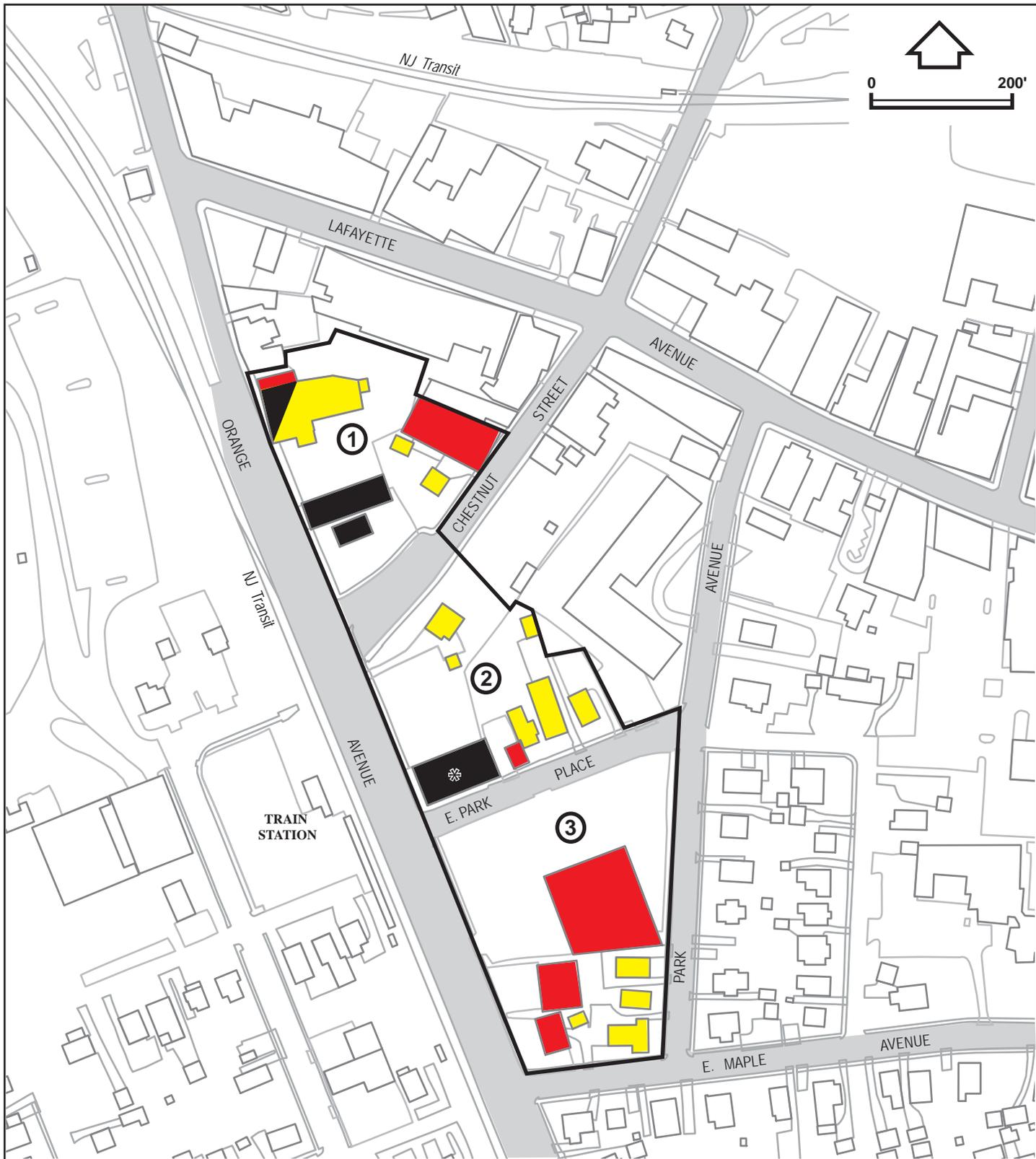


① Parcel Identifier

Exhibit 1
STUDY AREA

DOWNTOWN SUFFERN-ORANGE AVENUE
Village of Suffern, New York



