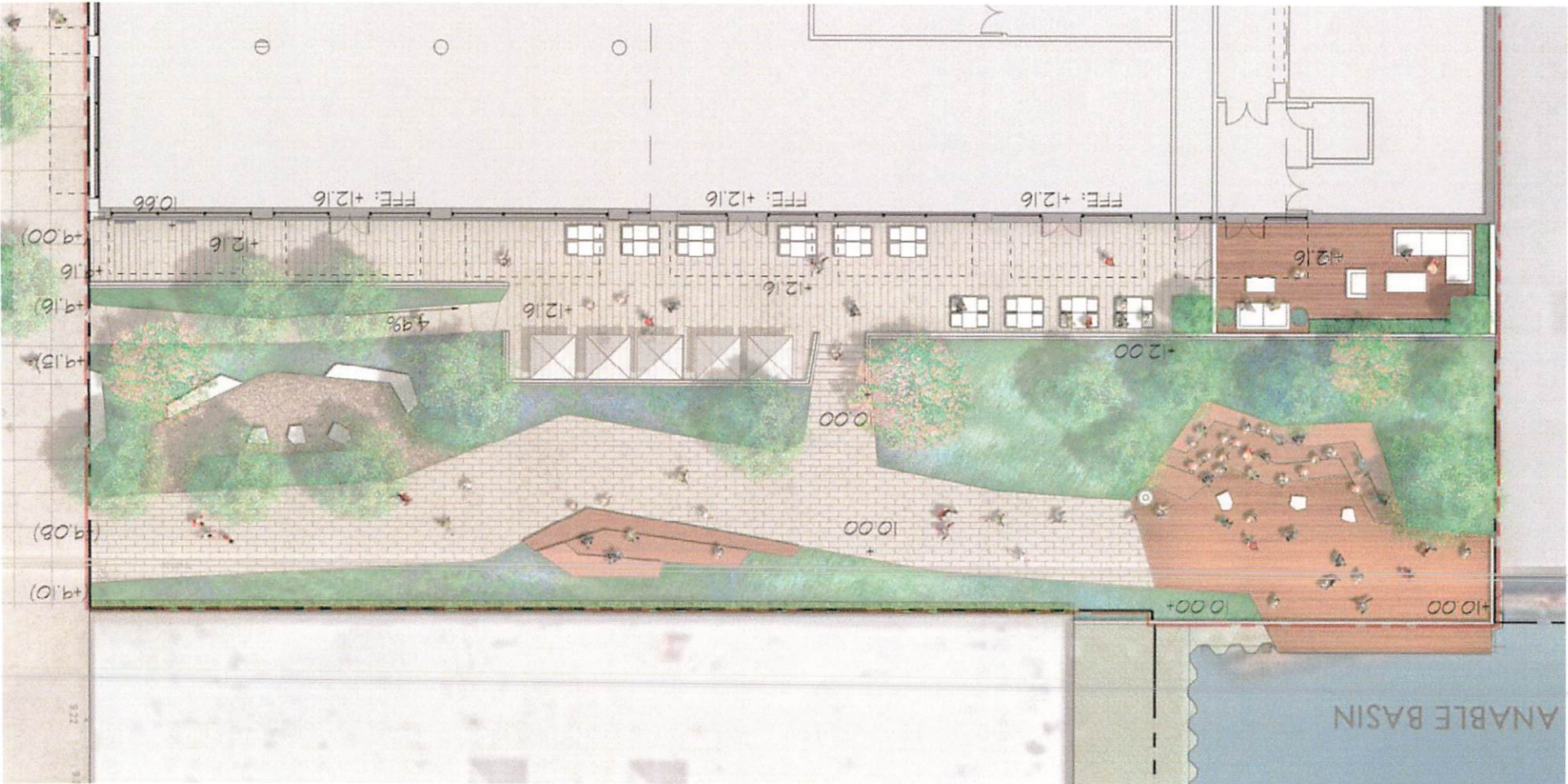
FRANKLIN, 1967-1970

FRANKLIN, 1967-1970

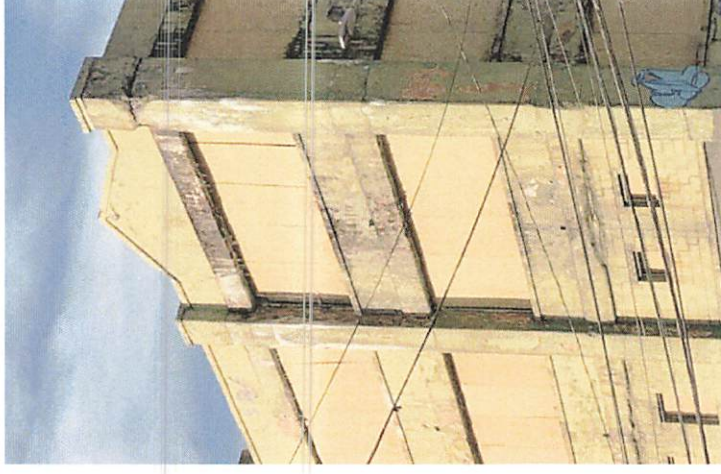
Environmental Contaminants Remediated

- Over 100 years of active industrial use on site, including 1915 to 1998;
- Site impacted by hazardous substances and waste: “Site Health and Environment” determination by NYS Department of Conservation. Potential contaminant exposure both on-site and groundwater intrusion.
- Site entered the Brownfield Cleanup Program in 2008 & Completion in 2016;
- Environment remediation costs to date: \$13.26 million;
- Additional \$4.87 million in remediation costs required to be added to Paragon Paint building.

