



## AVON COSMETICS INC, SUFFERN



### LOCATION

Designated by the red star in the images above, Avon Cosmetics is located adjacent to Route 59 in Suffern. It borders the Mohawk River, the largest tributary of the Hudson River, along the eastern edge of the property, and is surrounded by residential neighborhoods, bustling restaurants, shops, and businesses. Avon is in the heart of downtown Suffern. It is located just south of Harriman State Park and Atrium Lake.

### PAST PROPOSALS

The village of Suffern negotiated a \$2.9 million deal in 2019 with Avon to buy its 2-acre parcel and warehouse. The deal included the purchase of the company's Nail Enamel building, a 35,000-square-foot building on Washington Avenue. Suffern hoped to sell a piece of the parcel to help encourage economic development in the downtown area and increase more parking availability. The deal inevitably fell through when the Suffern Central Board of Education voted against the deal. The school board voted against the deal in regards to the tax agreement already in place which required Avon, starting in 2004, to pay \$479,000 in taxes a year for the first 11 years and to make annual payments rising up to \$643,000 for the remaining years. The school district receives almost 2/3 of the money paid. The Suffern mayor is awaiting to hear whether Avon is planning on leasing the space or selling it. There is potential for the purchase of the property by the village.



### HISTORY

Avon Cosmetics opened its manufacturing facility in Suffern's downtown in 1897. Originally only a three-story wooden building, Avon has since grown to include research, warehousing, and development facilities. Avon was a major employer of Suffern residents. In the 1970's it was the second largest non-government employer in Rockland. At its peak, more than 1,000 workers were employed there but it has been downsizing for years and is planning on closing officially in 2024.

### WHAT IS NEEDED?

Suffern is about 2.1 square miles with a population of 11,400 made up primarily of Caucasian (64.3%), Hispanic or Latino (18.1%), and African American (13.9%) ethnicities. It has many historical markers such as the Rochambeau Encampment, and the Suffern Tavern Site that sheltered General Washington and Aaron Burr. Suffern provides a variety of public transportation including multiple train connections and buses. When planning your site, consider what features might enhance downtown Suffern. What can you develop that would enhance the community? The site borders the Mahwah River, a drinking water source for both Rockland and New Jersey communities. There have been recent initiatives from the DEC to help conserve, and restore the environmental quality of the Mahwah River. Would you consider including something in your plan that would help foster this goal?