- Residential
- Commercial
- Vacant or Partially Vacant Building

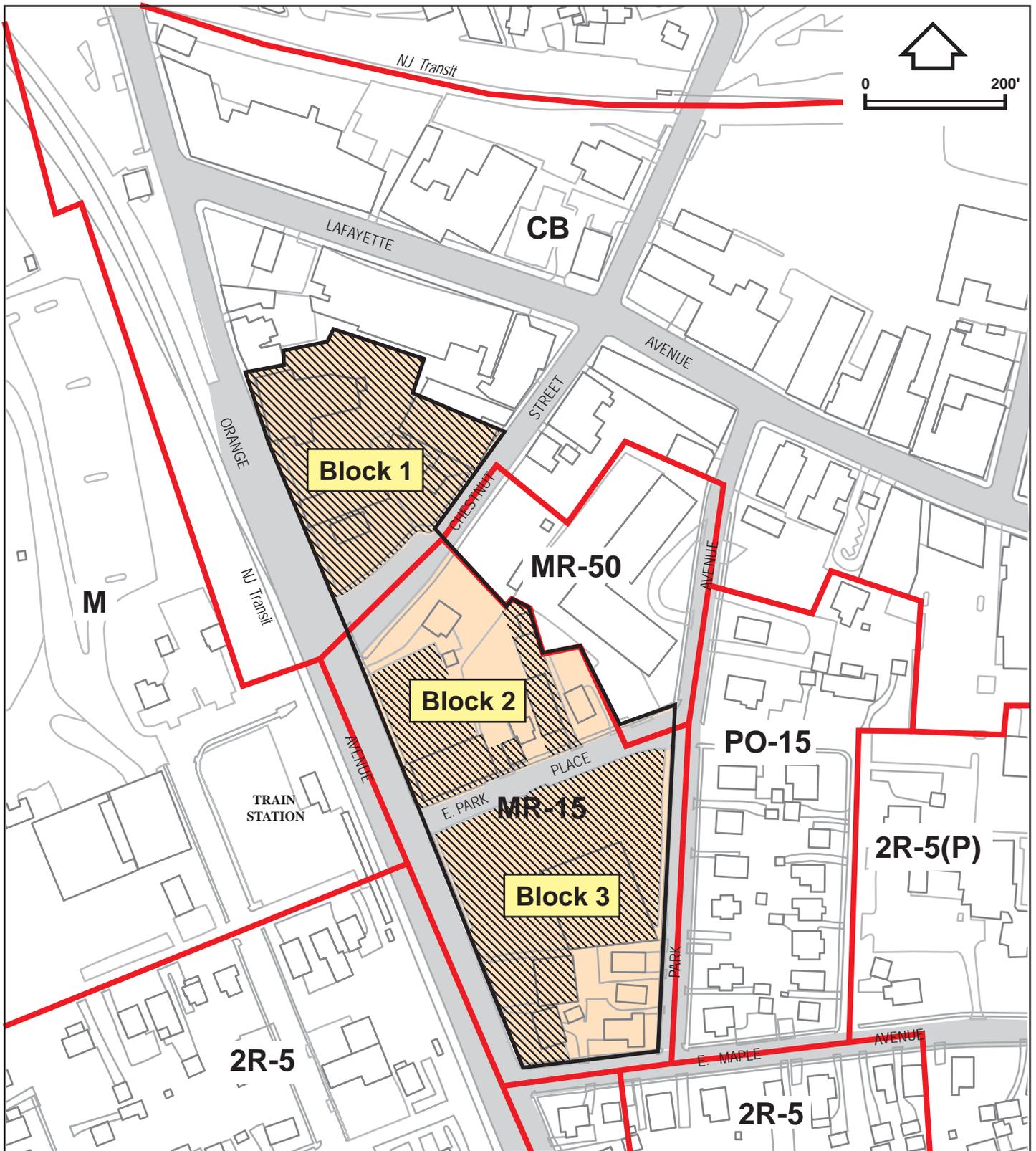
* Note: Building being prepared for reuse