New Public Open Space & Waterfront Access



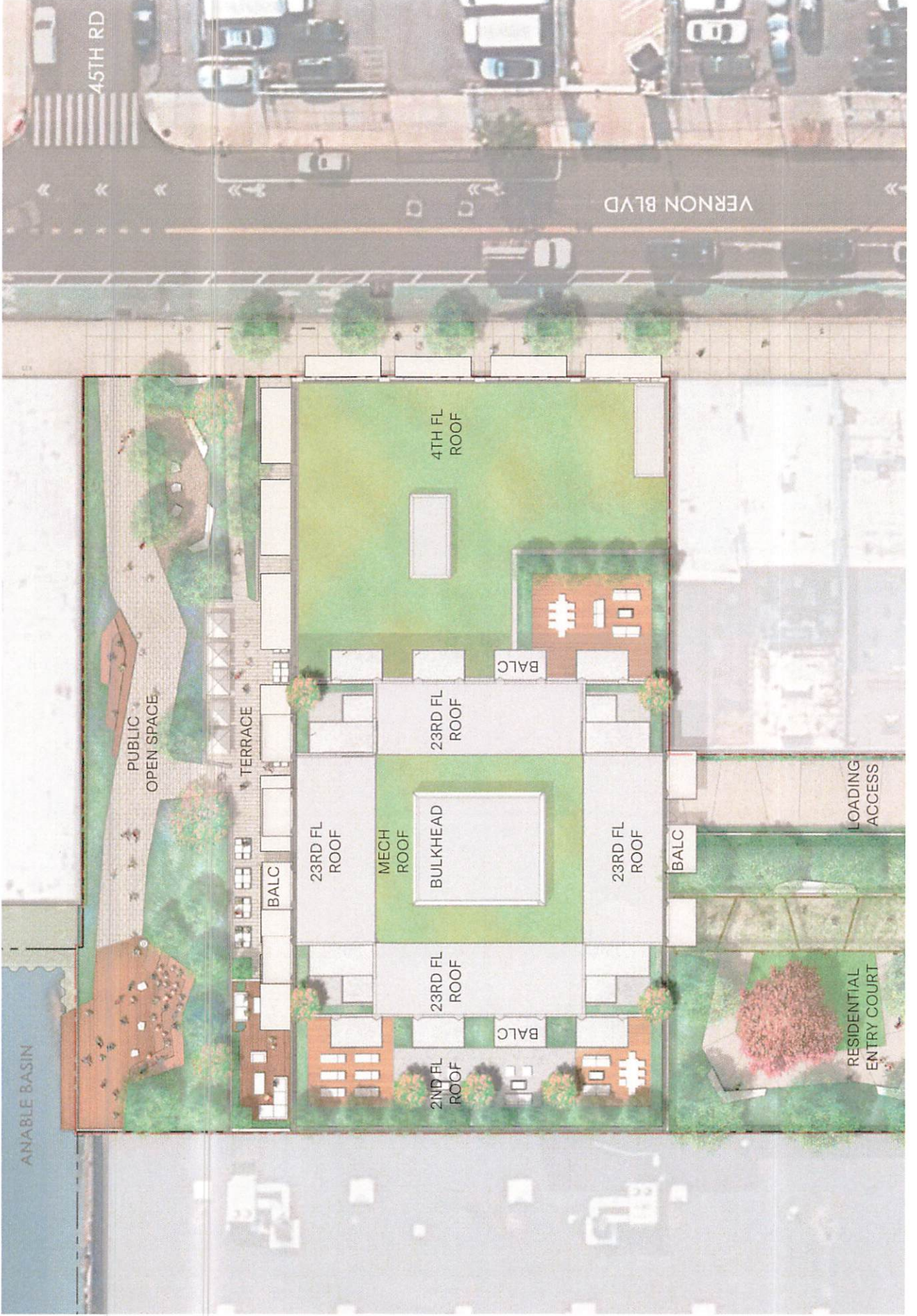
Vernon Blvd Character Reinforced

