

ZONING BOARD OF APPEALS AGENDA

Public Hearing Application # 5

Application # 21Z-0009
27 Terrel Drive
Albert Pelusio/Aveline Properties, LLC

1.

See Pages to Follow

212-0009

ATTACHMENT 1

Aveline Properties LLC

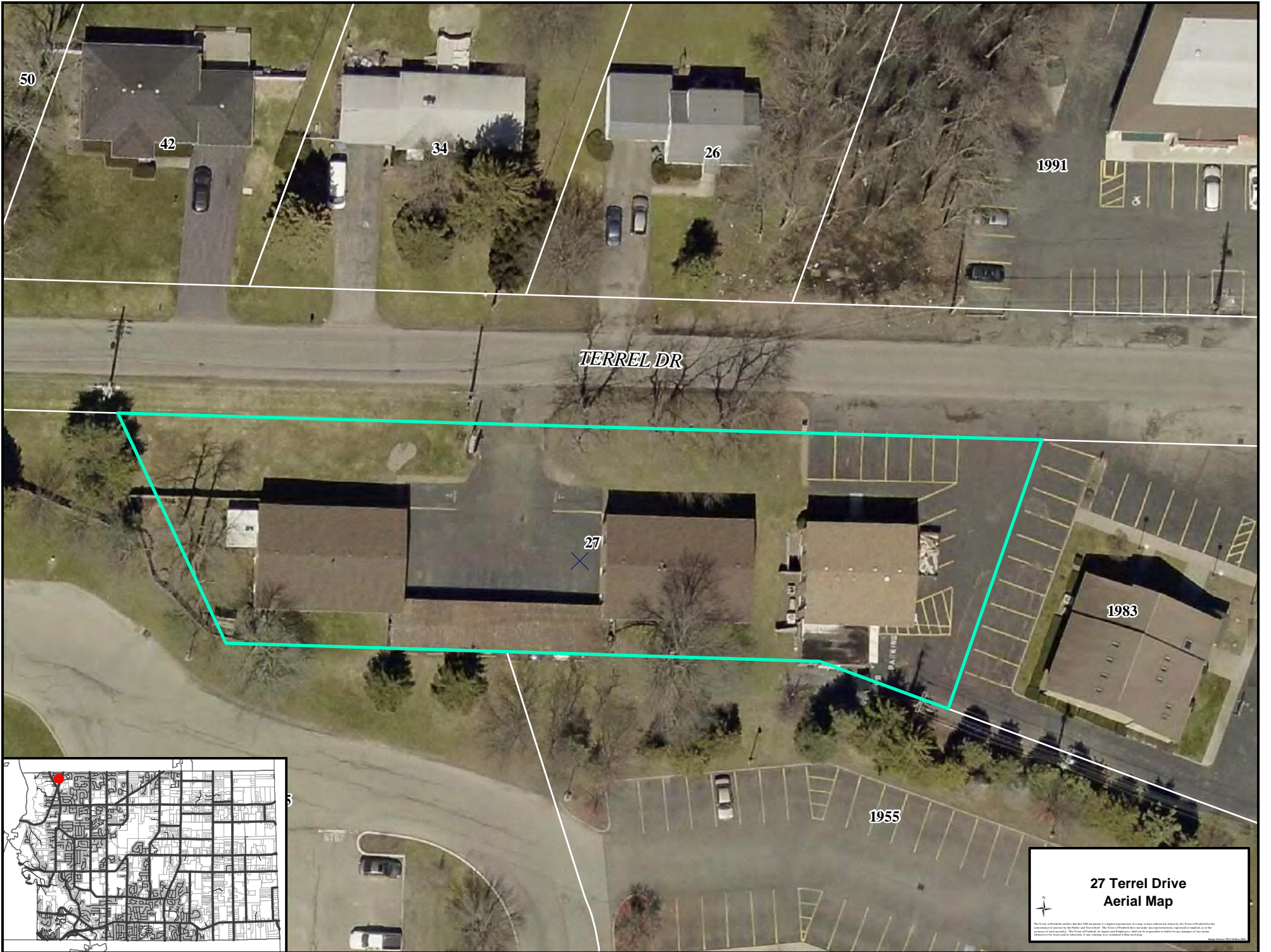
2/12/2021

Letter of Intent

The purpose of this application is to apply for a Conditional Use Permit for the property located at 27 Terrell Drive. Aveline properties seeks to convert the downstairs (lower unit) from "commercial / mixed use" to "residential / commercial". Aveline Properties LLC intends to convert the lower unit to two residential apartments. Aveline Properties LLC will not make any changes to the second floor which will remain "office space".

As with many businesses in New York State, Aveline Properties LLC has been affected by the economic impact of the COVID-19 global pandemic. As a direct result of the pandemic, the business located in the downstairs (lower unit) of 27 Terrell Drive, was forced to close. Over the past eleven months Aveline Properties LLC has attempted to no avail to rent the space to another business. One can assume businesses are neither flourishing and at a minimum, not moving locations during this unprecedented time. Aveline Properties LLC cannot financially absorb the continued loss of rental income. For this reason, Aveline Properties LLC seeks to change the office space to two residential apartment units which are in demand in this area.





TERREL DR

50

42

34

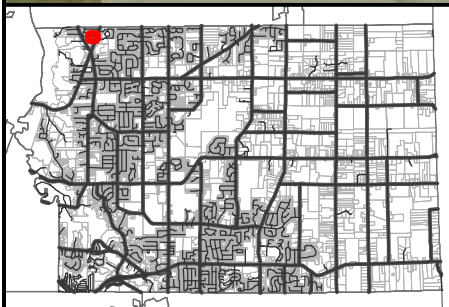
26

1991

27

1983

1955



**27 Terrel Drive
Aerial Map**



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