Exhibit 2

EXISTING LAND USE

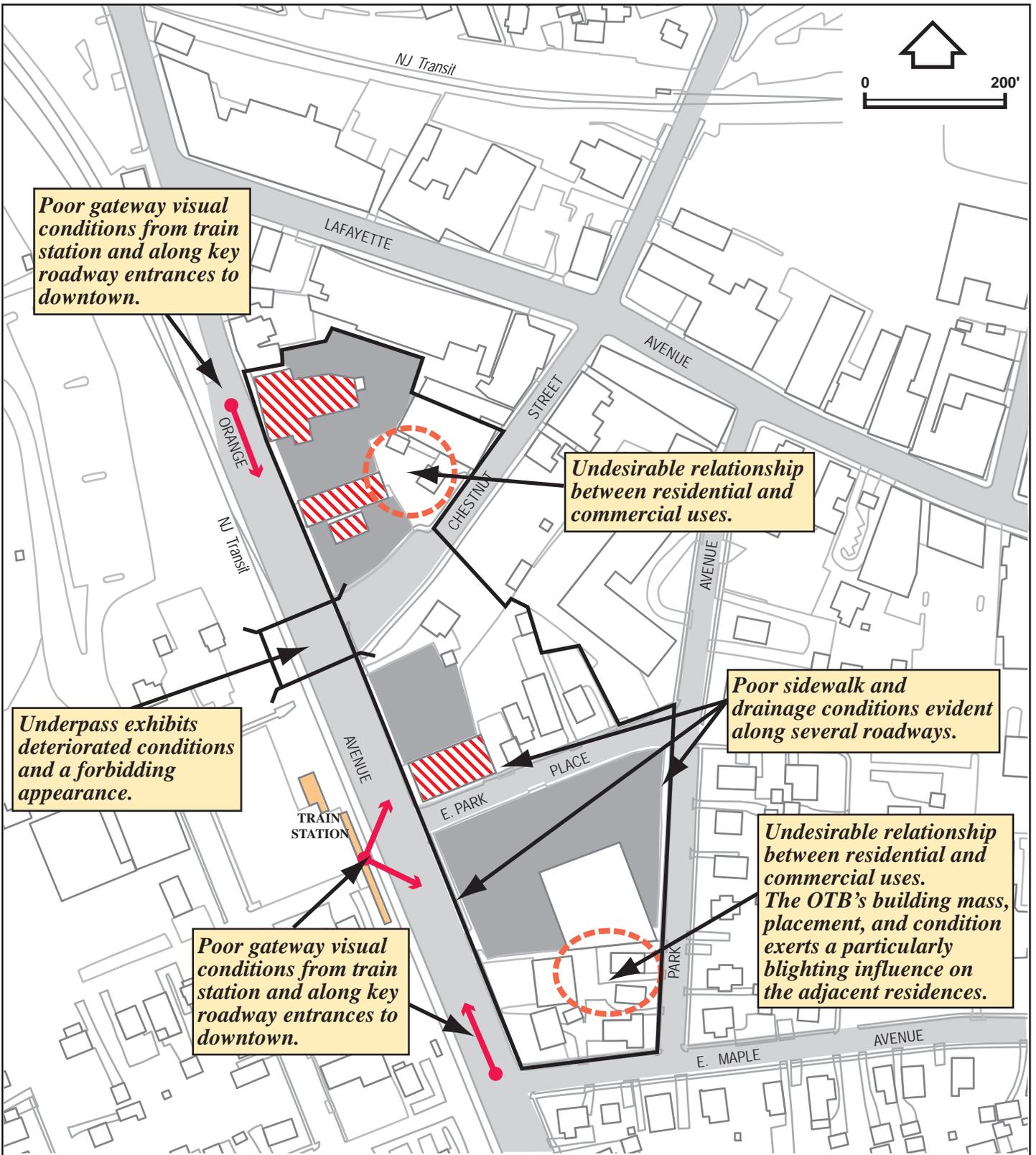
DOWNTOWN SUFFERN-ORANGE AVENUE

Village of Suffern, New York



M	Manufacturing
CB	Central Business
PO-15	Professional Office
2R-5	Two-Family Residence
2R-5(P)	Two-Family Residence
MR-15	Multi-Family Residence
MR-50	Multi-Family Residence
	Potentially Nonconforming Properties in Terms of Use or Dimensional Requirements

Exhibit 3
EXISTING ZONING
DOWNTOWN SUFFERN-ORANGE AVENUE
 Village of Suffern, New York



Poor gateway visual conditions from train station and along key roadway entrances to downtown.

Undesirable relationship between residential and commercial uses.

Underpass exhibits deteriorated conditions and a forbidding appearance.