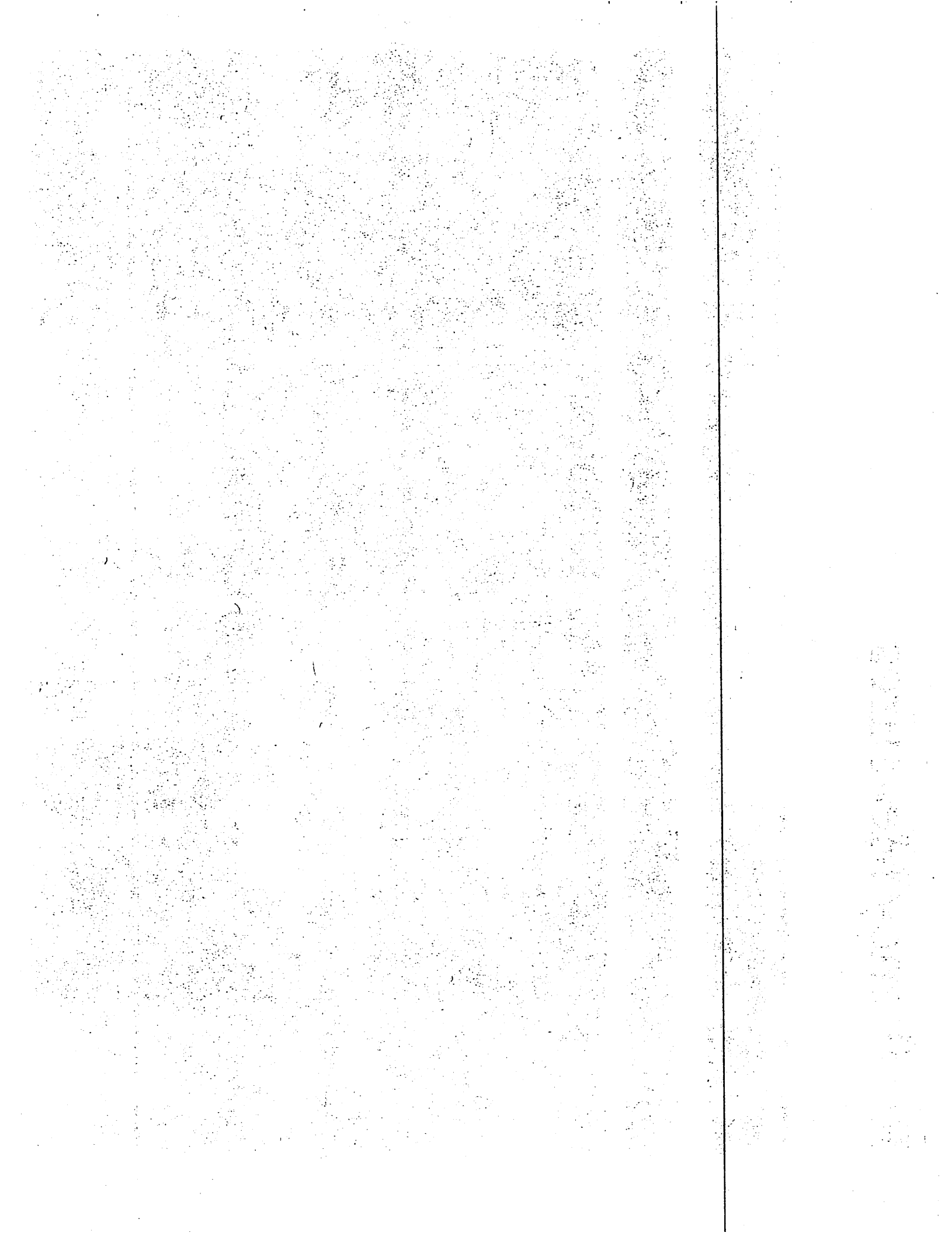


Existing Condition of Paragon Paint Building

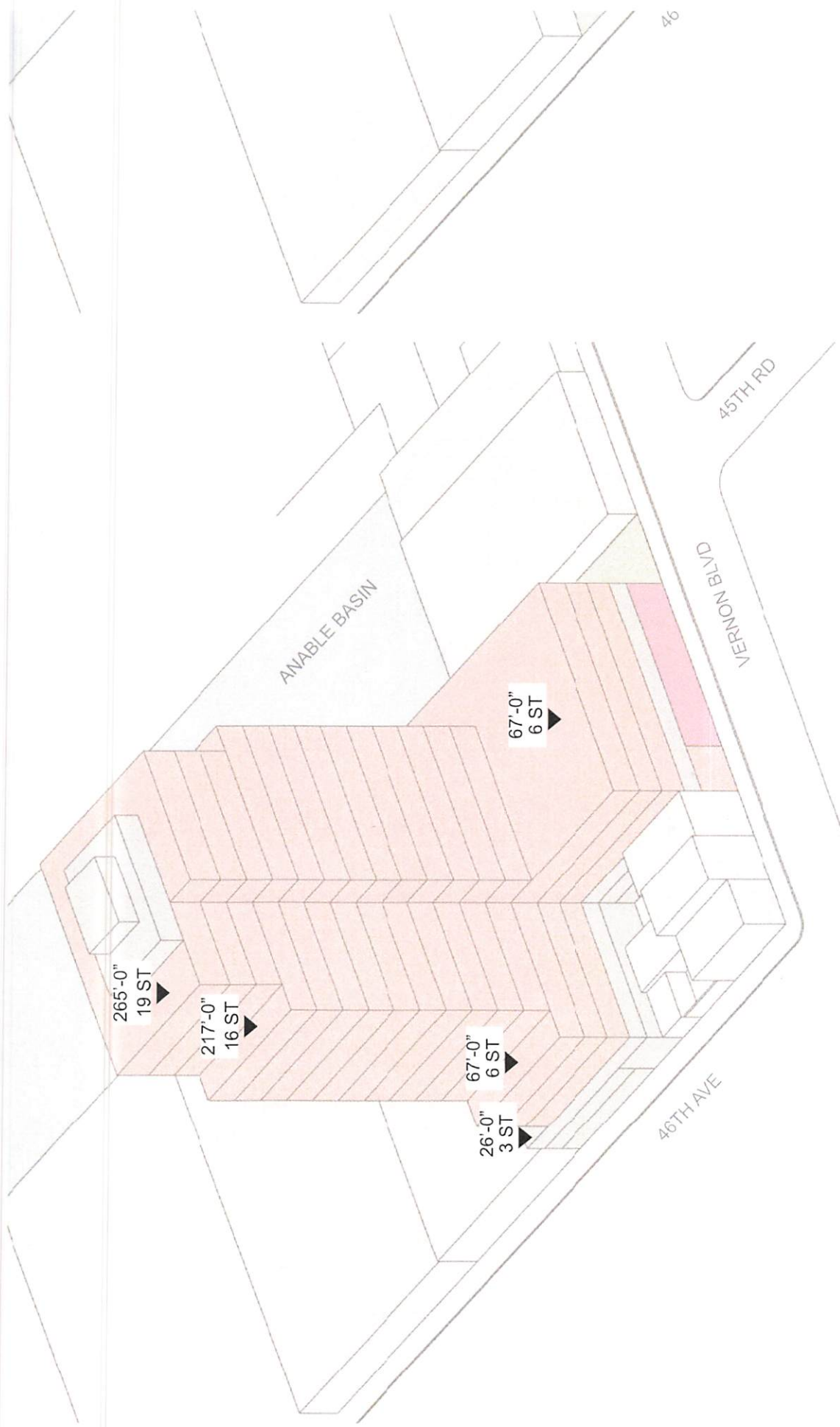


Resiliency Measures





Building Complies with Permitted Building F





BRITISH COMMONWEALTH AIR FORCE

Union Labor & Hiring of Local Employees & A

