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**BOARD OF TRUSTEES
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NARRATIVE SUMMARY

**EXTELL ACQUISITIONS, LLC
37 WASHINGTON AVENUE
(FORMER AVON NAIL ENAMEL BUILDING)
Tax Lot 54.36-1-6.1**

Extell Acquisitions, LLC (“Extell”), wishes to develop the above site as a multiple residence using the Village’s existing TDD zoning. To that end, it has submitted a First Amended Petition seeking a zone change.

The site is located on the west side of Washington Avenue, approximately 230 feet north of Route 59, and just north of the Village’s Community Center. It has frontage on Washington Avenue, Suffern Place, and an unnamed roadway connecting Suffern Place and Washington Avenue that borders the railroad tracks. The site is adjacent to the Village’s downtown business district. It has a lot area of approximately 1.86 acres.

The parcel is generally known as the Avon Nail Enamel Building. It was part of a larger tax lot that included the primary Avon facility on the east side of Washington Avenue. It was divided from the larger parcel by a subdivision plat filed in 2019.

The site is served by all municipal utilities, including water, sanitary sewer, gas, electricity and communications.

The current zoning of the parcel does not permit multiple residences. Extell believes that the site is appropriate for rezoning to TDD (Transit Development District). The site is adjacent to the downtown business district. From its Suffern Place frontage, it is a short walk to the Suffern train station and to the Hallett Place and Orange Avenue commuter bus stations/stops (within approximately three-tenths of a mile).

TDD is a flexible district that allows multiple dwellings at a density of up to 65 units per acre, and also allows ground floor commercial uses. At 1.86 acres, the site is eligible for up to 121 units. Extell will be seeking 106 units. The project meets all other TDD requirements, and will require no variances

As currently envisioned, of the 106 proposed units, there will be 36 one-bedroom units, 42 two-bedroom units, and 28 three-bedroom units.

The proposed building is generally “C”-shaped. The opening of the “C” will face Washington Avenue. The long sides of the building will face Suffern Place and the railroad.

A parking garage and entrance lobbies will take up the entire ground level. Architectural treatment will disguise the parking level from the street. The main lobby and pedestrian entrance will face Washington Avenue, as will the vehicle entrance to the parking area. A secondary lobby and pedestrian access face Suffern Place.


The residences and amenities will be built over the garage. On the garage roof, in a courtyard formed by the building, the developers propose a swimming pool with pool deck, a lawn area, and a hardscape courtyard. These outdoor amenities will link to indoor amenities including a club room with kitchen, fitness center, yoga room, and co-working space. (These amenities may change based on site plan requirements and residents’ needs and desires.) Apartments will also be located on the garage roof. Additional apartments will be located on floors 3 through 5.

The TDD zone requires 1.5 parking spaces per unit, of which 1.25 parking spaces per unit must be on-site. At 106 units, this yields a requirement of 169 spaces, of which 132.5 must be on-site. The proposed plan provides 212 spaces on-site, for a 2 space per unit ratio. This is consistent with the request made by the Village during informal discussions.

As noted, the proposal requires no variances. Submitted herewith are conceptual plans, together with a zoning analysis prepared by the applicant’s design professionals.

Dated: September 7, 2022
New City, New York

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By: _____
Ira M. Emanuel, Esq.