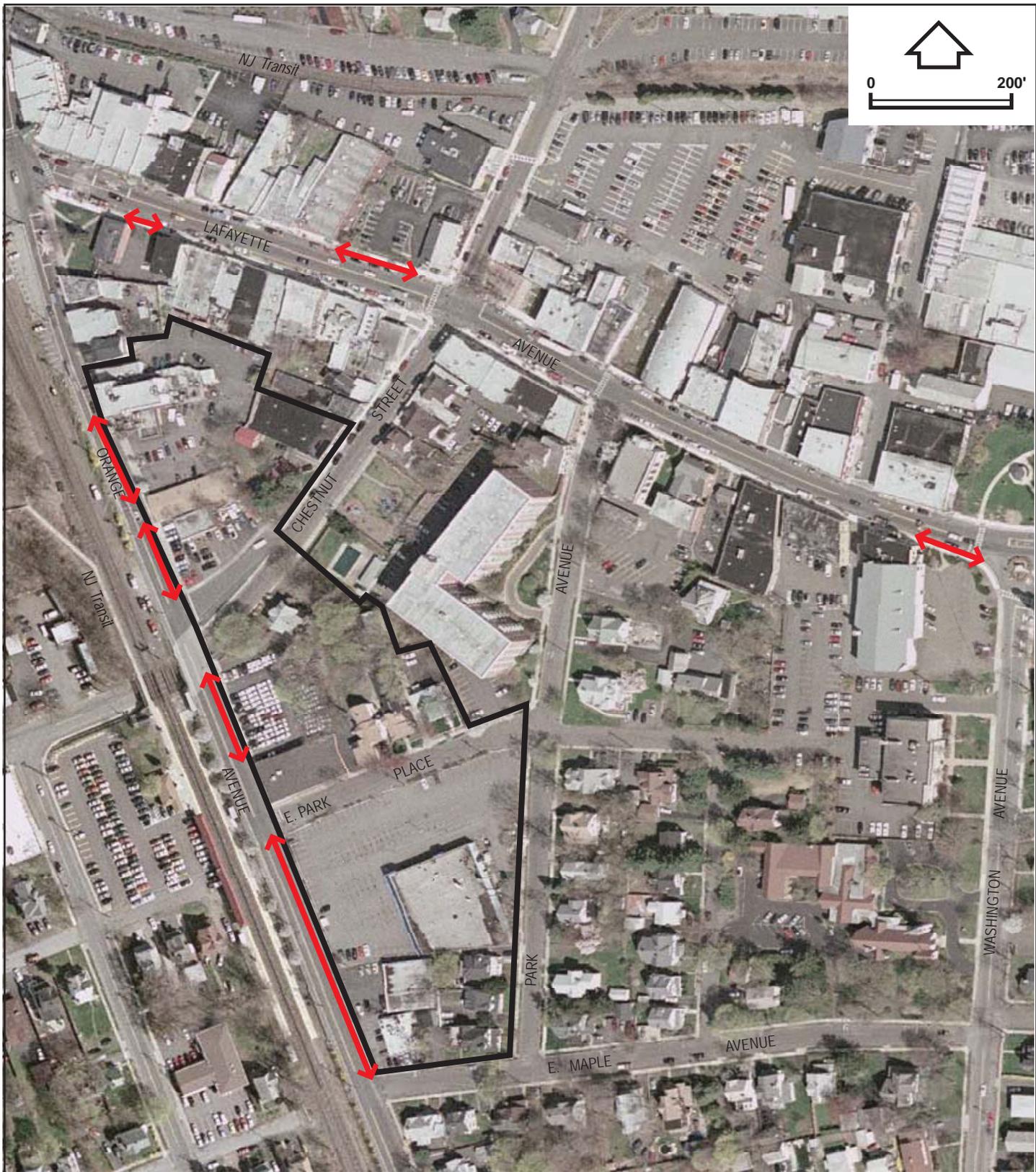
Poor sidewalk and drainage conditions evident along several roadways.

Poor gateway visual conditions from train station and along key roadway entrances to downtown.

Undesirable relationship between residential and commercial uses. The OTB's building mass, placement, and condition exerts a particularly blighting influence on the adjacent residences.

-  **Commercial Vacancies**
-  **Underutilized (Large Surface Parking Lots)**
-  **Land Use Incompatibility**

Exhibit 4
EXISTING ISSUES
DOWNTOWN SUFFERN-ORANGE AVENUE
 Village of Suffern, New York



 **Frontage Occupied by Surface Parking**
 **Study Area**

Exhibit 5
SURFACE PARKING COMPARISON

DOWNTOWN SUFFERN-ORANGE AVENUE
 Village of Suffern, New York

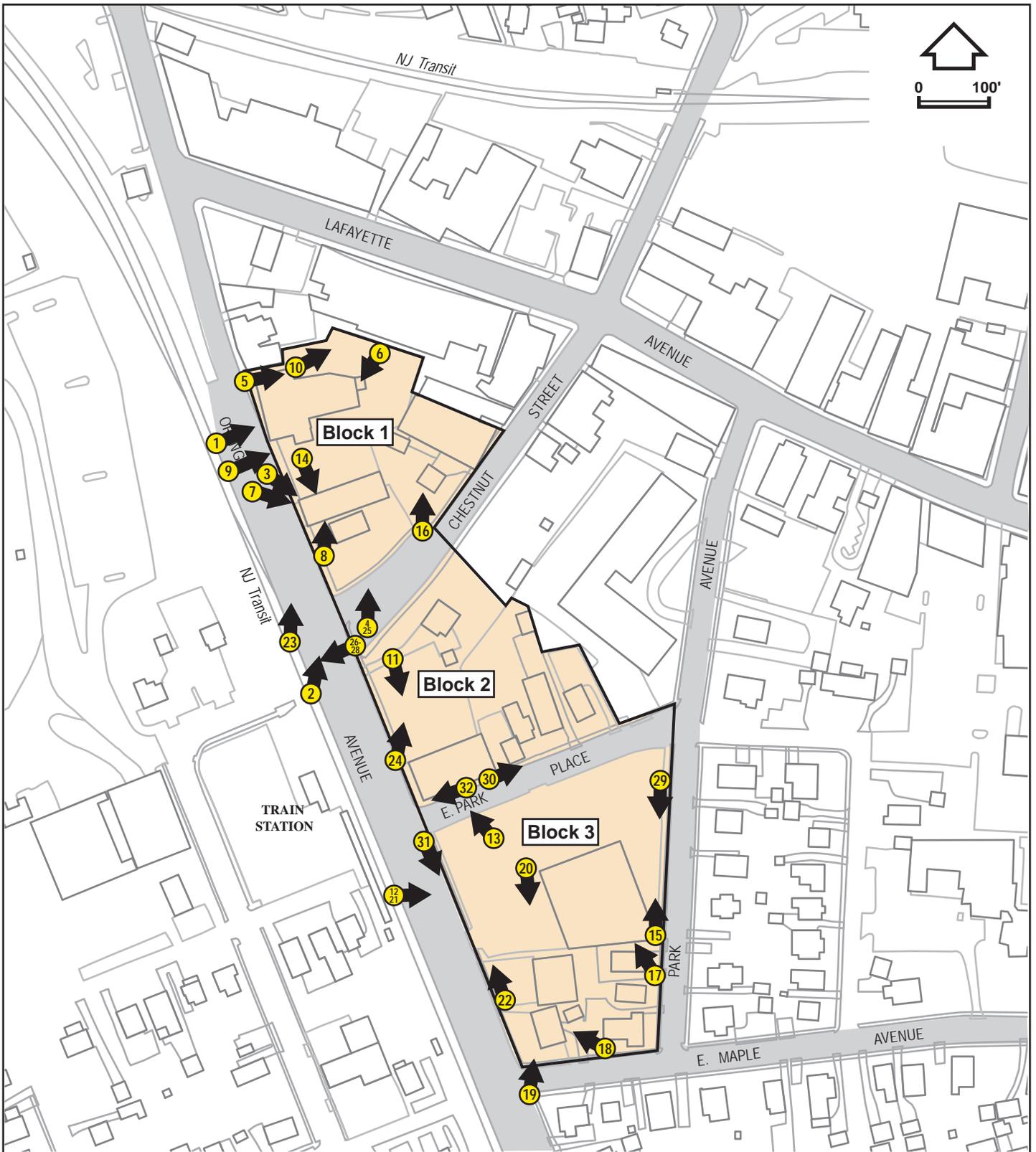


Exhibit 6
PHOTOGRAPH KEY
DOWNTOWN SUFFERN-ORANGE AVENUE
 Village of Suffern, New York